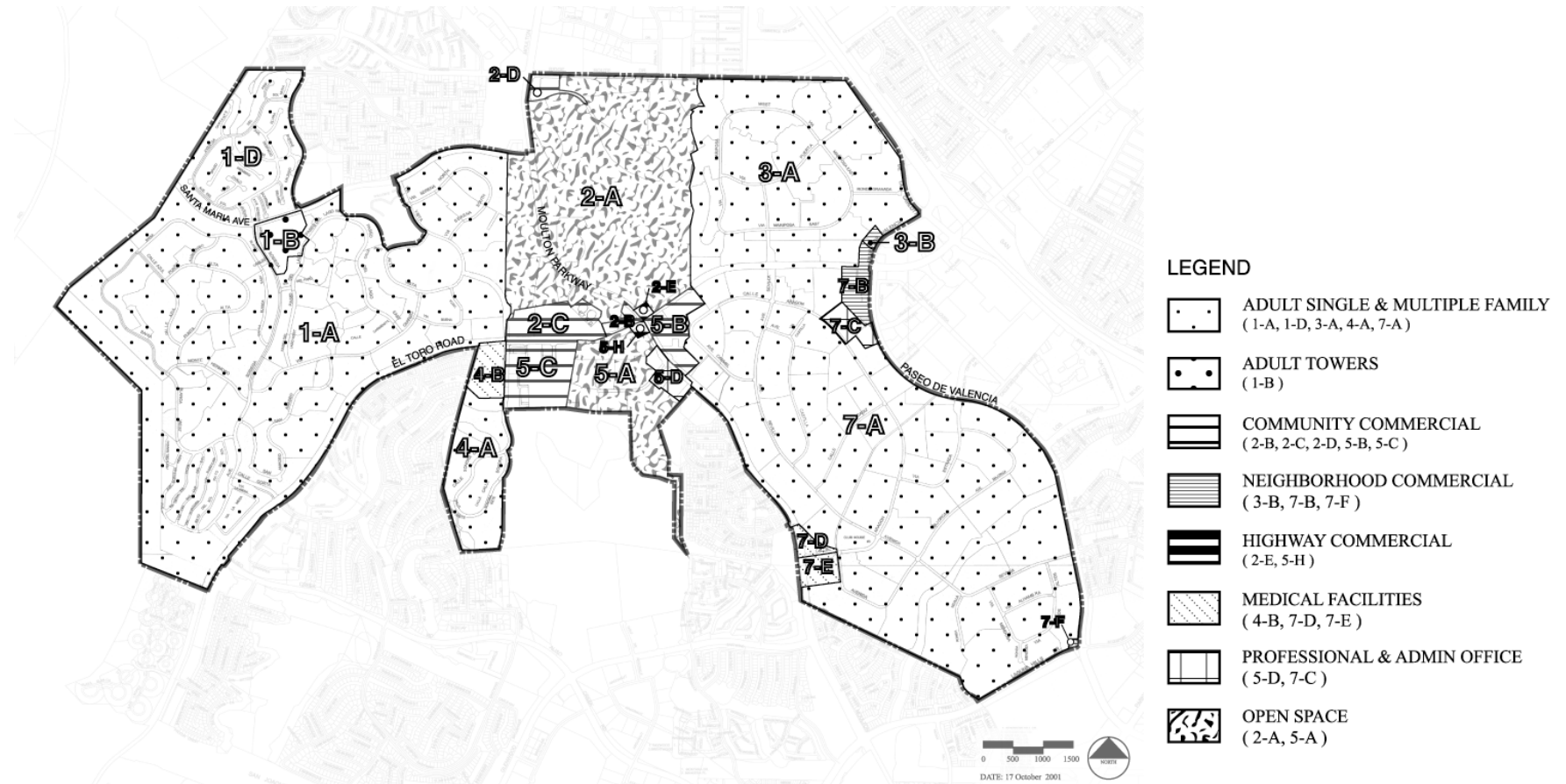


LAND USE ELEMENT

Leisure World are owned by the respective mutual. Streets, sidewalks, and storm drains within Leisure World are owned and maintained by the Trust.

LAND USE ELEMENT

Exhibit E: Planned Community Land Use Map



LAND USE ELEMENT

B. Existing Conditions

Locations, sizes, and intensities of development existing at the time of preparation of this document are described in this section. *Table LU - 7* uses land use designations defined in this document to represent distribution of land uses prior to the adoption of this General Plan.

*Table LU - 7: Existing Land Use**

*Exclusive of streets and rights-of-way

Land Use	Number of Acres
Residential	
Low-Density	687
Medium-Density	798
High-Density	27
Commercial	88
Open Space	324
Total	1,924

1. Residential Land Uses

Dwelling unit and population densities existing at the time of adoption of this document are indicated in the following table.

Table LU - 8: Existing Residential Densities

General Plan	Housing Density	Population Density
Low Density Residential	< 10 Dwelling Units per acre	11.88 per acre
Medium Density Residential	10 < 13 Dwelling Units per acre	13.19 per acre
High Density Residential	13 – 35 Dwelling Units per acre	42 per acre

LAND USE ELEMENT

Residential neighborhoods in the City of Laguna Woods are described below and identified by Planning Unit number consistent with *Exhibit E, Planned Community Land Use Map*. The Planning Units originated in the Rossmoor Leisure World Planned Community District Regulations of the County of Orange prior to the City's incorporation. A summary of this information is provided in *Table LU-9: Residential Population and Dwelling Unit Densities*.

Table LU - 9: Residential Population and Dwelling Unit Densities

Interim General Plan	Planning Unit	Housing Density	Population per acre	Dwelling Units	Acres
Low Density Residential	1-A, 4-A, 1-D	0 - 9.9	9.5	4,115	687
Medium Density Residential	7-A, 3-A	10 - 13	12.49	8,310	798
High Density Residential	1-B, 4-B, 7-E	13.1 – 33.2	26.0	827	27
Total				13,252	1,512

Planning Unit 1-A – 553 acres

Planning Unit 1-A makes up the better part of the City's western half. This area consists of single and multiple family dwelling units and is bordered by El Toro Road to the south, unincorporated Orange County open space to the west, low density residential to the north, Moulton Parkway to the east, and the commercial Town Centre at its southeast tip. All the dwelling units within this planning unit are included in the Third Laguna Hills Mutual housing corporation. There are 3,384 dwelling units.

Planning Unit 1-B – 11 acres

Located south of Santa Maria Avenue at Avenida Sosiega, this planning unit consists of a high-density development known as the Towers. The Towers consists of two fourteen-story high-rise buildings with 311 residential units that belong to the Laguna Hills Mutual No. 50 housing corporation. Residential units in Planning Unit 1-A surround the Towers.

LAND USE ELEMENT

Planning Unit 1-D – 84 acres

Located in the City's northwest corner, bordered by Ridge Route Drive to the north and Santa Maria Avenue to the south, Planning Unit 1-D consists of 317 detached units as part of the Third Laguna Hills Mutual housing corporation. This planning unit is surrounded by residential uses, except to the west, which is undeveloped open space.

Planning Unit 3-A – 229 acres

Planning Unit 3-A makes up the City's northeast corner and is bordered by Ridge Route Drive to the north, El Toro Road to the South, Avenida de Carlota to the east and a golf course to the west. This unit includes 1,918 condominiums in Third Laguna Hills Mutual and 842 cooperative units in United Laguna Hills Mutual.

Planning Unit 4-A – 50 acres

This planning unit is located just south of planning unit 4-B and El Toro Rd. at Calle Sonora. There are 414 condominium units that are part of Third Laguna Hills Mutual.

Planning Unit 4-B – 11 acres

This is one of two residential planning units located outside the Leisure World gates. Located at the southwest corner of El Toro Road and Calle Sonora, two adult residential care facilities occupy this planning unit. The Renaissance at the Regency has 192 one and two bedroom units. The Fountains has 140 one and two bedroom units.

Planning Unit 7-A – 569 acres

Occupying the majority of the City's southeast section, Planning Unit 7-A is bordered by El Toro Road to the north, Paseo De Valencia to the east, Laguna Hills Road to the south and Moulton Parkway on the west. This Planning Unit includes 5,481 cooperatives in the United Laguna Hills Mutual housing corporation and 69 condominium units in the Third Laguna Hills Mutual.

Planning Unit 7-E – 5 acres

Also outside the Leisure World gates, this planning unit is occupied by the Alterra Wynwood manor care and Palm Terrace assisted living facilities. With a zoning designation as Medical Facility, this is a residential care facility with 99 beds and 184 living units.

LAND USE ELEMENT

2. Commercial Land Uses

The locations, land areas, and intensity of commercial development existing at the time of preparation of this General Plan are included in this section. Planning Unit designations are those of the *Rossmoor Leisure World Planned Community District Regulations* of the County of Orange that were in effect prior to the City's incorporation. Locations of each Planning Unit are shown in *Exhibit E, Planned Community Land Use Map*.

Planning Unit 3-B – 3 acres located at the northwest corner of El Toro Road and Paseo De Valencia. Current land uses include Fire Station No. 22, operated by the Orange County Fire Authority.

Planning Unit 7-B – 7 acres located at the southwest corner of El Toro Road and Paseo De Valencia. The 64,265 square foot Valencia Shopping Center occupies the site.

Planning Unit 7-F – 0.5 acres located at the northwest corner of Laguna Hills Drive and Paseo De Valencia. The existing use is a 6,000 square foot office building.

Planning Unit 2-B – 7.8 acres centrally located in the City at the northwest corner of El Toro Road and Moulton Parkway. Existing uses include a self-storage facility, a pet hospital, and a gas station/convenience store.

Planning Unit 2-C – 14.4 acres is situated north of El Toro Road and east of Calle Sonora. The site is developed as Town Centre, a 253,270 square foot mixed-use commercial center.

Planning Unit 2-D – 4.4 acres located at the southeasterly corner of Moulton Parkway and Ridge Route Drive is developed with a small retail center that includes a self-storage facility.

Planning Unit 5-B – 14 acres occupying the southeasterly corner of El Toro Road and Moulton Parkway. Known as Willow Tree Center, development consists of 170,077 square feet of retail commercial space.

Planning Unit 5-C – 24 acres developed as the Home Depot commercial center. It is located at the southeast corner of El Toro Road and Calle Sonora.

LAND USE ELEMENT

Planning Unit 2-E – 0.5 acres located at the northeasterly corner of Moulton Parkway and El Toro Road and occupied by an auto wash.

Planning Unit 5-H – 0.4 acres at the southwesterly corner of Moulton Parkway and El Toro Road. The site is developed as an automobile oil change facility.

Table LU - 10: Commercial Development Intensities

**Estimated*

General Plan	Zoning	Planning Unit	Building Area in Sq. Ft.	Land Area in Acres	Floor Area Ratio
Commercial	Neighborhood Commercial	3-B, 7-B & 7-F	89,000	10.6	.20
Commercial	Community Commercial	2-B, 2-C, 2-D, 5-B, & 5-C	708,486	65	.25
Commercial	Highway Commercial	2-E & 5-H	3,440*	0.9	.10
Employment	Professional & Administrative Office	5-D & 7-C	27,219*	10	.25
Commercial	Medical Facility	7-D	16,636	1.5	.18
Total			844,781	88	

Planning Unit 5-D – 3.5 acres located on the west side of Moulton Parkway south of El Toro Road is developed with two warehouse/office buildings.

Planning Unit 7-C – 7 acres located west of Paseo De Valencia, south of El Toro Road. Existing land uses include the former Leisure World administration building and a bank.

Planning Unit 7-D – 1.5 acres located in the southeast part of the City east of Moulton Parkway and is developed with a mortuary.

3. Open Space Land Uses

Approximately 324 acres were designated as Recreation/Open Space at the time of the City's incorporation. Both active and passive recreational uses

LAND USE ELEMENT

such as Clubhouse 4, equestrian facilities, garden centers, and the 18-hole golf course were included in this designation.

This section includes a description of each of the facilities previously designated as Recreation/Open Space. The Planning Unit designations are those of the Rossmoor Leisure World Planned Community District Regulations of the County of Orange that were in effect prior to the City's incorporation. Planning Units are identified on the map in *Exhibit E, Planned Community Land Use Map*.

Planning Unit 2-A – 270 acres centrally located and north of El Toro Road, this planning units is occupied by an eighteen-hole golf course, RV storage, one of the Leisure World clubhouses, the El Toro Water District's water recycling plant, and a small water body used by the El Toro Water District for recycled water storage. A 12,000 square-foot City dog park is located on the south one-half of the right-of-way of Ridge Route Drive, east of Moulton Parkway. The dog park is not designated Open Space, however, as future widening of Ridge Route will require removal of the dog park.

Planning Unit 5-A – 54 acres located south of El Toro Road, west of Moulton Parkway. Existing uses include equestrian facilities, recreation vehicle storage lot, garden plot, maintenance building and yard, maintenance office and parking lot, and 23 acres of mostly vacant land with garden mulching operations, and a riparian corridor/ drainage easement.

Table LU - 11: Leisure World Open Space Recreation Facilities

Facility/Resource	Quantity
Clubhouses	6
Pools	5
Fully equipped Fitness center	2
Shuffleboard Courts	12
Bocce Courts	3
Tennis Courts	12
Auditorium/Theater	1
Craft workshops	10
Library	1
Equestrian Facility	1
Golf Courses	2
Garden Centers	2

LAND USE ELEMENT

RV Storage	2
------------	---

4. Flood Zones

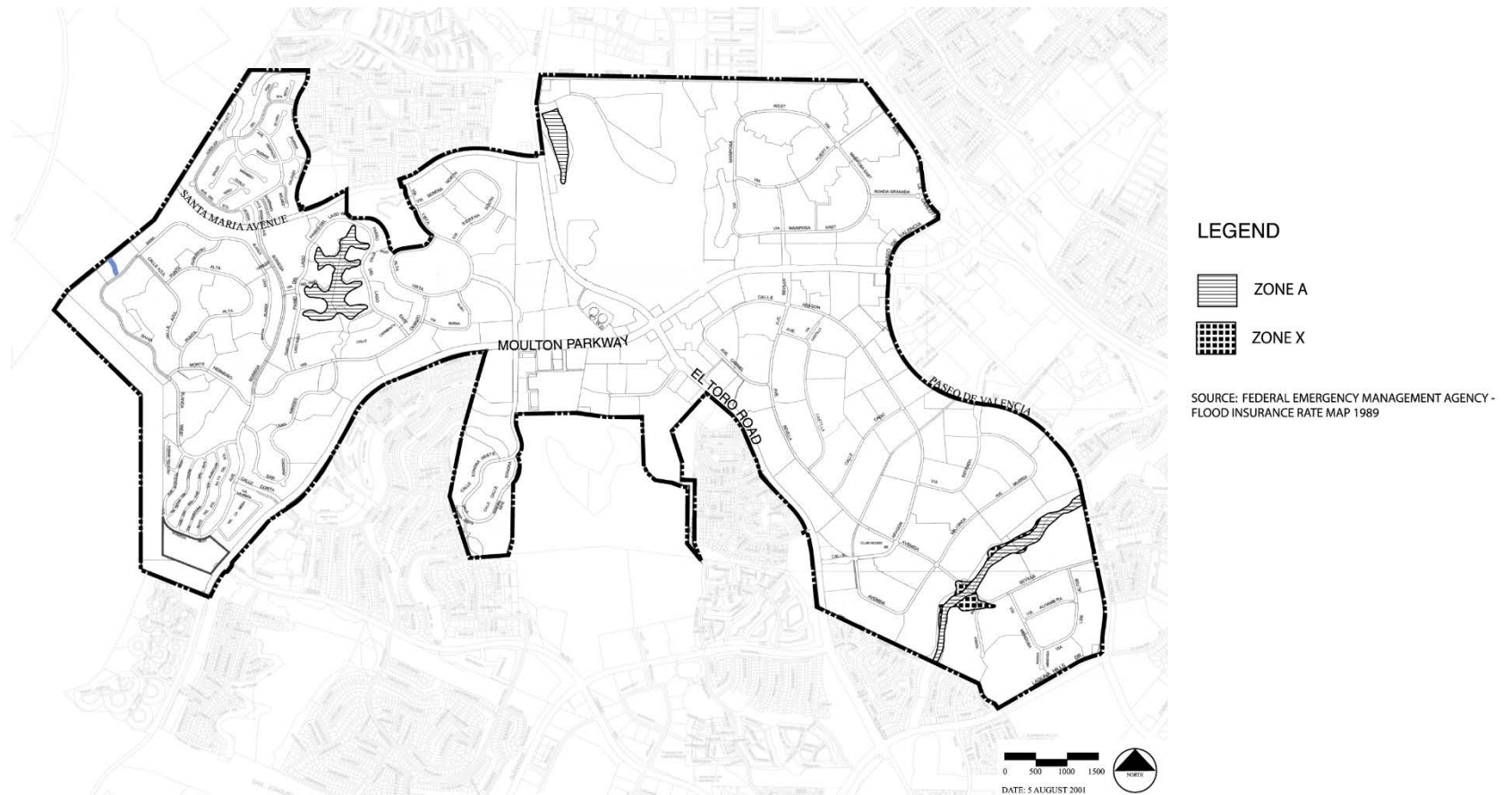
Consistent with requirements of state law, the *Flood Hazards Map, Exhibit F*, includes four flood hazard areas within the City of Laguna Woods as identified by the Federal Emergency Management Agency (FEMA).

Aliso Creek passes through the southeast portion of the city, through planning unit 7-A between Majorca Ave and Avenida Sevilla. Areas along the creek and shown on the map as Zone A are likely to be inundated by a 100-year flood, but base flood elevations have not been identified. An area along the creek near Avenida Sevilla and Ronda Sevilla falls within Zone X, which represents areas subject to 100-year floods with an average depth of less than one foot. Two residential units are partially located within Zone X.

Additional flood hazard areas include the Leisure World Executive Golf Course, the El Toro Water District recycled water storage basin east of Moulton Parkway at the intersection of Santa Maria Avenue, and a small area at the west boundary line between the Cities of Laguna Beach and Laguna Woods near Bahia Blanca West.

LAND USE ELEMENT

Exhibit F: Flood Hazards Map



LAND USE ELEMENT

C. Issues, Opportunities, and Constraints

A series of community workshops and meetings of the General Plan Coordinating Committee produced a broad range of comments about the present and the future of the City of Laguna Woods. This information has been restated within the context of the General Plan as Issues, Opportunities, and Constraints. General Plan alternatives for future development of the City evolved within this framework of Issues, Opportunities, and Constraints.

1. Issues

a. *Disposition of Former Marine Corps Air Station – El Toro*

No other issue represents a threat to the quality of life in the City of Laguna Woods as does potential development of a commercial airport at the former Marine Corps Air Station – El Toro. Residents express overwhelming opposition to the airport. Accordingly, the City of Laguna Woods will continue to work with the El Toro Reuse Planning Authority to achieve a non-aviation use of the facility.

b. *Personal Safety*

Residents expressed heightened concerns about personal safety, independence, and mobility. Some spoke of these in general terms while others related them as the need for more security in parking lots and the lack of accommodations for alternative modes of transportation such as golf carts. The role of building and site design in promoting safety, independence, and mobility needs to be recognized.

c. *Community Identity*

In general, residents expressed satisfaction with the services and facilities at Leisure World, the Renaissance at the Regency, Alterra Wynwood, and The Fountains. Some, however, suggested the need for greater variety in community amenities and housing opportunities as a means of attracting younger retirees to the City. None indicated an interest in changing the active retirement orientation of the community. Others see the City of Laguna Woods as more than four age-restricted facilities and believe an effort should be made to change the stereotyped image of the City.

LAND USE ELEMENT

d. Community Appearance

The overall appearance of the City of Laguna Woods continues to play an important role in attracting new residents. The lack of graffiti and the abundance of trees is a fundamental attraction of the City of Laguna Woods. The importance of the appearance of the community is expressed as disappointment with the appearance of newly-constructed retail centers on El Toro Road, the need for improved landscaping in El Toro Road and Moulton Parkway medians, and concern that buildings and grounds of commercial centers be properly maintained.

e. Availability of Goods and Services

Shopping, dining, and entertainment opportunities within the City are limited. With the exception of grocery shopping, residents travel to destinations outside the City of Laguna Woods for consumer goods and services. A broader range of goods and services in the City including additional restaurants, a movie theatre, and a nightclub is desired.

f. Future Land Development

Future land use decisions will be influenced by current preferences for more greenbelts, new buildings conforming with the character of existing buildings, and greater attention to building design. Sentiment that the City is already overbuilt and no additional land should be developed may run counter to a perception that additional affordable housing is needed. A desire for small scale, compact development was expressed.

The Regional Housing Needs Assessment adopted by the Southern California Association of Governments indicates a need for construction of an additional 113 dwelling units in the City of Laguna Woods over the next five years.

2. Opportunities

The City of Laguna Woods is nearly built-out. Of the total City of Laguna Woods land area of 2,104 acres, only 72 acres may be available for development. Of these, 70 were previously designated for Open Space use and 2 were designated for Commercial use. The Golden Rain Foundation owns all 72 acres.

LAND USE ELEMENT

Until 2001, the Golden Rain Foundation properties were subject to military aircraft overflight (avigation) easements. The easements restricted development of the properties and precluded residential uses. Marine Corps Air Station (MCAS) – El Toro closed in 1999 and the Foundation maintained that the easements were no longer in effect. The Golden Rain Foundation ultimately prevailed in legal action against the Department of Defense and the easements were extinguished, allowing consideration of alternative uses for the properties.

Some or all of the 113 new dwellings needed within the City pursuant to the Regional Housing Needs Assessment could be accommodated on some portion of the Golden Rain Foundation properties. Some potential sites may be developed for commercial uses, which could partially satisfy an identified need for additional retail goods and services, as well as provide additional sales tax revenue to the City.

Commercial buildings in the City of Laguna Woods generally appear to be in relatively good repair. A significant number built in the mid to late 1960's, however, may be ready for substantial repair or replacement within the next ten years. With responsibility for land use and building and safety code administration vested in the City, greater attention may be paid to the maintenance of commercial areas. Proactive measures can be implemented before aging structures detract from the appearance of commercial areas.

3. Constraints

Market forces will largely determine which vacant parcels are developed and when they are developed. The grade separation between undeveloped building pads opposite Gate 12 and the adjacent Town Centre property could be a detriment for some potential retail tenants. Limited size, access, and drainage issues on the 2.4-acre parcel on the south side of El Toro Road between Calle Sonora and Moulton Parkway may limit development potential. The 23-acre Golden Rain Foundation property includes riparian habitat whose preservation will limit development to less than the entire site.

D. Data Sources

Information pertaining to existing land uses and designations was obtained from sources including: field investigations, business license records, aerial maps, California Department of Finance Demographic Unit, U.S. Census

LAND USE ELEMENT

2000 data and maps, Orange County Assessor and Recorder's offices, records of the County of Orange Planning and Development Services Department, records of Professional Community Management (PCM) Inc., Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, special studies commissioned by the City of Laguna Woods, files maintained by the City of Laguna Woods, and the City's interim General Plan and Zoning Ordinance.

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADDING SECTION 13.08.040 TO THE LAGUNA WOODS MUNICIPAL CODE RELATED TO THE ESTABLISHMENT OF A RESIDENTIAL COMMUNITY-MAINTENANCE ZONING OVERLAY, AND ADOPTING ZONE CHANGES RELATED TO THE GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT, AND ZONE CHANGES FOR URBAN ACTIVITIES CENTER PROPERTIES (GPA/ZC-1169) PROJECT

WHEREAS, the Golden Rain Foundation submitted an application for the project known as “Golden Rain Foundation General Plan Amendment, Zoning Code Amendment, and Zone Changes for Urban Activities Center Properties” and also referred to as “GPA/ZC-1169”; and

WHEREAS, on August 16, 2017, the City Council considered proposed amendments to the Laguna Woods Municipal Code, as identified in Exhibit A attached hereto and incorporated herein by reference (“Code Amendment”), to establish a Residential Community-Maintenance Zoning Overlay; and

WHEREAS, on August 16, 2017, the City Council considered proposed zone changes related to properties owned by the Golden Rain Foundation, as identified in Exhibit B attached hereto and incorporated herein by reference (“Zone Changes”); and

WHEREAS, the Community Development Director or his or her designee prepared an exhibit, including proposed language and terminology for the proposed Code Amendments and Zone Changes and any additional information and documents deemed necessary for the City Council to take action, and such exhibit was available for public inspection at City Hall and, upon request, was supplied to all persons desiring a copy, at least 10 days prior to the scheduled City Council public hearing date; and

WHEREAS, on August 16, 2017, the City Council held a duly noticed public hearing on the proposed Code Amendments and Zone Changes at which it considered all of the information, evidence, and testimony presented, both written and oral.

THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In adopting this Ordinance, the City Council finds and determines that each of the recitals to this Ordinance are true and correct and are adopted herein as findings.

SECTION 2. The City Council hereby finds and determines that (i) the Code Amendments and Zone Changes comply with all applicable requirements of State law; (ii) the Code Amendments and Zone Changes will not adversely affect the health, safety, or welfare of the residents within the community; (iii) the Code Amendments and Zone Changes are in the public interest of the City of Laguna Woods; and, (iv) the Code Amendments and Zone Changes are consistent with the Laguna Woods General Plan and its various elements.

SECTION 3. Section 13.08.040 is hereby added to the Laguna Woods Municipal Code to read as set forth in Exhibit A, attached to this Ordinance and incorporated herein by this reference.

SECTION 4. The Zoning Map as amended and attached as Exhibit B, including zone changes related to the Golden Rain Foundation General Plan Amendment, Zoning Code Amendment, and Zone Changes for Urban Activities Center Properties (GPA/ZC-1169) Project, is hereby adopted.

SECTION 5. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 6. If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end the provisions of this Ordinance are declared to be severable.

SECTION 7. The Deputy City Clerk shall certify as to the adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

SECTION 8. All of the above-referenced documents and information have been and are on file with the City Clerk of the City.

PASSED, APPROVED AND ADOPTED this XX day of XX 2017.

SHARI L. HORNE, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

APPROVED AS TO FORM:

DAVID B. COSGROVE, City Attorney

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 **Ordinance No. 17-XX** was duly introduced and placed upon its first reading at a regular meeting of the City Council on the XX day of XX 2017, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the XX day of XX 2017 by the following vote to wit:

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

YOLIE TRIPPY, Deputy City Clerk

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**EXHIBIT A
CODE AMENDMENTS**

A new Section 13.08.040 (“Residential community-maintenance overlay”) is added to Chapter 13.08 (“Residential Districts”) of Title 13 (“Zoning”) of the Laguna Woods Municipal Code to read as follows:

Section 13.08.040. – Residential community-maintenance overlay.

(a) *Purpose, generally.* The purpose of overlay zoning districts is to allow the City to establish special land use regulations, standards, or procedures in areas with unique land use, site planning, building design, or environmental resource issues. Overlay zoning districts are also an appropriate mechanism to implement long-term goals and land use requirements of the City for a specific property or location, or to coordinate land use and design requirements unique to a large tract of land. Overlay zoning districts are intended to be applied only where special circumstances justify the modification of base zoning district regulations to achieve specific land use and design objectives. Overlay zoning districts are established through rezoning and only in conjunction with base zoning districts.

(b) *Purpose, specifically.* The purpose of the *Residential Community-Maintenance Overlay Zoning District (RC-MT)* is to provide for the continued development and preservation of specialized maintenance and operational support facilities that provide services to the base *Residential Community (RC)* zoning district, and to prohibit incompatible uses. Specialized maintenance and operational support facilities were developed with the initial development of the planned unit development located within the RC zoning district (formerly Rossmoor Leisure World Planned Community, now Laguna Woods Village), and have continued to be maintained and developed since then. Such facilities, and the direct services that they allow for, further the RC zoning district’s purpose and intent of providing for the “development and preservation of planned unit developments.”

(c) *Establishment and designation, generally.* Except as modified by an overlay zoning district, the provisions of the applicable base zoning district shall apply to all development within the boundary of a designated area. If regulations conflict, the applicable overlay zoning district regulations shall prevail. Whenever an overlay zoning district is established, any subsequent

application to change the base zoning district shall not be construed to be an application to eliminate the overlay zoning district for the property covered by the application. An intent to eliminate the overlay zoning district on a given property shall be expressly stated to be part of the application.

(d) *Establishment and designation, specifically.* The designated area to which the RC-MT overlay zoning district is applied shall be all parcels located within the RC zoning district that are located south of El Toro Road, west of Moulton Parkway, and east of Calle Sonora.

(e) *Principally permitted land uses.* Land uses permitted as a principal use within the RC-MT overlay zoning district, subject to all applicable laws and regulations, and only when operated to primarily provide services to the base RC zoning district, include the following:

- Administrative/Professional Offices
- Automobile Parking Structures, Multi-Level
- Automobile/Truck Maintenance and Repair
- Garages and Carports
- Gate Houses
- Maintenance Equipment/Supply Storage
- Maintenance Office/Building
- Public/Private Utility Buildings/Structures

(f) *Accessory land uses.* Land uses that are permitted only as an accessory to a principal use within the RC-MT overlay zoning district include the following:

- Accessory Building/Use
- Exercise Facilities for Employee Use Only (indoor only; no fields/courts)
- Churches, Temples, and Places of Worship
- Fences and Walls

(g) *Conditionally permitted land uses.* Land uses permitted subject to approval of a use permit within the RC-MT overlay zoning district, subject to all applicable laws and regulations, and only when operated to primarily provide services to the base RC zoning district, include the following:

- Automobile Service Stations

- Bus and Taxi Terminal Buildings
- Impound/Storage Yards
- Ministorage Facilities
- Police and Fire Stations
- Recreational Vehicle/Vessel Storage
- Recycling Collection Sites
- Vehicle Washing Facilities

(h) *Prohibited land uses.* Land uses that are prohibited within the RC-MT overlay zoning district include the following:

- Agricultural and Produce Stands
- Alcoholic Beverage Sales
- Athletic Fields/Courts
- Automobile Wrecking, Junk/Salvage Yards
- Bottling Plants
- Commercial Medical Marijuana Cultivation
- Commercial Uses
- Congregate Care Facilities
- Day Care Nurseries
- Educational Institutions
- Emergency and Transitional Housing Shelters
- Helistops
- Hospitals
- Hotels and Motels
- Housing
- Kennels
- Medical Uses
- Recreation Centers
- Restaurants
- Retail/Service Businesses
- Riding and Hiking Trails
- Swimming Pools
- Theatres
- Tobacco and Cigarette Sales
- Transfer/Materials Recovery Facilities

(i) *Wireless facilities.* Wireless facilities within the RC-MT overlay zoning district are subject to the provisions of Section 13.26.210 of this Code.

(j) *Development standards.* Development standards for the RC-MT overlay zoning district shall include Section 13.08.020 as it relates to the RC zoning district, but not Section 13.08.030, of this Code.

(k) *Supplemental development standards.*

(1) *Lighting.* All lighting, exterior and interior, shall be designed and located so as to confine direct rays to the premises.

(2) *Trash enclosures.* All trash container storage areas shall, at a minimum, be covered by a solid roof equipped with downspouts to direct water away, paved with an impervious surface, and graded to prevent ponding.

(3) *Fueling areas.* All fuel dispensing areas shall, at a minimum, be covered by a solid roof equipped with downspouts to direct water away, paved with an impervious surface, and graded to prevent ponding.

(4) *Screening.* Landscaping shall be installed and maintained in a manner that substantially screens the RC-MT overlay zoning district, including any fences and walls, from the portion of El Toro Road extending west of the intersection of El Toro Road and Moulton Parkway to the first signalized intersection.

ITEM 7.1 – Exhibit B to Attachment B

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CITY OF LAGUNA WOODS



ZONING MAP

Proposed: June 2017

Legend

City Boundaries

Zoning Designations

- Residential Community (RC)
- Residential Towers (RT)
- Residential Multifamily (RMF)
- Professional and Administrative Office (PA)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Community Facilities - Public/Institutional (CF-P/I)
- Community Facilities - Private (CF-P)
- Open Space - Recreation (OS-R)
- Open Space - Passive (OS-P)

Overlays

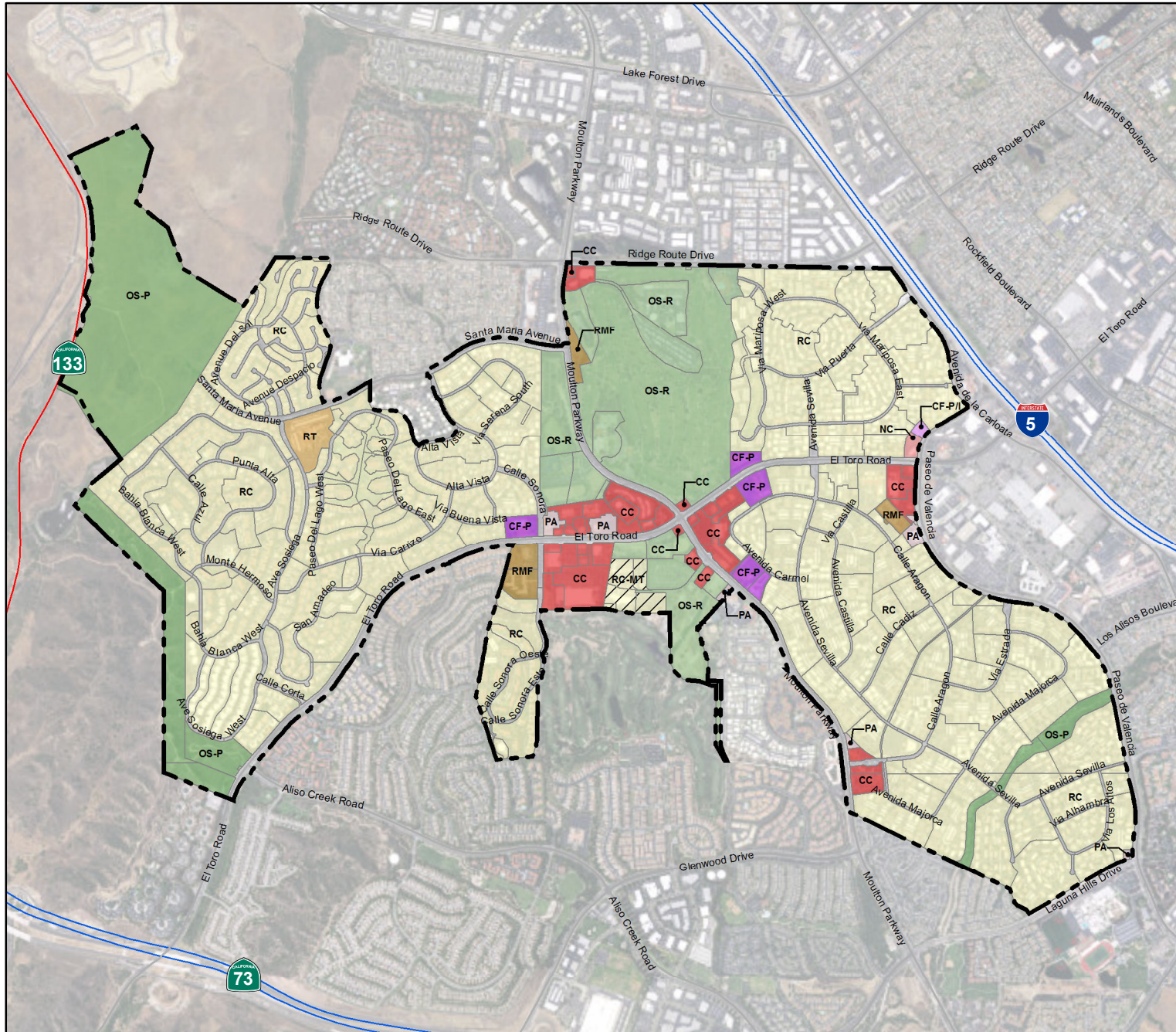
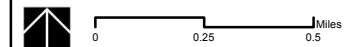
- Residential Community - Maintenance (RC-MT)

Key Map



DISCLAIMER

This map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the most recent date of revision. In the event of a conflict between information on this map and adopted City Resolutions or Ordinances, the City's Resolutions or Ordinances shall govern.



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**CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION GENERAL
PLAN AMENDMENT, ZONING CODE
AMENDMENT, AND ZONE CHANGES FOR
URBAN ACTIVITIES CENTER PROPERTIES**

DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:

CITY OF LAGUNA WOODS
24264 EL TORO ROAD
LAGUNA WOODS, CA 92637

Prepared by:

Michael Baker
INTERNATIONAL

3760 KILROY AIRPORT WAY, SUITE 270
LONG BEACH, CA 90806

JUNE 2017

CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION GENERAL PLAN
AMENDMENT, ZONING CODE AMENDMENT, AND
ZONE CHANGES FOR URBAN ACTIVITIES CENTER
PROPERTIES
DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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JUNE 2017

TABLE OF CONTENTS

A. Background	3
B. Environmental Factors Potentially Affected	16
C. Determination.....	17
D. Evaluation of Environmental Impacts.....	18
1. Aesthetics.....	19
2. Agriculture and Forestry Resources.....	22
3. Air Quality.....	23
4. Biological Resources.....	26
5. Cultural Resources.....	29
6. Geology and Soils.....	31
7. Greenhouse Gas Emissions.....	35
8. Hazards and Hazardous Materials.....	38
9. Hydrology and Water Quality.....	41
10. Land Use and Planning.....	45
11. Mineral Resources.....	46
12. Noise.....	47
13. Population and Housing.....	49
14. Public Services.....	50
15. Recreation.....	52
16. Transportation/Traffic.....	54
17. Tribal Cultural Resources.....	57
18. Utilities and Service Systems.....	59
19. Mandatory Findings of Significance.....	62
References.....	63

APPENDICES

Appendix A Proposed Zoning Code Amendment Text Establishing the Residential Community – Maintenance Overlay	65
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INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

TABLES

Table 1 Project Sites..... 3

Table 2 Summary of Proposed Land Use Designation and Zoning District Changes..... 4

Table 3 Existing Uses..... 12

Table 4 Uses Allowed by General Plan Designation and Zone – UAC/UAC to RC/RC:RC-MT 13

Table 5 Uses Allowed by General Plan Designation and Zone – UAC/UAC to OS/OS-R 14

Table 6 Greenhouse Gases..... 36

FIGURES

Figure 1 Regional Location..... 5

Figure 2 Project Location..... 7

Figure 3 Project Sites 9

A. BACKGROUND

1. Project Title:

Golden Rain Foundation General Plan Amendment, Zoning Code Amendment, and Zone Changes for Urban Activities Center Properties (GP/ZC-1169)

2. Lead Agency Name and Address:

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

Please note: This project was not initiated by the City of Laguna Woods. The City is conducting this environmental review of an application *submitted by the project sponsor* (identified on page 4) in accordance with federal, state, and local laws and regulations. “Lead agency” is a term used in the California Environmental Quality Act (CEQA) to describe the City’s official role.

3. Lead Agency’s Contact Person and Telephone Number:

Rebecca Pennington, Development Programs Analyst
City of Laguna Woods
(949) 639-0561

4. Project Location:

The proposed project pertains to six parcels in the City of Laguna Woods, all of which are owned and maintained by the Golden Rain Foundation. **Figure 1** shows the regional location of the City of Laguna Woods. The parcels are listed by parcel number and approximate acreage in **Table 1** and their locations are shown on **Figures 2–3**.

**TABLE 1
PROJECT SITES**

Site	Assessor’s Parcel Number	Approximate Acreage
1	621-131-06	3.71
2	621-131-07	0.42
3	621-131-23	3.43
4	621-131-18	3.94
5	621-131-19	2.32
6	621-131-20	7.35

5. Project Description:

The proposed project includes:

- 1) A General Plan Amendment affecting the City’s General Plan Land Use Element to (a) change the land use designation for Sites 1-5 from Urban Activities Center (UAC) to Residential Community (RC); (b) change the land use designation for Site 6 from

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

portions Open Space (OS) and portions Urban Activities Center (UAC) to entirely OS; and (c) delete the Urban Activities Center (UAC) land use designation, including related narrative and one implementation measure.

AND

- 2) A Zoning Code Amendment affecting various portions of the Laguna Woods Municipal Code to (a) delete the Urban Activities Center (UAC) zoning district, and (b) establish a new Residential Community – Maintenance (RC-MT) Zoning Overlay district. The Residential Community – Maintenance (RC-MT) Zoning Overlay would be established for the continued development and preservation of specialized maintenance and operational support facilities that provide services to the base Residential Community (RC) zoning district, and to prohibit incompatible uses. The text of the proposed Zoning Code Amendment establishing the Residential Community – Maintenance (RC-MT) Zoning Overlay, including permitted and prohibited uses, is attached to this document as Appendix A.

AND

- 3) Zone Changes affecting the City's Zoning Map to (a) change the zoning district for Sites 1-5 from Urban Activities Center (UAC) to Residential Community (RC) with the Residential Community – Maintenance (RC-MT) Zoning Overlay district, and (b) change the zoning district for Site 6 from portions Open Space-Recreation (OS-R) and portions Urban Activities Center (UAC) to entirely Open Space-Recreation (OS-R).

TABLE 2
SUMMARY OF PROPOSED LAND USE DESIGNATION AND ZONING DISTRICT CHANGES

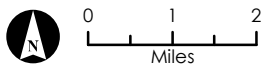
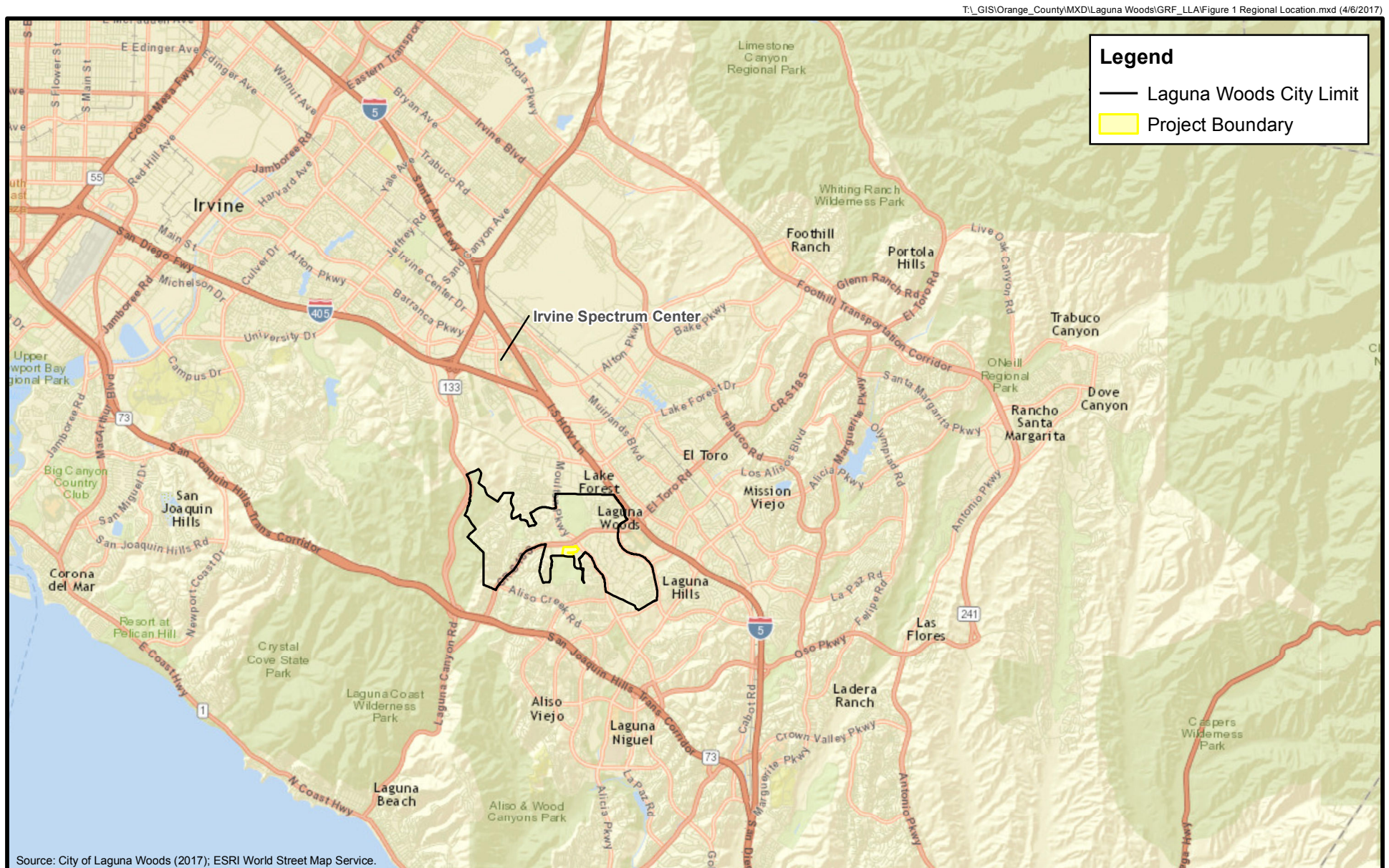
Site	APN	Land Use Designation		Zoning District	
		Current	Proposed	Current	Proposed
1	621-131-06	UAC	RC	UAC	RC:RC-MT
2	621-131-07	UAC	RC	UAC	RC:RC-MT
3	621-131-23	UAC	RC	UAC	RC:RC-MT
4	621-131-18	UAC	RC	UAC	RC:RC-MT
5	621-131-19	UAC	RC	UAC	RC:RC-MT
6	621-131-20	Portions OS and portions UAC	OS	Portions OS-R and portions UAC	OS-R

6. Project Sponsor's Name and Address:

Golden Rain Foundation
24351 El Toro Road
Laguna Woods, CA 92367

Please note: This project was not initiated by the City of Laguna Woods. The City is conducting this environmental review of an application *submitted by the project sponsor* (identified above) in accordance with federal, state, and local laws and regulations.

References to "applicant" in this document mean "project sponsor."

**FIGURE 1****Regional Location**

Initial Study/Mitigated Negative Declaration for Golden Rain Foundation General Plan Amendment, Zoning Code Amendment and Zone Changes for Urban Activities Center Properties

T:_GIS\Orange_County\MXD\Laguna Woods\GRF_LLA\Figure 2 Project Location.mxd (4/6/2017)

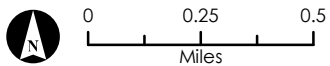
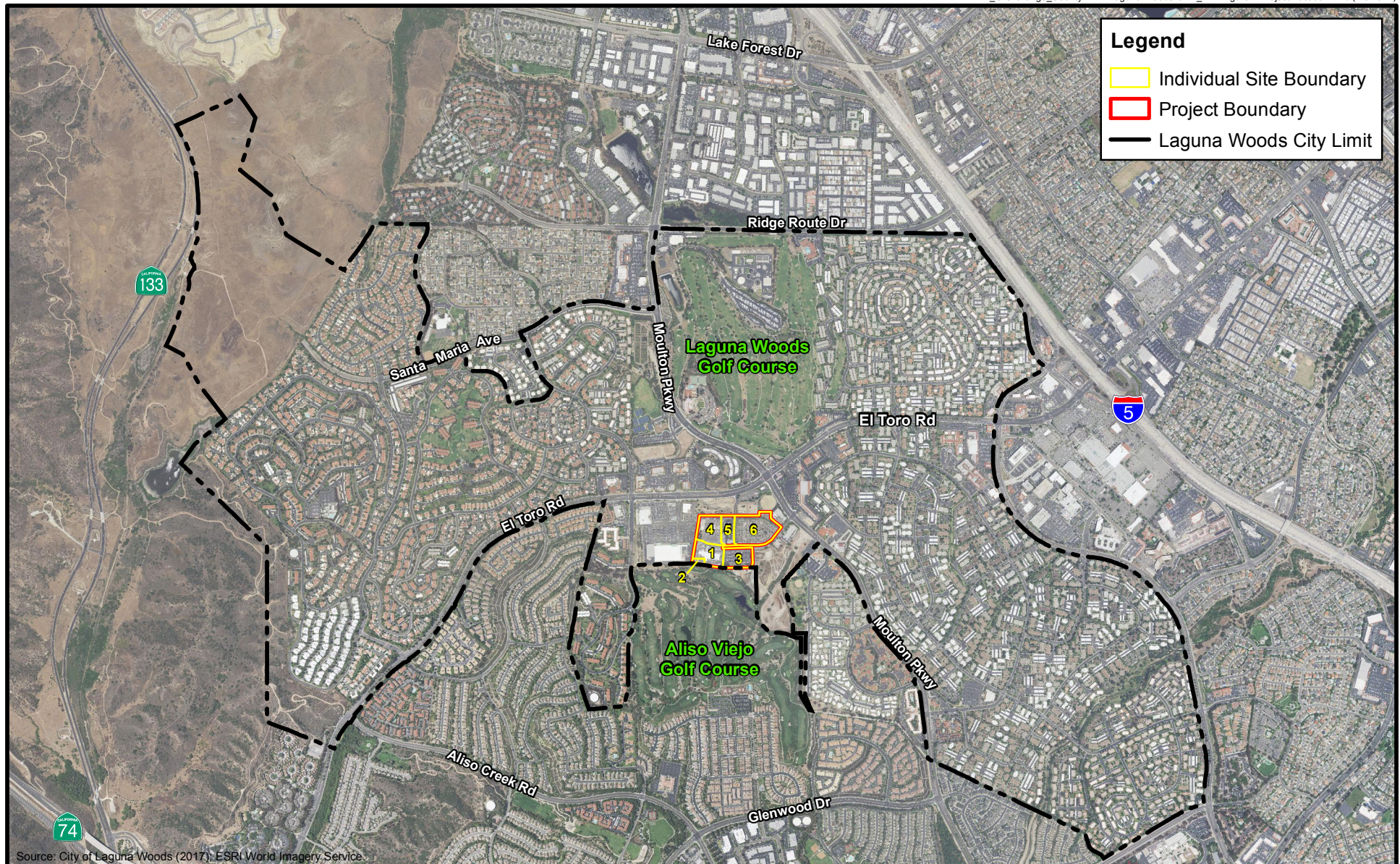


FIGURE 2

Project Location

Initial Study/Mitigated Negative Declaration for Golden Rain Foundation General Plan Amendment, Zoning Code Amendment and Zone Changes for Urban Activities Center Properties

T:\GIS\Orange_County\MXD\Laguna Woods\GRF_LLA\Figure 3 Project Sites.mxd (4/6/2017)

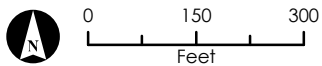
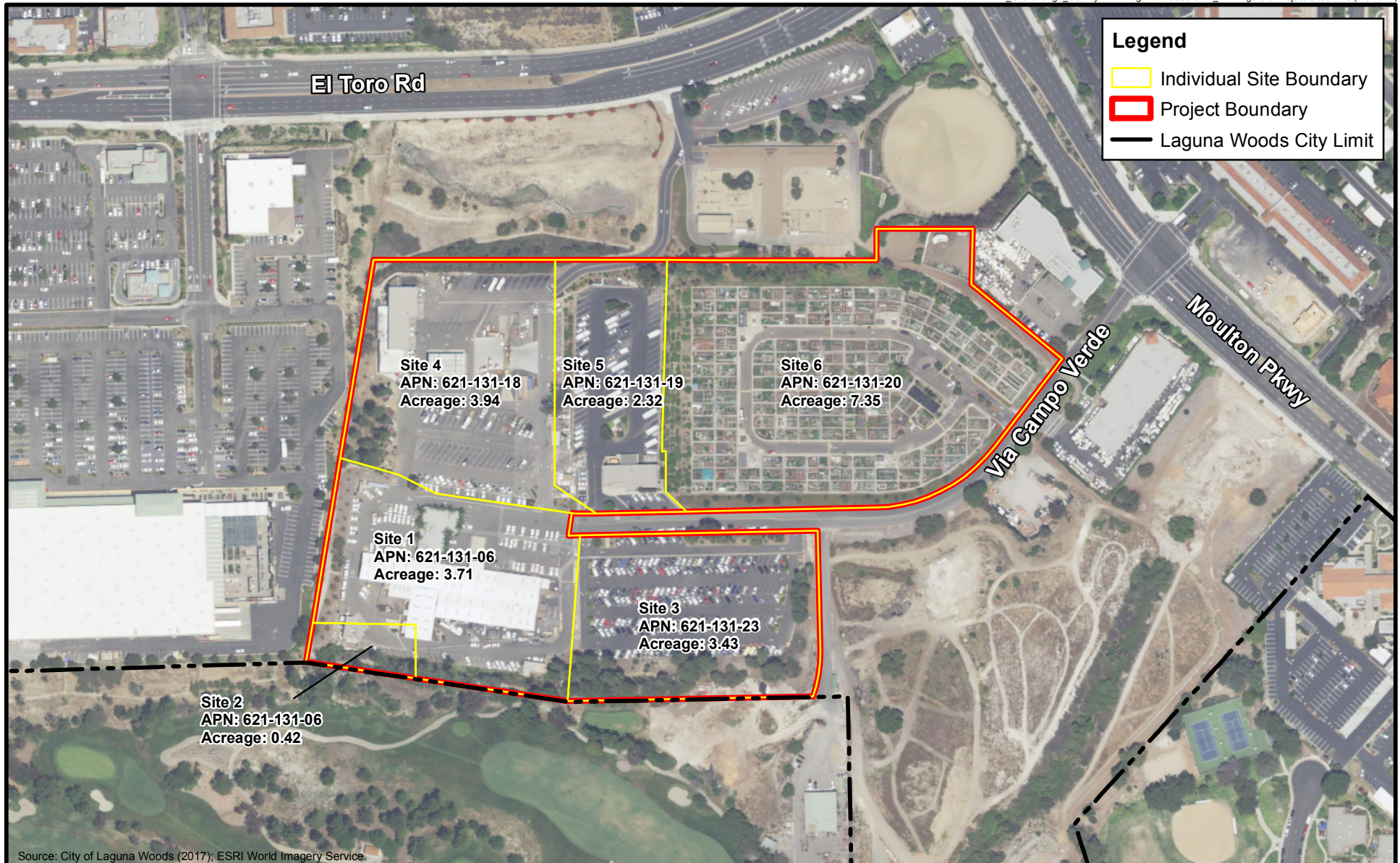


FIGURE 3
Project Sites

Initial Study/Mitigated Negative Declaration for Golden Rain Foundation General Plan Amendment, Zoning Code Amendment and Zone Changes for Urban Activities Center Properties

7. Project Sponsor's Contact Person and Telephone Number:

Lori Moss, Community Manager
Village Management Services, Inc.
(949) 268-2272

8. Existing General Plan Designation:

Urban Activities Center (UAC): All of Sites 1–5 and portions of Site 6 are currently designated UAC in the City's General Plan. As stated in the 2015 Land Use Element of the City's General Plan:

This designation is distinctive in that it allows for mixed-use development that may include both commercial and residential uses. This land use designation requires the preparation of a Specific Plan at the Zoning Ordinance level incorporating performance standards as a means to ensuring that new development is compatible with existing uses, that new uses are compatible with one another, and that development is consistent with traffic and fiscal impact guidelines established for this land use category.

Open Space (OS): Portions of Site 6 are currently designated OS in the City's General Plan. As stated in the 2015 Land Use Element of the City's General Plan:

The "Open Space" designation in the Land Use Element 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. Facilities of governmental and quasi-governmental agencies such as cities, water districts, and electric utilities may be included within this category.

9. Proposed General Plan Designation:

Residential Community (RC): With the proposed project, Sites 1-5 would be entirely designated RC in the City's General Plan. As stated in the 2015 Land Use Element of the City's General Plan:

The category "Residential Community" encompasses nearly all of the Laguna Woods Village (formerly known as Leisure World) planned residential community with the exception of Rossmoor Towers. "Residential Community" integrates a mix of single-family detached, single-family attached, two family, and multi-family residential, with supporting country clubs, parks, community services, local-serving noncommercial services, and open spaces. Common areas within this district are managed by private nonprofit community associations.

Open Space (OS): With the proposed project, Site 6 would be entirely designated OS in the City's General Plan.

10. Existing Zoning District:

Urban Activities Center (UAC): All of Sites 1-5 and portions of Site 6 are currently zoned UAC. Section 13.14.010 of the Laguna Woods Municipal Code identifies the purpose and intent of the UAC district as:

To provide for the development of certain parcels within the City utilizing a "specific plan" concept to ensure comprehensive development consistent with performance and development standards as outlined in the land use element of the City's General Plan.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Open Space-Recreation (OS-R): Portions of Site 6 are currently zoned OS-R. Section 13.12.010(b) of the Laguna Woods Municipal Code identifies the purpose and intent of the OS-R district as:

To provide for the development and preservation of public and private parks and associated recreation facilities within open space areas.

11. Proposed Zoning District:

Residential Community (RC) with the Residential Community – Maintenance (RC-MT) Zoning Overlay: With the proposed project, Sites 1-5 would be entirely zoned RC-MT. The RC-MT Zoning Overlay would be established to provide for the continued development and preservation of specialized maintenance and operational support facilities that provide services to the base RC zoning district, and to prohibit incompatible uses. The text of the proposed Zoning Code Amendment establishing the RC-MT Zoning Overlay, including a list of permitted and prohibited uses, is attached to this document as Appendix A.

Open Space-Recreation (OS-R): With the proposed project, Site 6 would be entirely zoned OS-R.

12. Existing and Potential Future Uses on Project Sites:

All of the project sites are currently being used for purposes substantially consistent with each of the proposed land use designations and zoning districts. Following General Plan redesignation and rezoning, the applicant has indicated to the City that its intention is to continue to use the sites for substantially similar purposes. **Table 3** identifies the existing uses of the six project sites. **Tables 4** and **5** identifies the uses allowed in the existing and proposed land use designations and zoning districts.

**TABLE 3
EXISTING USES**

Site	Existing Use(s)
1	Laguna Woods Village offices; equipment and supply storage; work vehicle parking; and employee and guest parking.
2	Laguna Woods Village equipment and supply storage.
3	Laguna Woods Village offices; equipment and supply storage; and employee and guest parking.
4	Laguna Woods Village offices; vehicle washing, fueling, and repair areas; equipment and supply storage; bus and work vehicle parking; and employee and guest parking.
5	Laguna Woods Village offices; garden center, recreational vehicle (RV) storage; work vehicle parking; and employee and guest parking.
6	Laguna Woods Village garden center; equestrian center facilities; satellite dish/antennas; equipment and supply storage; and employee and guest parking.

TABLE 4
USES ALLOWED BY GENERAL PLAN DESIGNATION AND ZONE – UAC/UAC TO RC/RC:RC-MT*

General Plan Designation		Zone	
Existing – Urban Activities Center (UAC)	Proposed – Residential Community (RC)	Existing – Urban Activities Center (UAC)	Proposed – Residential Community (RC) with the Residential Community-Maintenance (RC-MT) Zoning Overlay
This designation allows mixed-use development that may include both commercial and residential uses. This land use designation requires the preparation of a specific plan prior to development.	This designation integrates a mix of single-family detached, single-family attached, two-family, and multifamily residential, with supporting country clubs, parks, community services, local-serving noncommercial services, and open spaces within the Laguna Woods Village (formerly known as Leisure World) planned residential community. Common areas within this district are managed by private nonprofit community associations.	<i>Laguna Woods Municipal Code (LWMC) Section 13.14.010, Purpose and intent of district.</i> To provide for the development of certain parcels within the city utilizing a “specific plan” concept to ensure comprehensive development consistent with performance and development standards as outlined in the Land Use Element of the City’s General Plan. <i>LWMC Section 13.14.020, Comprehensive plan required.</i> Properties designated as UAC shall have an approved comprehensive plan in effect for all properties with such designation within the city prior to improvement of any one parcel within the designated district. Said plan shall be subject to the approval of the City through the procedures for adoption/amendment of a specific plan as outlined in Section 13.24.110, except that it may be initiated by the property owner.	The Residential Community – Maintenance (RC-MT) Zoning Overlay is proposed to be established with the following land use types principally permitted (i.e., allowed by right) within the zoning overlay area: • Administrative/professional offices • Automobile parking structures, multi-level • Automobile/truck maintenance and repair • Garages and carports • Gatehouses • Maintenance equipment/supply storage • Maintenance office/building • Public/private utility buildings/structures Principally permitted uses would be permitted only if operated to primarily provide services to the base Residential Community (RC) zoning district. Certain uses are also proposed to be permitted only as an accessory to a principal use on a site. For example: accessory building/use; fences and walls; churches, temples, and places of worship; and exercise facilities for employee use only (indoor only; no fields/courts). Additional uses are also proposed to be permitted with an approved use permit. Examples include automobile service stations, recreational vehicle/vessel storage, and vehicle washing facilities. Uses proposed to be prohibited in the district include commercial uses, housing, recreation centers, and emergency and transitional housing shelters. For a full list of permitted and prohibited uses, see Appendix A to this document.

* This table applies to Sites 1-5.

Please note: The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

TABLE 5
USES ALLOWED BY GENERAL PLAN DESIGNATION AND ZONE – UAC/UAC TO OS/OS-R*

General Plan Designation		Zone	
Existing – Urban Activities Center (UAC)	Proposed – Open Space (OS)	Existing – Urban Activities Center (UAC)	Proposed – Open Space-Recreation (OS-R)
This designation allows mixed-use development that may include both commercial and residential uses. This land use designation requires the preparation of a specific plan prior to development.	This designation is used for passive and active recreation such as parkland, tennis courts, and golf courses. These uses may be either publicly or privately owned.	<i>Laguna Woods Municipal Code (LWMC) Section 13.14.010, Purpose and intent of district.</i> To provide for the development of certain parcels within the city utilizing a “specific plan” concept to ensure comprehensive development consistent with performance and development standards as outlined in the Land Use Element of the City’s General Plan. <i>LWMC Section 13.14.020, Comprehensive plan required.</i> Properties designated as UAC shall have an approved comprehensive plan in effect for all properties with such designation within the city prior to improvement of any one parcel within the designated district. Said plan shall be subject to the approval of the City through the procedures for adoption/amendment of a specific plan as outlined in Section 13.24.110, except that it may be initiated by the property owner.	LWMC Section 13.12.020 identifies the land use types principally permitted (i.e., allowed by right) within the district as: • Apiary • Archaeological/paleontological/historical site • Community gardens/garden center • Grazing • Greenbelts • Parks/playgrounds (public/private) • Public/private utility buildings/structures • Recreation centers • Riding and hiking trails LWMC Section 13.12.020 also identifies uses permitted only as an accessory to a principal use on a site, e.g., accessory building/use, animals and pets, fences and walls, garages and carports, information centers, and ranger station. Additional uses are also permitted with an approved use permit. Examples include sewage disposal and transfer/material recovery facilities. Uses permitted with an approved temporary use/special event permit include recycling collection sites and special events. Uses prohibited in the district include commercial stockpiling/manure processing, and emergency and transitional housing shelters. For a full list of permitted and prohibited uses, see LWMC Section 13.12.020.

* This table applies to Site 6.

Please note: The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses.

13. Surrounding Land Uses and Setting:

West

A shopping center is located west of Sites 1, 2, and 4. Current primary tenants in the shopping center include Home Depot and Rite Aid.

North

The Laguna Woods Village Equestrian Center and a detention basin are located north of the project location. A private road owned by the Golden Rain Foundation is located immediately north of portions of Sites 1 and 3. A small portion of the shopping center primarily located west of Sites 1, 2, and 4 is also located north of Sites 1, 2, and 4.

East

A commercial building and parking lot are located east of the project limits. A compost facility, undeveloped property, and drainage facilities owned by the Golden Rain Foundation are also located east of the project location.

South

The Aliso Viejo Country Club (including golf courses) is located south of the project limits, within the municipal boundaries of the City of Aliso Viejo. A private road owned by the Golden Rain Foundation is located immediately south of portions of Sites 4 and 5.

14. Other Public Agencies Whose Approval May Be Required:

In the California Environmental Quality Act (CEQA), the term “responsible agency” includes all public agencies other than the lead agency that may have discretionary actions associated with the implementation of the proposed project. No responsible agencies were identified for this proposed project.

15. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to California Public Resources Code Section 21080.3.1? If so, has consultation begun?

Notification of this project and the City’s CEQA review process was provided to four Native American tribes that have requested such notice from the City. In response, one tribe requested consultation. That consultation has been completed and no impacts to tribal cultural resources have been identified. Please refer to the responses to Checklist Topic 17, Tribal Cultural Resources, later in this document, for additional information.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

B. 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. Potentially significant impacts that are mitigated to a “less than significant” impact are not shown here.

- | | | |
|---|---|--|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology and Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials | ☐ Hydrology and Water Quality |
| ☐ Land Use and Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population and Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Tribal Cultural Resources | ☐ Utilities and Service Systems |
| ☐ Mandatory Findings of Significance | | |

C. 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 of the incorporated mitigation measures and 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.



John Bellas
Michael Baker International

June 26, 2017

Date

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

D. 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 cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the proposed project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole proposed project, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect of the proposed is significant. If there are one or more “Potentially Significant Impact” answers when the determination is made, an Environmental Impact Report (EIR) is required.
- 5) “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect of the proposed project from “Potentially Significant Impact” to a “Less Than Significant Impact.” The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
e) Create changes to the topography of a primary or secondary ridgeline unless the project is consistent with the General Plan pertaining to hillside development?	☐	☐	☐	☒

EXISTING SETTING

Laguna Woods is predominantly built out with residential, commercial, and community uses, roads, golf courses and other open space uses, drainage facilities, and other man-made features. The terrain generally consists of gradual and varying slopes, hills, and low-lying areas.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) No Impact.** Scenic vistas include views of natural features such as watercourses, rock outcrops, natural vegetation, and notable man-made features in the landscape. The City's General Plan Open Space Element identifies two parcels in the city that afford scenic vistas: a 10-acre parcel adjoining El Toro Road opposite the terminus of Aliso Creek Road and the Southern California Edison right-of-way on the southwesterly edge of the city. In addition, the General Plan Open Space Element states that the approximately 178-acre open space area west of the terminus of Santa Maria Avenue offers "scenic qualities unique to the area."

The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. Although the proposed project does not contain any development proposals, future development could take place on the project sites. None of the project sites is in the vicinity of any of the parcels that afford scenic views or offer unique scenic qualities identified in the General Plan. Therefore, the proposed project would not affect any scenic vistas.

- b) No Impact.** The project sites are not located adjacent to or near an officially designated state/county scenic highway or an eligible or officially designated route under the California Department of Transportation's (Caltrans) Scenic Highway Program (2011). There are no scenic preservation easements located on any of the project sites. Therefore, no impact would occur.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- c) **Less Than Significant Impact.** The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. Potential future uses contemplated by the proposed RC zoning and proposed RC-MT Overlay Zone for Sites 1-5 could include additional facilities consistent in scale and character with existing Laguna Woods Village offices and maintenance activity areas, and with neighboring commercial land uses. If any multilevel structure is proposed, it would be limited to a maximum height of 40 feet, in accordance with the development standards of the RC zoning district. Depending on specific height and mass characteristics, there could be some inconsistencies with neighboring building character; however, given the interior location of Sites 1-5, such structures would not be highly visible from El Toro Road or from any residential areas.

The types of low-scale/low-intensity open space, recreational, and accessory uses allowed in the OS-R zone would generally be consistent with the low-scale/low-intensity character of the existing uses of Site 6 and would be considered visually compatible and, in many cases, complementary to the surrounding uses. Uses permitted on Site 6 with a Use Permit, could be substantially different in visual character and quality than the existing uses on the site or nearby. Any such new facilities requiring approval of a Use Permit would be subject to review and discretionary approval by the City to ensure, among other conditions, that such facilities are visually compatible with the character and quality of the site and surroundings, and the City may impose certain design requirements to address those concerns. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the project sites and their surroundings. Impacts would be less than significant.

- d) **Less Than Significant Impact With Mitigation Incorporated.** Lighting is currently regulated by Laguna Woods Municipal Code Section 13.12.040, which mandates that all exterior lighting be designed and located so that direct light rays are confined to the premises. Therefore, and given the existing typical suburban illumination levels on the project sites and in the surrounding area, the proposed project would not allow for the generation of light or glare in a manner that would adversely affect views or be intrusive to neighboring properties or passing motorists, unless lighting for nighttime sport courts or athletic fields ("athletic fields") is undertaken. Athletic fields are permitted uses in the OS-R zoning district; Site 6 is proposed for this zoning designation. Given the location of Site 6 at least 750 feet from the nearest residential use and as it is surrounded by equestrian facilities, a detention basin, commercial facilities, RV storage and other surface parking lots, a compost facility, and disturbed undeveloped property, athletic field lighting, if ever developed, is not expected to be intrusive to any light-sensitive uses. However, given the potential height and intensity of lighting equipment for athletic fields, such lighting has the potential to affect sensitive uses. Mitigation Measure AES-1 provides specific restrictions for athletic field lighting. With the incorporation of this measure, the proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Impacts would be less than significant.
- e) **No Impact.** The project sites are developed sites surrounded by suburban development and recreational land uses and do not contain any landforms with a primary or secondary ridgeline. Accordingly, the proposed project could not result in development on a primary or secondary ridgeline, and no impact would occur.

Mitigation Measures

None required for Thresholds a-c or e. The following measure is intended to avoid significant impacts from potential night lighting of outdoor athletic fields, as noted under Threshold d.

Mitigation Measure AES-1: Prior to City approval of a building or grading permit for any athletic field lighting, the applicant shall provide the City with a photometric plan that identifies the horizontal and vertical foot-candles of the proposed illumination. Said photometric plan shall be prepared to the satisfaction of the City Manager or his or her designee. No athletic field lighting shall be undertaken that produces an initial illuminance value greater than 0.10 horizontal and vertical foot-candles at the site boundary or greater than 0.01 horizontal foot-candles 10 feet beyond the site boundary. For boundaries that abut public or private streets, light trespass requirements may be met relative to the curb line instead of the site boundary. In addition, no more than 2 percent of the total initial designed fixture lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down). Finally, athletic field lighting shall be prohibited after 8 p.m. Monday through Saturday and after 7 p.m. on Sunday.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
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 nonagricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forestland (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))?	☐	☐	☐	☒
d) Result in the loss of forestland or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	☐	☐	☐	☒

EXISTING SETTING

The project area is located in a predominantly developed suburban area. There is no State-classified Farmland, commercial agricultural land, or forestland located on any of the project sites, in the vicinity, or anywhere in Laguna Woods.

PROJECT IMPACTS AND MITIGATION MEASURES

a-e) No Impact. There is no commercial farming or other agricultural uses on any of the six project sites. A community garden has been active on Site 6 for a number of years, but this is limited to small plots for local residents to engage in recreational gardening activities. Those activities are not considered to be farming or agricultural uses. No impact to agricultural or forest resources would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation by exceeding SCAQMD thresholds?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
f) Result in the movement or grading of earth exceeding 100,000 cubic yards?	☐	☐	☒	☐

EXISTING SETTING

Both the US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. Those ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.

The project area is located in a nonattainment basin—the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment, which include ozone, coarse particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead.

PROJECT IMPACTS AND MITIGATION MEASURES

a–d) Less Than Significant Impact With Mitigation Incorporated. The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. Although the proposed project does not contain any development proposals, future development could take place on the project sites.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

In the event that any of the existing uses are replaced with permitted uses allowed by the proposed RC-MT zoning, there could be a change in the profile of air pollutant emissions due to different levels of energy consumption and vehicular traffic, which represent the two primary sources of air pollution emissions from these potential land use changes. At such time as a proposal is submitted to replace the existing land uses with different uses permitted under the proposed zoning, the City would examine the environmental implications associated with such proposals, including analysis under CEQA, if the proposal is substantial enough to require some form of discretionary approval and is not exempt from CEQA. As part of such environmental review, the air emissions aspects would be examined; for projects subject to CEQA, there would be a quantitative analysis to determine whether the net change in emissions would exceed any applicable thresholds of significance recommended by the SCAQMD. Through this existing planning and environmental review process, potentially significant air quality impacts would be identified and measures to mitigate such impacts developed. No further regulatory authority or mitigation measures are warranted at this time to ensure that the proposed project does not result in significant air quality impacts, with respect to Sites 1-5.

Regarding Site 6, the proposed project would impose more land use restrictions (i.e., prohibit the range of commercial and residential uses currently allowed under the existing General Plan and zoning designations), while redefining the range of permitted uses to primarily low-intensity open space and recreation activities that typically produce minor levels of air emissions. Other uses allowed pursuant to a discretionary Use Permit could be subject to review under CEQA, including assessment of air quality impacts and measures to mitigate such impacts. No significant air pollution impacts are anticipated as a result of the proposed re-designations of this site, and no further regulatory authority or mitigation measures are warranted at this time.

In the future, new or expanded land uses could generate air pollutants during grading and construction activities and from vehicles accessing the facilities. Such emissions could include PM₁₀, PM_{2.5}, precursors of ozone (e.g., nitrogen oxides and volatile organic compounds), and carbon monoxide. All construction projects would be required to comply with SCAQMD Rules 403 (Fugitive Dust) and 1113 (Architectural Coatings), which greatly reduce the amount of particulate matter and volatile organic compounds generated by construction activities. Nevertheless, to ensure construction emissions would not exceed SCAQMD thresholds of significance, Mitigation Measure AQ-1 is included.

Vehicle emissions from new or expanded community maintenance or recreational facilities intended to primarily serve Laguna Woods Village residents are expected to be minimal and below the SCAQMD's thresholds of significance. Such vehicle trips would be short in length and, since the project would not increase the population of Laguna Woods Village, trips to new or expanded uses would partially displace existing resident trips to other facilities. Should new or expanded uses in the project area be primarily intended to serve populations outside of Laguna Woods Village residents, new emission-generating trips would be generated. To ensure that such emissions would not exceed the SCAQMD's thresholds of significance, Mitigation Measure AQ-2 is included. With the incorporation of Mitigation Measures AQ-1 and AQ-2, impacts would be less than significant.

- e) Less Than Significant Impact.** The range of uses that would be principally permitted on Sites 1-5 are highly similar to the existing uses of these sites and thus there is little potential for a significant change in the odor-generating character of any of these sites. No significant odor-related impacts are anticipated at any of these sites as a result of the proposed project.

At Site 6, the increased land use restrictions to allow mainly low-intensity open space and recreation uses would not allow for new activities that involve significant odor sources. Other uses allowed pursuant to a discretionary Use Permit could be subject to review under CEQA, including assessment of potential odor impacts and measures to mitigate such impacts. No significant odor impacts are anticipated as a result of the proposed re-designations of this site, and no further regulatory authority or mitigation measures are required at this time.

- f) **Less Than Significant Impact.** All of the project sites are composed of gently sloping or nearly flat topographical relief. Even if there should be proposals for significant redevelopment of any of these sites, with the uses that would be permitted, such types of projects would typically not require subterranean structures or other kinds of construction that would necessitate substantial earth movement and/or grading alterations that could approach the level of 100,000 cubic yards. Significant air quality impacts due to extensive grading projects are not anticipated as a result of the proposed project.

Mitigation Measures

None required for Thresholds e and f. Mitigation measures AQ-1 and AQ-2, below, are proposed to avoid potentially significant impacts from future construction activities or more intensive land uses that might be proposed.

Mitigation Measure AQ-1: Prior to City approval of any grading permit for any new or expanded use in the project area that involves the concurrent operation of more than three pieces of diesel-powered construction equipment, the applicant shall provide the City with an air quality impact analysis (AQIA) that evaluates the project's construction-phase air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District's (SCAQMD) guidelines in effect at the time the study is initiated. No project shall be undertaken unless that project's construction-phase air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD's thresholds of significance in effect at the time the study is initiated.

Mitigation Measure AQ-2: Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, the applicant shall provide the City with an Air Quality Impact Analysis (AQIA) that evaluates the project's long-term air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District's (SCAQMD) guidelines in effect at the time that the study is initiated. No project shall be undertaken unless that project's long-term air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD's thresholds of significance in effect at the time the study is initiated.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
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 Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒
g) Disturb any habitat known or suspected to contain a plant or animal species listed as endangered on such federal and/or state lists?	☐	☐	☐	☒
h) Disturb any Significant Habitat Area as identified by the City of Laguna Woods?	☐	☐	☐	☒

EXISTING SETTING

The predominant vegetative community types found in the city include annual grassland, coastal sage scrub, and valley-foothill riparian corridors, in addition to aquatic habitats provided by Aliso Creek and other open waters. Though Laguna Woods is predominantly urbanized, several open space areas remain that provide habitat for wildlife and vegetative biological resources. Certain urbanized areas also provide habitat.

Portions of Laguna Woods support sensitive natural communities that are of concern to state and federal resource agencies. Several special-status species, mostly birds or reptiles, are known to occur or may occur in Laguna Woods, including the federally endangered least Bell's vireo. Those areas are not located within any of the project sites.

Connectivity between open space areas is an important element of wildlife conservation. By joining subregional and regional biological resource areas that might otherwise be fragmented as a result of urbanization, wildlife corridors can help to maintain and reestablish wildlife populations, as well as to increase biodiversity within existing populations. In Laguna Woods, several areas serve as movement corridors for wildlife, especially the generally undisturbed western edge of the city and riparian corridors located throughout the city.

Although most of the land within the city limits supported coastal sage and native grasslands at one time, much of the land today, including the project area, is either developed or has been modified or impacted by human activity in the past.

PROJECT IMPACTS AND MITIGATION MEASURES

- a, g) No Impact.** The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. The project sites are located in a predominantly developed suburban area, and all of the sites have been extensively disturbed by land development activities that resulted in removal of native vegetation and the wildlife habitat that it supported. None of the sites provide habitat or food or water sources that candidate, sensitive, or special-status wildlife species would depend upon. Surrounding lands include developed urban uses, a golf course, and disturbed open spaces. Given the disturbed nature of the project sites and surrounding lands, potential future land use changes that might occur would not disturb any habitat known or suspected to contain a plant or animal species listed for protection by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife. No impact would occur.
- b) No Impact.** The project sites are located in a predominantly developed area that has been highly disturbed to create the existing developed land uses. There are no drainage courses on any of the sites and there is thus no riparian habitat. As noted in the preceding responses, none of the extensively disturbed sites contain natural vegetation communities that provide important wildlife habitat. None of these sites contains resources that could be classified as a sensitive natural community. The proposed project would not, therefore, have any impact on riparian resources or other sensitive natural communities.
- c) No Impact.** No blue-line streams occur on the project sites, as shown in the San Juan Capistrano, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle map. Each site has been extensively disturbed to create the existing developed land uses, with a majority of the land covered with impervious surfaces, and there are no drainage courses or other water bodies on any of these sites. Potential future land use changes on any of these sites, therefore, would not result in alterations to existing wetlands resources.
- d) No Impact.** The project sites are located in a predominantly developed suburban area, and as noted earlier, all have been extensively disturbed to create the existing developed land uses. None of the sites function as nursery sites for wildlife, and there are no water bodies that could support fish or any natural habitat that could support populations of sensitive wildlife species or the regional movement thereof. While the sites might currently

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

allow for limited wildlife movement by small mammals adapted to an urban environment and by birds, they do not function as corridors for migratory fish or wildlife. There are no adjoining lands that support sensitive wildlife habitat or water bodies that support fish species. Therefore, the proposed project would have no impact on the movement of migratory fish or wildlife.

- e) **Less Than Significant Impact.** Laguna Woods Municipal Code Section 4.26.060 requires a permit to remove any significant tree on certain public or private land. Trees not specifically shown or listed on the tree removal permit would be assumed as not permitted for removal. Furthermore, unless the City Forester, for good cause, determines otherwise, trees must be replaced in accordance with specified regulations and standards. No land use changes are under consideration for any of the project sites at this time; therefore, the proposed project would not affect any existing trees. Potential future land use changes could require removal of one or more trees that might be subject to the provisions of the City's permitting requirements. Should that occur, that future project would be required to comply with the Laguna Woods Municipal Code. Therefore, a less than significant impact would occur.
- f) **No Impact.** The project sites are within the boundaries of the Coastal Subregion of the Orange County Central/Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). However, the project sites are not located within a reserve, special linkage, or conservation easement area of the NCCP/HCP and contain no on-site habitat in support of any special-status species. Thus, the proposed project would not conflict with the provisions of the NCCP/HCP and no impact would occur.
- g) **No Impact.** None of the sites is identified as being within or adjacent to important biological resources indicated in the General Plan's Exhibit CO-1, Biological Resource Areas; therefore, there would be no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
e) Cause modification or demolition of a structure with a category 1, 2, or 3 on the State's Historical List, the City Historical Survey List, or as determined by a Historical Resource Survey?	☐	☐	☐	☒

EXISTING SETTING

Laguna Woods is a part of a region that was once populated by the Gabrieliño and Luiseño Native American communities. It has a strong cultural heritage associated with Spanish missionaries and ranching activities dating back to the early Spanish land grants.

Cultural resources consist of prehistoric and historic sites, structures, and districts or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, or religious reasons.

Archaeology is the study of prehistoric human activities and cultures. Twelve known archaeological sites once existed in or immediately adjacent to Laguna Woods; however, all have been destroyed by development, some prior to complete excavation and analysis. The archaeological sites contained one isolated prehistoric artifact and a variety of other objects, including lithic scatter, rock shelters/caves, habitation debris, fire-affected rocks, and bedrock milling features.

Paleontological resources include the fossilized remains of vertebrate and invertebrate organisms, fossil tracks and trackways, and plant fossils. Laguna Woods is underlain by Tertiary bedrock and covered by unconsolidated Quaternary sediments. Approximately 95 percent of Laguna Woods is mapped as paleontologically sensitive with numerous vertebrate fossil localities having been recorded.

Historical resources, as described in CEQA, include buildings, sites, structures, objects, or districts, each of which may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance and be listed or eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources. The first modern

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

dwelling units were constructed during the early 1960s. No buildings or resources in the planning area are currently listed on the National Register of Historic Places or the California Register of Historical Resources (Laguna Woods 2015a).

PROJECT IMPACTS AND MITIGATION MEASURES

a-e) No Impact. The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. There are no historic resources on the project sites, and the soils on all of the sites have been disturbed to varying degrees as a result of grading activities for past improvements, both on- and off-site, and as a result of ongoing maintenance activities. Thus, no impacts to significant historic, cultural, archaeological, or paleontological resources or human remains are anticipated due to potential future ground-disturbing activities that involve typical construction methods.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
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?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

EXISTING SETTING

Laguna Woods is located at the southeastern edge of the central structural block of the Los Angeles basin, along the northern flank of the San Joaquin Hills. Regionally, local basement rocks are overlain by a thick sequence of marine and non-marine sedimentary rocks dating from the Cretaceous to the Quaternary; some volcanic rocks are also present.

As is the case for most cities in Southern California, Laguna Woods is located in a region that is characterized by moderate to high seismic activity. The city has experienced moderately strong ground shaking due to earthquakes on a number of occasions, both recently and historically. The closest faults likely to produce large earthquakes are the San Andreas, San Jacinto, San Joaquin Hills, Elsinore-Whittier, and Newport-Inglewood.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Three soil associations occur in Laguna Woods: Sorrento-Mocho, Alo Bossanko, and Friant-Cieneba-Exchequer. The Sorrento-Mocho soils include well-drained sandy loams, loams, or clay loams on alluvial fans and floodplains. This soil occurs in the southeastern part of the city along Aliso Creek. Alo Bossanko soils include well-drained clays on coastal foothills. The Alo Bossanko soil association is the most common throughout the city and covers approximately 90 percent of the city. Friant-Cieneba-Exchequer soils are excessively drained and well-drained sand loams, loams, clay loams, gravelly loams, and cobbly loams on coastal foothills. This soil association occurs in the middle of the eastern edge of the city. Soils have the potential to shrink or swell based on a number of variables, such as texture and permeability. The shrink-swell potential of soil can impact the type of development and design of buildings to meet safety and environmental standards. High shrink-swell potential can result in cracking and buckling that affects building structures. The prominent soils in Laguna Woods have moderate shrink-swell potential (USDA 2016).

PROJECT IMPACTS AND MITIGATION MEASURES

- a) i) **No Impact.** As detailed in the Laguna Woods General Plan EIR (2002), published geologic maps do not show any active faults in the city. The closest faults likely to produce large earthquakes are the San Joaquin Hills Blind Thrust Fault Zone, San Andreas, San Jacinto, Elsinore-Whittier, and Newport-Inglewood. Based on the City's Local Hazard Mitigation Plan, the aforementioned faults were identified as being of "particular concern." Locally, there are several less significant faults: the Christianitos fault to the northeast is suggested to be active; the Shady Canyon fault and Laguna Canyon fault zone are located to the west; and the east-trending Temple Hill fault terminates near Aliso Creek. Additionally, the Norwalk fault is located in the northern part of Orange County, the El Modena fault is located near the City of Orange, and the Peralta Hills fault is located in the Anaheim Hills area (Laguna Woods 2012). Based on the five earthquake modeling scenarios in the Local Hazard Mitigation Plan, the five earthquake faults identified as being of particular concern could result in potential impacts ranging from very light damage (from the San Jacinto fault) to moderate/heavy damage (from the San Joaquin Hills fault). Ground rupture due to faults within the City's planning area is considered unlikely. Therefore, the proposed project would not cause significant impacts related to exposure of people or structures to ground rupture.
- ii) **Less Than Significant Impact.** While the project sites are located in a seismically active region, compliance with applicable building codes is proven to substantially lessen the risk for adverse impacts associated with strong seismic shaking. The City has adopted the California Building Code, and the City's Planning & Environmental Services Department is responsible for plan checks and construction inspections, which help to ensure that all new structures in the city are built as safely as possible, consistent with all applicable building codes, and in a manner that prevents adverse impacts from seismic ground shaking. Any new construction on any of the project sites would be subject to compliance with these building codes and plan check, permitting, and inspection procedures. Therefore, the impact would be less than significant.
- iii) **Less Than Significant Impact.** Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Liquefaction can result in the following types of seismic-related ground failure:
- Loss of bearing strength – soils liquefy and lose the ability to support structures
 - Lateral spreading – soils slide down gentle slopes or toward stream banks

- Flow failures – soils move down steep slopes with large displacement
- Ground oscillation – surface soils, riding on a buried liquefied layer, are thrown back and forth by shaking
- Flotation – floating of light buried structures to the surface
- Settlement – settling of ground surface as soils reconsolidate
- Subsidence – compaction of soil and sediment

Three factors are required for liquefaction to occur: (1) loose, granular sediment; (2) saturation of the sediment by groundwater; and, (3) strong shaking. The project sites are not within an area that has been identified as susceptible to liquefaction, based on seismic hazard zones data obtained from the California Department of Conservation's Seismic Hazards Zones Map for the San Juan Capistrano Quadrangle (California Department of Conservation 2001), as depicted on Figure S-5 in the Laguna Woods General Plan Safety Element (2014). Therefore, the proposed project would not result in significant impacts related to the exposure of people or structures to liquefaction.

- iv) **Less Than Significant Impact.** As indicated in the Local Hazard Mitigation Plan (2012), landslides are considered to pose a low to moderate risk to the city with low impact and medium probability. Areas known to be susceptible to earthquake-induced landslides include small portions of the project area, within Sites 1, 5, and 6, (as depicted on Figure S-4 in the Laguna Woods General Plan Safety Element [2014]). No changes to any of the existing land uses are proposed on any of the project sites and no proposals for any land-altering activities that might somehow aggravate landslide conditions have been submitted or are under consideration. The City has adopted the California Building Code, and the City's Planning & Environmental Services Department is responsible for plan checks and construction inspections, which ensure that all new structures in the city are built as safely as possible, consistent with the Building Code, and in a manner that prevents significant adverse impacts from landslides. Any future projects that propose substantial land use changes with land alteration within the areas of landslide hazard would be subject to the most current California Building Code standards that address such hazards. With the required compliance with the California Building Code, the proposed project would not result in significant impacts related to the exposure of people or structures to landslides.
- b) **Less Than Significant Impact.** The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. Any future construction activities would be subject to the erosion control requirements of the Laguna Woods Municipal Code (i.e., Sections 10.06.300 and 10.06.310). Compliance with applicable regional water quality control board requirements and Laguna Woods Municipal Code Sections 10.06.300 and 10.06.310 would minimize soil erosion and loss of topsoil and would reduce potential impacts to a less than significant level.
- c) **Less Than Significant Impact.** The potential for landslides on the project sites is addressed under Issue a)(iv) and was determined to be less than significant. The potential for lateral spreading, liquefaction, subsidence, and other types of ground failure or collapse is addressed under Issue a)(iii) above and was also determined to be less than significant.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- d) **Less Than Significant Impact.** Expansive or shrink-swell soils are soils that swell when subjected to moisture and shrink when dry. Expansive soils typically contain clay minerals that attract and absorb water, greatly increasing the volume of the soil. This increase in volume can cause damage to foundations, structures, and roadways. As noted earlier, the proposed project does not include any proposal to alter existing land uses or to authorize any kind of new construction. Any future improvements involving structures would be required to comply with the California Building Code. Therefore, the proposed project would not result in significant impacts related to expansive soils.
- e) **No Impact.** If any future improvement includes a bathroom, it would be required to be connected to the local wastewater purveyor's wastewater system, so no septic tank or alternative wastewater disposal system would be necessary. Therefore, no impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

EXISTING SETTING

Since the early 1990s, scientific consensus has held that the world's population is releasing greenhouse gases (GHG) faster than the earth's natural systems can absorb them. These gases are released as byproducts of fossil fuel combustion, waste disposal, energy use, land use changes, and other human activities. This release of gases, such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and chlorofluorocarbons, creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth's climate system.

For most nonindustrial development projects, motor vehicles make up the bulk of GHG emissions produced on an operational basis. The primary GHGs emitted by motor vehicles include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. **Table 6** provides descriptions of the primary GHGs attributed to global climate change, including a description of their physical properties, primary sources, and contribution to the greenhouse effect.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

TABLE 6
GREENHOUSE GASES

Greenhouse Gas	Description
Carbon dioxide (CO ₂)	CO ₂ is a colorless, odorless gas and is emitted in a number of ways, both naturally and through human activities. The largest source of CO ₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO ₂ emissions. The atmospheric lifetime of CO ₂ is variable because it is so readily exchanged in the atmosphere.
Methane (CH ₄)	CH ₄ is a colorless, odorless gas that is not flammable under most circumstances. CH ₄ is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. CH ₄ is emitted from both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (livestock intestinal fermentation and manure management), biomass burning, and waste management. These activities release significant quantities of CH ₄ to the atmosphere. Natural sources of CH ₄ include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. Methane's atmospheric lifetime is about 12 years.
Nitrous oxide (N ₂ O)	N ₂ O is a clear, colorless gas with a slightly sweet odor. N ₂ O is produced by natural and human-related sources. Primary human-related sources are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N ₂ O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N ₂ O is approximately 120 years.

Source: EPA 2017

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Gases with high global warming potential, such as hydrofluorocarbons, perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆), are the most heat-absorbent. CH₄ traps over 21 times more heat per molecule than CO₂, and N₂O absorbs 310 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e), which weight each gas by its global warming potential. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature or to measurably change climatic conditions. The combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts. As such, GHG emissions are addressed only as a cumulative impact. The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes on six parcels of land, with no currently proposed changes of the existing land uses. As such, the project would have no direct impacts involving an increase in generation of GHGs. In the future, new or expanded uses could generate GHG emissions during grading and

construction activities and from vehicles accessing the uses. On Sites 1-5, little change in the land use character is anticipated over time, as the proposed Residential Community – Maintenance Zoning Overlay is intended to be more reflective of the existing land uses and to ensure that there are no substantial land use changes in the future. Further, the change from the Urban Activities Center designation would eliminate the potential for future land use changes that could comprise a more intensive mixture of residential and commercial development with a larger GHG footprint.

On Site 6, the proposed OS-R zoning would potentially allow for establishment of sewage disposal facilities and/or waste transfer/material recovery facilities that could generate higher levels of GHGs than the very low levels that occur intermittently in association with the existing community garden activities. Such uses are not envisioned for Site 6 and, if ever proposed, would require the City's discretionary approval through a use permit process, which would include examination of the full range of environmental impacts, including GHG emissions. If GHG emissions associated with such future uses should exceed applicable thresholds in effect at that time, the City could require measures to reduce or offset such emissions to below a level of significance, or could deny the project outright. In any event, the City's zoning authority and land use powers would be sufficient to ensure that future land uses on Site 6 would not generate significant levels of GHGs.

- b) **No Impact.** The proposed project would not conflict with any adopted plans, policies, or regulations adopted for the purpose of reducing GHG emissions, as there are none that would pertain to site-specific rezoning actions on a small, local scale.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EXISTING SETTING

A material is considered hazardous if it appears on a list of hazardous materials prepared by one or more federal, state, or local agencies or if it has characteristics defined as hazardous by such an agency or agencies.

A hazardous material is defined by California Health and Safety Code Section 25501 as follows:

“Hazardous material” means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

A hazardous material is defined in Title 22, Section 662601.10, of the California Code of Regulations as follows:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

The release of hazardous materials into the environment could potentially contaminate soils, air, surface water, and groundwater supplies.

Most hazardous materials regulation and enforcement in Orange County is managed by the Orange County Health Care Agency and the Orange County Fire Authority. Both agencies refer large cases of hazardous materials contamination or violations to the responsible Regional Water Quality Control Board (RWQCB), the California Department of Toxic Substances Control (DTSC), and/or other agencies as appropriate. It is not uncommon for other agencies, such as both the federal and state Occupational Safety and Health Administrations, to become involved when issues of hazardous materials arise. Under California Government Code Section 65962.5, both the DTSC and the State Water Resources Control Board are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites.

A search of the DTSC database determined that none of the project sites are identified as a closed or active hazardous waste or substances site (DTSC 2017). The project sponsor operates a maintenance shop on Site 1 that is regulated by the Orange County Environmental Health Division, as it contains chemical storage facilities, aboveground petroleum storage, and is classified as a hazardous waste generator (CalEPA 2017).

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** Existing practices involving hazardous materials and wastes associated with the project sites are likely to continue indefinitely, until such time as a proposal to change a land use were to occur. In that event, on Sites 1-5, the range of potential land uses would be limited to uses that would likely be similar to and not significantly more intensive than existing uses with respect to use, transport, storage, and disposal of hazardous substances and wastes. On Site 6, the range of principally permitted open space and recreation uses would not result in significant impacts involving hazardous materials and wastes; however, with the issuance of a discretionary Use Permit, the proposed OS-R zoning district would allow for sewage disposal facilities and/or waste transfer/material recovery facilities that could involve handling of hazardous materials and

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

wastes to a much larger extent. Those uses would require discretionary approval by the City, and as part of that evaluation process, the activities involving storage, use, transport, and disposal of hazardous substances and wastes would be examined closely to determine whether those activities could result in any significant impacts. If new land uses are proposed on any of the six project sites that entail some increased usage of hazardous materials and wastes, the City's fire department (Orange County Fire Authority) would be asked to review the proposal to ensure that appropriate design features and operational measures are taken to prevent or contain accidents and to respond effectively during an accidental release. The proposed project would not authorize any activities that would be exempt from either Orange County Fire Authority oversight or compliance with existing state and local regulations governing land uses that routinely transport, store, use, and dispose of more than small quantities of hazardous materials and wastes. As a result, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b) **No Impact.** As discussed in Issue a) above, the proposed project would not result in the routine transport, use, disposal, handling, or emission of significant quantities of hazardous materials that could create a significant hazard to the public or to the environment. Likewise, no conditions exist that present a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Therefore, no impact would occur.
- c) **No Impact.** There are no schools located within one-quarter mile of the project sites. Therefore, no impact to schools would occur.
- d) **No Impact.** The California DTSC maintains a database to consolidate various lists maintained by state agencies under Government Code Section 65962.5. A review of the current database for the Laguna Woods area determined that there are no sites reported to be under investigation or involved in any ongoing cleanup activities as hazardous wastes or substances sites. Therefore, the project sites are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (DTSC 2017). There would be no impact related to any such sites.
- e-f) **No Impact.** The project sites are not located within an airport land use plan or within two miles of a public airport or a private airstrip. Thus, there would be no related safety hazard to people working in the project area. No impact would occur.
- g) **No Impact.** The proposed project does not include any roadway modifications and as such there would be no interference with established evacuation routes. Use of the project sites for community maintenance and related support facilities or recreation or other open space uses would not result in any interference with the City's Emergency Operations Plan or the County of Orange/Orange County Operational Area's emergency response plans.
- h) **No Impact.** The project sites are not located in an area that is adjacent to or intermixed with wildlands, nor are they located in any one or more of the City's designated fire hazard severity zones. Therefore, there would be no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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, which would result in flooding on- or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Place unprotected structures for human occupancy and major roadways in a 100-year floodplain?	☐	☐	☐	☒
j) 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?	☐	☐	☐	☒
k) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
l) Disturb, or encroach into, any river, river tributary, riparian habitat, stream, or similar waterway identified on a United States Geologic Survey map as a "blue-line" watercourse, or any waterway otherwise identified as a significant resource by the City of Laguna Woods?	☐	☐	☐	☒

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

EXISTING SETTING

Laguna Woods straddles three watersheds: Newport Bay, Aliso Creek, and Laguna Coastal Streams. The proposed project is located in the Newport Bay watershed.

Laguna Woods is located within the jurisdictional boundaries of the Santa Ana Regional Water Quality Control Board and the San Diego Regional Water Quality Control Board (collectively, the RWQCBs). The RWQCBs develop and enforce water quality objectives and implementation plans that safeguard the quality of water resources. Specifically, the RWQCBs identify potential water quality problems, confirm and characterize water quality problems through assessment, remedy problems through imposing or enforcing appropriate measures, and monitor problem areas to assess effectiveness of remedial measures. Remedies for problems include prevention and cleanup. Common means of prevention are the issuance of National Pollutant Discharge Elimination System (NPDES) permits, waste discharge requirements, and discharge prohibitions and restrictions. Cleanup is implemented through enforcement measures such as cease and desist and cleanup and abatement orders. The project area is already urbanized and developed with sufficient stormwater drainage in place.

Laguna Woods is urbanized and the project area is developed. The city has existing maintained storm drainages including those on the south side of Ridge Route Drive and in Moulton Parkway; Santa Maria Avenue (excluding the portion in Laguna Hills); and, El Toro Road. Runoff from the development areas currently sheet flows into respective storm drain facilities in Ridge Route Drive, Moulton Parkway, Santa Maria Avenue, and El Toro Road.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. Future improvements would be governed by the permitted uses table and development standards for the proposed RC-MT zone for Sites 1-5, and the OS-R zone for Site 6. No proposal for any site-specific construction projects or other land use changes are under consideration as part of the proposed project. If there are any future proposals for new development or land alterations, construction plans would be required to comply with Laguna Woods Municipal Code Sections 10.06.300–320, which identify the City's erosion and sediment control and water quality requirements. These sections require the implementation of various best management practices (BMPs) during construction.

In addition, according to the State Water Resources Control Board, dischargers whose projects disturb one or more acres of soil, or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Thus, any improvement of at least 1 acre would be required to prepare a stormwater pollution prevention plan (SWPPP) pursuant to the RWQCBs' standards and subject to the RWQCBs' review for each phase of the project. SWPPPs must include measures designed to reduce or eliminate erosion and runoff into waterways. BMPs include wattles, covering of stockpiles, silt fences, and other physical means of slowing stormwater flow from the graded areas to allow sediment to settle before entering stormwater channels. The methods used would be described in the SWPPPs and may vary, depending on the circumstances. Additionally, the proposed project would not violate any waste discharge requirements. Because of these standard procedures, future projects involving land use

changes would be designed and constructed with sufficient structural and non-structural features to ensure that impacts to water quality are less than significant.

None of the principally permitted uses or other uses allowed under special permits for the proposed RC-MT zone to be applied to Sites 1-5 would typically require issuance of a Waste Discharge Permit from an RWQCB, and no point sources of water pollutant discharges are anticipated to occur in conjunction with future land use changes on those sites. On Site 6, the range of principally permitted uses would typically not involve a point source of water pollutant discharge and would not require issuance of a Waste Discharge Permit. In the event there is a proposal for a land use change requiring a discretionary Use Permit, the wastewater generation and disposal aspects would be carefully reviewed to ensure compliance with all applicable water quality standards. The proposed project would not authorize any exceptions to state, local, or federal water quality standards and permitting requirements. Conflicts with water quality standards or related permitting requirements are not anticipated as a result of potential future land use changes.

- b) **No Impact.** As documented in the City's General Plan EIR (2002), no groundwater recharge areas are located in or in the immediate vicinity of the city. Land uses that involve groundwater extraction to meet its water needs are not allowed under the proposed rezoning of any of the project sites. Therefore, no impact would occur.
- c-d) **Less Than Significant Impact.** No blue-line streams occur on the project sites, as shown in the San Juan Capistrano, California, USGS 7.5-minute topographic quadrangle map. There are no established drainage features on any of the project sites. The nearest drainage course is located within noncontiguous, undeveloped land to the east, just outside of the Aliso Viejo Golf Course (Laguna Woods 2003). Given the gently sloping topography and established drainage system in this area, major grading that would substantially alter existing drainage patterns is not expected in the event there is a future proposal for land use changes or development on any of the project sites. Any future development proposal or other land use alterations would be subject to the requirements of the City's Grading Code, which addresses drainage, erosion, and stormwater runoff control. With the required compliance with the Grading Code, the proposed project would not result in significant erosion, siltation, or flooding impacts resulting from an alteration of the existing drainage pattern.
- e) **Less Than Significant Impact.** See responses to Issues a) and c-d) of this subsection. Given the already mostly impervious surface coverage on Sites 1-5, in the event there are any future land use changes proposed on any of those sites, post-project runoff volumes would likely be similar to existing runoff volumes, and the existing drainage system is expected to accommodate any potential runoff from future improvements on those project sites. On Site 6, rezoning from the OS-R/UAC zoning districts to exclusively OS-R would substantially limit the types of land uses to primarily open space and recreation activities, which would generate less runoff from impervious surfaces than would likely occur with the residential and/or commercial development allowed under the current UAC zoning district. If there were a future proposal to convert the existing community gardens into some other land use, there could be an increase in impervious surface coverage by buildings and paved parking areas, and possibly from other paved surfaces. Runoff from any future development project on Site 6 could, therefore, result in an increase in urban runoff and the typical pollutants found in such runoff, compared to current conditions, if not properly controlled. Those pollutants have the potential to affect receiving waters.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The City participates in the Orange County Stormwater Program, which is regulated under NPDES Permit Nos. RB8-2009-0030 (as amended by Order No. R8-2010-0062) and R9-2013-0001 (as amended by Order No. R9-2015-0001). In accordance with both NPDES permits, the City is required to implement all BMPs outlined in the Drainage Area Management Plan (2003) and its Local Implementation Plan. Future development in the project area would require review by the City to confirm that there would be no significant change in site runoff and to identify the specific drainage/water quality control measures required to meet the standards of the City's Local Implementation Plan. With these mandatory drainage and water quality control design standards, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and the impact would be less than significant.

- f) **Less Than Significant Impact.** The proposed project would not result in any additional sources of runoff beyond those discussed in the preceding responses; therefore, there would be no significant impact.
- g-i) **No Impact.** According to the City's General Plan Safety Element, no portion of the project sites is located within a 100-year floodplain (Laguna Woods 2014). Therefore, the proposed project would not result in the development of any housing or structures in a 100-year flood zone. No impact would occur.
- j) **No Impact.** According to the City's General Plan Safety Element, the project sites are not located within a 100-year floodplain and there are no dam or levee inundation zones affecting the city (Laguna Woods 2014). Therefore, the proposed project would not 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. No impact would occur.
- k) **No Impact.** The project sites are located over five miles from the Pacific Ocean; therefore, the proposed project is not subject to tsunami hazards. There are no water bodies or water storage facilities in the vicinity of the project sites that could flood the sites in the event of seismically induced seiche conditions. A portion of the project sites is located on a slight hillside; however, the hillside is stabilized by turf and other vegetation. Therefore, mudflow impacts to the project sites are not anticipated.
- l) **No Impact.** The project sites do not contain any waterways identified on a USGS map as "blue-line" watercourses or as a significant water resource by the City. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

EXISTING SETTING

The primary land use plan for the project area is the City's General Plan Land Use Element, which was last updated in 2010. For more information on the proposed project and its various land use components, please refer to earlier sections of this document.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. For potential future land use changes, there would be no need for construction of major new infrastructure such as roadways or utility rights-of-way or any other activities that would result in physical disruption of the established community. As such, no physical division of an established community would occur.
- b) **No Impact.** The existing General Plan designation Urban Activities Center (UAC) allows mixed-use development that may include both commercial and residential uses. The proposed land designations and zoning would be consistent with the established land uses and would not allow for future land use changes that would conflict with any of the City's environmental protection and conservation policies set forth in the Conservation, Open Space, Safety, or Land Use Elements (Laguna Woods 2015a, 2007, 2014, 2010). There would be no impact involving a conflict with an adopted land use plan, policy, or regulatory program intended to mitigate or avoid an environmental effect.
- c) **No Impact.** The project sites are within the boundaries of the Coastal Subregion of the Orange County Central/Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). However, the project sites are not located within a reserve, special linkage, or conservation easement area of the NCCP/HCP and contain no on-site habitat in support of any special-status species. Thus, the proposed project would not conflict with the provisions of the NCCP/HCP and no impact would occur.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EXISTING SETTING

According to the California Department of Conservation's Surface Mining and Reclamation Land Classification Maps (California Department of Conservation 2014), a portion of Laguna Woods is designated Mineral Resource Zone 3, indicating that the significance of mineral resources cannot be evaluated using available data (California Geological Survey 2012). The balance of Laguna Woods is designated as Mineral Resource Zone 1, meaning that available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.

PROJECT IMPACTS AND MITIGATION MEASURES

a-b) No Impact. No known mineral resources are located in the project vicinity (Laguna Woods 2002). Therefore, the proposed project would not adversely affect the availability of a known mineral resource. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. Would the project:				
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EXISTING SETTING

Noise is defined as “unwanted sound.” Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to a broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum; they are adjusted to reflect only those frequencies that are audible to the human ear.

PROJECT IMPACTS

a-d) Less Than Significant Impact. The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. In the future, new or expanded uses could generate noise during construction and from activities occurring on the project sites. Laguna Woods Municipal Code Sections 7.08.060 and 7.08.070 establish the City’s exterior and interior noise standards, respectively. Future activities on the project sites would be required to comply with City standards. Noise generated during construction activities would be considered exempt pursuant to Laguna Woods Municipal Code Section 7.08.080, provided the activities do not take place between the hours of 8 p.m. and 7 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday. The proposed project’s

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

compliance with applicable codes will substantially minimize noise. Therefore, the proposed project would not expose people to noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies; would not generate excessive groundborne vibration or noise levels; would not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed project; and, would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the proposed project. No significant impacts would occur.

- e-f) No Impact.** The project area is located more than two miles from a public airport and is not in the vicinity of a private airstrip. Therefore, no impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. Would the project:				
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) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

EXISTING SETTING

The California Department of Finance (2017) estimated the city's population as of January 1, 2017, at 16,319. There is no housing on the project sites; however, the existing Urban Activities Center land use designation and zoning classification allows for development of a mixture of residential and commercial land uses, pursuant to a specific plan.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** The project sites are located in an established suburban community, and no new roads or extensions of existing roads or other major urban infrastructure that could support substantial growth are proposed. The proposed project does not include the construction of any new homes or businesses, and the proposed project would prohibit the construction of homes on all of the project sites. Therefore, no increase in population would occur as a result of the proposed project.
- b) **No Impact.** No residences would be displaced or removed as a result of the proposed project and would, therefore, not necessitate the construction of replacement housing elsewhere. No impact would occur.
- c) **No Impact.** As discussed under Issue b), the proposed project does not involve the displacement or relocation of any housing and would, therefore, not displace any people or necessitate the construction of any replacement housing. No impact would occur.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES. 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:				
a) Fire protection?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

EXISTING SETTING**Fire Protection**

The Orange County Fire Authority provides fire prevention, suppression, and paramedic services to Laguna Woods. The city is primarily served by Station No. 22 at 24001 Paseo de Valencia in Laguna Woods.

Police Protection

The City contracts with the Orange County Sheriff's Department for police services, which are generally provided from the Aliso Viejo Substation at 11 Journey in Aliso Viejo. Private security guards patrol Laguna Woods Village, including the project sites.

Schools

The Saddleback Valley Unified School District operates elementary, intermediate, and high schools serving the project area.

Parks

The City operates and maintains all or part of three public parks: City Centre Park, Ridge Route Linear Park/"A Place for Paws" Dog Park, and Woods End Wilderness Preserve. Woods End Wilderness Preserve is currently leased to OC Parks for inclusion in the Laguna Coast Wilderness Park.

PROJECT IMPACTS AND MITIGATION MEASURES

- a-b) No Impact.** There would be a need for fire protection and police protection services to respond to any potential incidents that may occur at the project sites, under current conditions or if there are changes to any of the existing land uses consistent with the proposed zoning standards. However, the project sites are located in a developed part of the city that is adequately served by existing police and fire services and facilities.

Furthermore, under the proposed project, potential future land use changes would, for the most part, be limited to community maintenance activities, recreation, and other open space uses similar in nature to those that currently take place on the project sites and throughout the city. Other types of land uses could occur through a discretionary Use Permit process, but the proposed zoning would not allow for development of high-rise structures or industrial or commercial uses that might require different kinds of fire response resources or additional police department resources. Therefore, the proposed project would not result in the need for new fire or police facilities. No impact would occur.

- c-e) No Impact.** The proposed project does not propose any housing, would not allow for development of new housing, and would not include any other components that would result in an increased demand for schools, parks, or other public services, such as libraries. As such, there would be no need for additional facilities to maintain acceptable service ratios. No impact would occur.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION. Would the project:				
a) 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) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

EXISTING SETTING

Laguna Woods was nearly built out at the time of its incorporation in 1999. Prior to incorporation, development proceeded pursuant to Orange County's Rossmore Leisure World Planned Community zoning. Recreational facilities were developed for the exclusive use of residents in Laguna Woods Village. Since its incorporation, the City has begun to operate and maintain all or a part of three public parks: City Centre Park, Ridge Route Linear Park/"A Place for Paws" Dog Park, and Woods End Wilderness Preserve. Woods End Wilderness Preserve is currently leased to OC Parks for inclusion in the Laguna Coast Wilderness Park.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) No Impact.** The proposed project would not authorize development of residential uses; thus, the proposed project would not increase the demand on existing parks and recreational facilities such that there would be substantial physical deterioration of the facility or demand for new facilities. No impact would occur.
- b) Less Than Significant Impact.** The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. On Sites 1-5, permitted uses would be limited to a range of residential community maintenance activities and some accessory uses. Through approval of a discretionary Use Permit, there could be new land uses; however, none of the potential land uses would affect any existing or planned recreation resources and none would likely contain any significant recreational component.

On Site 6, the proposed project would allow for a range of low-intensity open space and recreational activities, and possibly some active sport courts or athletic fields ("athletic fields") that might be equipped with night lighting. Potential adverse effects associated with night lighting of athletic facilities would be mitigated through Mitigation Measure AES-1, requiring submittal of a detailed photometric plan to verify limitations on lighting levels around the site perimeter, as described earlier under Checklist Topic 1, Aesthetics. Given the already human-modified condition of the community garden site, future recreational uses would likely not result in any significant impacts involving alteration of the land. Impacts related to the intensity of the proposed uses (e.g., traffic, noise, air emissions, water demand) would be addressed through the City's existing zoning authority and project

level-review procedures. This existing authority and plan review process is sufficient and no additional regulatory authority or mitigation measures are required at this time to address the potential impacts of future recreational land use proposals.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. Would the project:				
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) 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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Increase traffic by 1 percent or more at any location where level of service for road links and level of service for intersections is D (Level of Service D)?	☐	☒	☐	☐

EXISTING SETTING

Most of the commercially zoned land in the city is located along Moulton Parkway and/or El Toro Road, which are the two major public roadways bisecting the city. Both roadways carry substantial volumes of regional traffic (that is, traffic passing through Laguna Woods from one part of the county to another without stopping in the city). Traffic counts taken in 2015 determined that both streets are operating at high levels of efficiency, carrying less than half of their design capacity for average daily traffic volumes (Laguna Woods 2015b). None of the sites have frontages on either road; however, the intersection of these two streets is close to the six project sites. Vehicular access is available via a private drive extending to El Toro Road, through adjacent land. Via Campo Verde, a private local street, provides vehicular access to all of the sites from Moulton Parkway.

PROJECT IMPACTS AND MITIGATION MEASURES

a–b, g) Less Than Significant Impact With Mitigation Incorporated. El Toro Road, a six-lane Major Arterial, and Moulton Parkway, a six-lane Smart Street Arterial, are the two closest roadways providing local access to the project sites. As noted in the discussion of the existing setting, both are currently operating at high efficiency, carrying daily traffic volumes that are typically less than half of their capacity. The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. In the future, new or expanded uses could generate new vehicle trips. If new land uses in the future should include more employee-intensive community maintenance activities on Sites 1-5, there could be an increase in peak hour trip generation, which occurs in the morning and late afternoon commuting periods. Future recreation or open space uses on Site 6 would primarily serve the local, mostly retired resident population and thus would likely generate trips spread throughout the day, rather than concentrated during peak hours. Other types of land uses allowed by a discretionary Use Permit on Site 6 might generate additional peak hour trips. This would be evaluated at the time such a project were to be submitted for City approval. In addition, while not currently contemplated, private property owners may decide to pursue future land uses that are not primarily intended to serve Laguna Woods Village residents. Such facilities have the potential to cause significant traffic impacts. Mitigation Measure TRAF-1 is included to ensure any such future uses would not significantly impact the performance of the circulation system or the level of service at nearby intersections. With the incorporation of Mitigation Measure TRAF-1, impacts on the performance of the local roadway network would be less than significant.

The intersection of Moulton Parkway and El Toro Road is the only one in the city that is part of the Orange County Congestion Management Program (CMP) network. The CMP establishes a performance standard of level of service E for this intersection. Accordingly, should there be a future development proposal of substantial intensity on one or more of the project sites, the City would impose Mitigation Measure TRAF-1, to determine whether the project could adversely affect the performance of the Moulton Parkway/El Toro Road intersection, with respect to the CMP performance standard, and, if warranted, to identify mitigation measures to achieve the required performance standard. With the incorporation of Mitigation Measure TRAF-1, impacts on the performance of the CMP intersection would be less than significant.

- c) No Impact.** The proposed project would not affect air traffic volumes or patterns. Future new development could not exceed a building height of 40 feet; therefore, there could be no intrusion into any air traffic space. The proposed project is not located within the boundaries of an airport land use plan area or the approach or departure pattern of any airport. No impact would occur.
- d) No Impact.** Access to the project sites would remain unchanged. The vehicle fleet mixes associated with the proposed project would be substantially similar to existing conditions, which include golf carts, cars, light trucks, and heavy trucks considered compatible with the City's existing circulation system. No impact would occur.
- e) No Impact.** Emergency vehicles would access the project sites from Moulton Parkway and El Toro Road. These streets and private side streets are already utilized for access to existing facilities and would continue to accommodate through movements of emergency vehicles. No impact would occur.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- f) **No Impact.** There are no Orange County Transportation Authority bus stops on or adjacent to any of the project sites, and because none of the sites have frontage on El Toro Road or Moulton Parkway, or any of the City's other bus routes, it is considered unlikely that any of these sites would be considered an effective location for a future bus stop. Additionally, Laguna Woods Village offers a variety of private transportation services to its residents. None of the project sites have frontage on a designated bike route of any classification, and there are no sidewalks along Via Camp Verde. The proposed project would not conflict with policies, plans, programs, or existing improvements regarding public transit, bicycle, or pedestrian travel and would not otherwise decrease the performance or safety of such facilities. No impact would occur.

Mitigation Measures

None required, for Thresholds c-f. Mitigation Measure TRAF-1 is proposed to address potential congestion impacts from future, more intensive development proposals, with respect to Thresholds a, b, and g.

Mitigation Measure TRAF-1: Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, or which has a substantially higher employment intensity than existing land uses, the applicant shall provide the City with a transportation impact analysis (TIA) that evaluates the project's impact on the level of service of any intersection that receives more than 50 project trips during any hour. Said TIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the City's traffic study guidelines in effect at the time the study is initiated. No such project shall be undertaken unless that project's traffic impacts are shown to be below, or mitigated to a level below, the City's traffic impact thresholds of significance (and in the case of the Moulton Parkway/El Toro Road intersection, the County's CMP threshold) that are in effect at the time the study is initiated.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRIBAL CULTURAL RESOURCES. Would the project:				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

EXISTING SETTING

Four Native American tribes have submitted requests to the City to be notified of pending projects subject to assessment under the City's CEQA procedures, to provide an opportunity for tribal review to determine whether there could be impacts to tribal cultural resources and to suggest measures to mitigate potentially significant impact. These tribes are:

- San Gabriel Band of Mission Indians
- Soboba Band of Luiseno Indians
- Gabrieleno Band of Mission Indians-Kizh Nation
- Gabrielino-Tongva Tribe

PROJECT IMPACTS AND MITIGATION MEASURES

a-b) No Impact. There are no tribal cultural resources listed in the California Register of Historical Resources, or in a local register of historical resources, on any of the involved parcels. Pursuant to §21080.3.1 of the State CEQA Guidelines, written correspondence was sent to the four Native American tribes noted above, to provide notification of the proposed project and the City's CEQA process. One response was received, from the Gabrieleno Band of Mission Indians-Kizh Nation. The Gabrieleno Band of Mission Indians-Kizh Nation noted that an ancestral village had been located in the project vicinity. It was acknowledged that the proposed project, which would not authorize any change in the existing land uses or any form of construction activity, could not have a significant impact

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

on that tribal cultural resource. The City agreed to provide notification to the Gabrieleno Band of Mission Indians-Kizh Nation of any future proposals for land use alterations that would involve ground-disturbing activities, in accordance with applicable provisions of State law, including Assembly Bill 52 and Senate Bill 18. No further investigations or any form of mitigation for the proposed project was requested.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in the inability to maintain a water system, on- or off-site, which is capable of meeting the daily and peak demand of Laguna Woods residents and businesses, including the provision of adequate fire flows?	☐	☐	☒	☐
f) 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?	☐	☐	☒	☐
g) Result in the inability to maintain a wastewater collection treatment and disposal system, which is capable of meeting the daily and peak demands of Laguna Woods residents and businesses?	☐	☐	☒	☐
h) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
i) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

EXISTING SETTING

Water

The El Toro Water District (ETWD) provides water to consumers in Laguna Woods. As a constituent member of the Municipal Water District of Orange County, the ETWD buys water from the Metropolitan Water District (MWD), which imports water from both the Colorado River and Northern California. Imported water is transported by pipeline from the MWD Diemer Filtration Plant in Yorba Linda to the ETWD service area and again by pipeline into Laguna Woods.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Wastewater

The ETWD owns and operates sanitary sewer lines serving Laguna Woods. The ETWD operates a treatment plant in Laguna Woods that currently recycles 10 percent of wastewater for beneficial reuse, but anticipates recycling 30 to 35 percent of all wastewater for beneficial reuse. After treatment, the effluent is discharged into the Pacific Ocean through an outfall pipe 7,900 feet offshore and southwest of the mouth of Aliso Creek. Biosolids from ETWD sewers are transported by truck to the South Orange County Wastewater Authority's Regional Treatment Plant.

Solid Waste

Waste Management of Orange County currently provides solid waste collection services. Services are separately contracted for hazardous waste and sharps collection. Waste that is not recycled or otherwise disposed of is transported to the Frank R. Bowerman Landfill, located approximately 4 miles north of Interstate 5 in Irvine. The 725-acre Frank R. Bowerman Landfill opened in 1990 with 534 acres permitted for refuse disposal and is scheduled to close in approximately 2053 (Orange County Waste and Recycling 2017). Most green waste generated in Laguna Woods Village is either chipped and reused or composted within the community.

PROJECT IMPACTS AND MITIGATION MEASURES

a-b, d-g) Less Than Significant Impact. The proposed project includes a General Plan Amendment, Zoning Code Amendment, and Zone Changes, with no currently proposed changes of the existing land uses. Because the proposed project would repeal the existing land use policies and development standards for Urban Activities Center (which permitted development of a mixture of residential and commercial land uses) and would generally restrict future land uses to residential community maintenance activities and a variety of low-intensity recreation and open space uses, the potential demand for various utilities would be reduced. This would include a reduction in potential water demand and wastewater generation. From a long-term planning perspective, therefore, the proposed project would not result in significant impacts involving a substantial increase in potential water demand or wastewater generation or related infrastructure improvements. It is considered unlikely that there would be a future proposal for a large-scale development project of sufficient intensity to trigger the requirement for a Water Supply Assessment, under Part 2.10 of Division 6 (commencing with Section 10910) of the California Water Code, or verification of adequate water supply to serve a large subdivision, under Senate Bill 221.

Any future new land use proposals would be subject to compliance with the then-current water conservation standards set forth in the Laguna Woods Municipal Code and Building Codes, with respect to outdoor landscaping and irrigation systems and interior plumbing fixtures. Compliance with these standards would minimize potential impacts related to changes in levels of water usage at a particular site, and significant impacts are not anticipated. As part of future updates to the ETWD's Urban Water Management Plan, proposals for substantial redevelopment and intensification of any of the project sites would be considered in the forecasting of Laguna Woods' water demands. Through this ongoing water supply planning process, the ETWD can adjust its forecasts to encompass changes in demand and develop ways to address changes in demand that ensure a sufficient water supply in normal, wet, and dry periods. Since no changes to the existing land uses on the project sites are proposed or currently contemplated, it is premature at this time to estimate whether some specific types of land use changes on the project sites could have a significant influence on Urban Water Management Plan demand projections.

or modifications to entitlements to water supplies. No further analysis can be accomplished at this time without undo speculation, and significant impacts on future water supplies and infrastructure are not anticipated as a result of the proposed project.

The range of principally permitted and accessory uses, as well as uses that could be allowed through a discretionary Use Permit on Sites 1-5, would not likely require construction of new water or wastewater treatment systems or generate wastewater streams that could not be accommodated by the City's existing wastewater infrastructure. While considered highly unlikely, if some future proposal for a sewage disposal facility should be submitted for Site 6, the water and wastewater characteristics would be examined carefully by the City through the discretionary Use Permit process, and any potentially adverse impacts involving construction of new water or wastewater facilities would be addressed at that time. Through its discretionary land use authority, the City could reject a proposal with significant impacts, or require modifications in the design or operational characteristics of the project to avoid or mitigate impacts to a less than significant level.

- c) **Less Than Significant Impact.** Any increase in runoff from the project sites would follow the existing drainage patterns and would either dissipate through landscaped areas, surface or subsurface collection and treatment mechanisms, or be accommodated by the connections to existing drainage system. The proposed project would not require or result in the construction of new or expanded community stormwater drainage facilities that could cause significant impacts.

- h) **Less Than Significant Impact.** The closest landfill, Frank R. Bowerman Landfill, is located 13 miles from the project area at 11002 Bee Canyon Access Road in Irvine. The landfill is permitted to receive a daily maximum of 11,500 tons per day, and the County forecasts that this landfill will have sufficient capacity to receive permitted wastes from all sources through the year 2053 (Orange County Waste and Recycling 2017). Changes in solid waste generation from any of the project sites would not occur as a direct and immediate result of the proposed project, but if there are any land use conversions to different, more intensive uses in the future, there could be an increase in the volume or a change in the composition of wastes generated within the project sites. Given the land use restrictions associated with the proposed zoning classifications, a significant change in the composition of wastes, compared to the existing citywide waste stream, is considered unlikely. The City would continue to implement waste reduction, diversion, and recycling programs to reduce the total amount of wastes from all of the local land uses that require landfill disposal, pursuant to its obligations under Assembly Bill 939 (Integrated Waste Management Act of 1989). As a result, even with some changes to the existing land uses in the future, there would be a less than significant impact on any landfill capacity.

- i) **No Impact.** Compliance with all applicable statutes and regulations, including those for solid waste collection and disposal, are mandated. The proposed project does not include any uses or components that would not comply with the law. No impact would occur.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a) 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) 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.)	☐	☐	☒	☐
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project would not impact any sensitive plants, plant communities, fish, wildlife, or habitat for any sensitive species, as discussed in Checklist Topic 4, Biological Resources. Given the urbanized and previously disturbed character of the project area, adverse impacts to archaeological and paleontological resources are considered unlikely. No environmental hazards were identified as part of the project analysis. The proposed project would not degrade the quality of the environment or impact any habitat or species and would not impact important examples of California history and prehistory.
- b) **Less Than Significant Impact.** When considering the proposed project in combination with other past, present, and reasonably foreseeable future projects in the vicinity, it does not have the potential to cause impacts that are cumulatively considerable. There are no other significant land use actions proposed in this area, and no pending development projects in the vicinity. As detailed in the discussions above, the proposed project would not result in any significant and unmitigable impacts in any environmental categories. In all cases, the impacts associated with the proposed project are limited to the project sites or are of such a negligible degree that they would not result in a significant contribution to any cumulative impacts.
- c) **Less Than Significant Impact with Mitigation Incorporated.** As demonstrated in this Initial Study, the proposed project would not result in substantial adverse effects on human beings. Impacts that could have a potential effect on human health and well-being, such as air quality, geology and soils, hazards and hazardous materials, noise, and traffic, would all be less than significant. Preapproval impact assessments and, possibly, implementation of routine mitigation measures would be required to address air quality and traffic impacts from substantial development proposals.

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APPENDIX A PROPOSED ZONING CODE AMENDMENT TEXT ESTABLISHING THE RESIDENTIAL COMMUNITY – MAINTENANCE OVERLAY

Section 13.08.040. – Residential community-maintenance overlay.

(a) *Purpose, generally.* The purpose of overlay zoning districts is to allow the City to establish special land use regulations, standards, or procedures in areas with unique land use, site planning, building design, or environmental resource issues. Overlay zoning districts are also an appropriate mechanism to implement long-term goals and land use requirements of the City for a specific property or location, or to coordinate land use and design requirements unique to a large tract of land. Overlay zoning districts are intended to be applied only where special circumstances justify the modification of base zoning district regulations to achieve specific land use and design objectives. Overlay zoning districts are established through rezoning and only in conjunction with base zoning districts.

(b) *Purpose, specifically.* The purpose of the *Residential Community-Maintenance Overlay Zoning District (RC-MT)* is to provide for the continued development and preservation of specialized maintenance and operational support facilities that provide services to the base *Residential Community (RC)* zoning district, and to prohibit incompatible uses. Specialized maintenance and operational support facilities were developed with the initial development of the planned unit development located within the RC zoning district (formerly Rossmoor Leisure World Planned Community, now Laguna Woods Village), and have continued to be maintained and developed since then. Such facilities, and the direct services that they allow for, further the RC zoning district's purpose and intent of providing for the “development and preservation of planned unit developments.”

(c) *Establishment and designation, generally.* Except as modified by an overlay zoning district, the provisions of the applicable base zoning district shall apply to all development within the boundary of a designated area. If regulations conflict, the applicable overlay zoning district regulations shall prevail. Whenever an overlay zoning district is established, any subsequent application to change the base zoning district shall not be construed to be an application to eliminate the overlay zoning district for the property covered by the application. An intent to eliminate the overlay zoning district on a given property shall be expressly stated to be part of the application.

(d) *Establishment and designation, specifically.* The designated area to which the RC-MT overlay zoning district is applied shall be all parcels located within the RC zoning district that are located south of El Toro Road, west of Moulton Parkway, and east of Calle Sonora.

(e) *Principally permitted land uses.* Land uses permitted as a principal use within the RC-MT overlay zoning district, subject to all applicable laws and regulations, and only when operated to primarily provide services to the base RC zoning district, include the following:

- Administrative/Professional Offices
- Automobile Parking Structures, Multi-Level
- Automobile/Truck Maintenance and Repair
- Garages and Carports
- Gate Houses
- Maintenance Equipment/Supply Storage
- Maintenance Office/Building
- Public/Private Utility Buildings/Structures

APPENDIX A

(f) *Accessory land uses.* Land uses that are permitted only as an accessory to a principal use within the RC-MT overlay zoning district include the following:

- Accessory Building/Use
- Exercise Facilities for Employee Use Only (indoor only; no fields/courts)
- Churches, Temples, and Places of Worship
- Fences and Walls

(g) *Conditionally permitted land uses.* Land uses permitted subject to approval of a use permit within the RC-MT overlay zoning district, subject to all applicable laws and regulations, and only when operated to primarily provide services to the base RC zoning district, include the following:

- Automobile Service Stations
- Bus and Taxi Terminal Buildings
- Impound/Storage Yards
- Ministorage Facilities
- Police and Fire Stations
- Recreational Vehicle/Vessel Storage
- Recycling Collection Sites
- Vehicle Washing Facilities

(h) *Prohibited land uses.* Land uses that are prohibited within the RC-MT overlay zoning district include the following:

- Agricultural and Produce Stands
- Alcoholic Beverage Sales
- Athletic Fields/Courts
- Automobile Wrecking, Junk/Salvage Yards
- Bottling Plants
- Commercial Medical Marijuana Cultivation
- Commercial Uses
- Congregate Care Facilities
- Day Care Nurseries
- Educational Institutions
- Emergency and Transitional Housing Shelters
- Helistops
- Hospitals
- Hotels and Motels
- Housing
- Kennels
- Medical Uses
- Recreation Centers
- Restaurants
- Retail/Service Businesses
- Riding and Hiking Trails
- Swimming Pools
- Theatres
- Tobacco and Cigarette Sales
- Transfer/Materials Recovery Facilities

(i) *Wireless facilities.* Wireless facilities within the RC-MT overlay zoning district are subject to the provisions of Section 13.26.210 of this Code.

(j) *Development standards.* Development standards for the RC-MT overlay zoning district shall include Section 13.08.020 as it relates to the RC zoning district, but not Section 13.08.030, of this Code.

(k) *Supplemental development standards.*

(1) *Lighting.* All lighting, exterior and interior, shall be designed and located so as to confine direct rays to the premises.

(2) *Trash enclosures.* All trash container storage areas shall, at a minimum, be covered by a solid roof equipped with downspouts to direct water away, paved with an impervious surface, and graded to prevent ponding.

(3) *Fueling areas.* All fuel dispensing areas shall, at a minimum, be covered by a solid roof equipped with downspouts to direct water away, paved with an impervious surface, and graded to prevent ponding.

(4) *Screening.* Landscaping shall be installed and maintained in a manner that substantially screens the RC-MT overlay zoning district, including any fences and walls, from the portion of El Toro Road extending west of the intersection of El Toro Road and Moulton Parkway to the first signalized intersection.

APPENDIX A

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COVER

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TABLE OF CONTENTS

I.	INTRODUCTION.....	1
II.	POLICY DOCUMENT	4
A.	Land Use Designations	4
B.	Land Use Intensity	5
C.	Land Use Plan	8
D.	Objectives, Policies, and Implementation Measures	21
III.	BACKGROUND REPORT	26
A.	Community Profile.....	26
B.	Existing Conditions.....	29
C.	Issues, Opportunities, and Constraints.....	37
D.	Data Sources	39

LIST OF TABLES

Table LU - 1: Maximum Permissible Residential Densities	7
Table LU - 2: Maximum Permissible Commercial and Community Facilities Building Intensity	7
Table LU - 3: Maximum Permissible Open Space Building Intensity.....	7
Table LU - 4: Potential Development Sites.....	11
Table LU - 5: Land Use Designation Changes for Developed Sites.....	19
Table LU - 6: Net Changes in Acres by Land Use Designation	19
Table LU - 7: Existing Land Use.....	29
Table LU - 8: Existing Residential Densities	29
Table LU - 9: Residential Population and Dwelling Unit Densities	30
Table LU - 10: Commercial Development Intensities	33
Table LU - 11: Leisure World Open Space Recreation Facilities.....	34

LIST OF EXHIBITS

Exhibit A: Land Use Map.....	3
Exhibit B: Potential Development Sites	10
Exhibit C: Urban Activity Center Land Use Changes.....	17
Exhibit D: Sphere of Influence Map.....	18
Exhibit E: Planned Community Land Use Map	28
Exhibit F: Flood Hazards Map.....	36

~~H.~~ LAND USE ELEMENT

I. INTRODUCTION

California law requires that a land use element be prepared as part of a city's General Plan, as follows:

Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan, which are subject to flooding and shall be reviewed annually with respect to those areas.

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 is organized into two sections:

Policy Document

The Policy Document defines the Land Use Plan for future development in the City of Laguna Woods. The Plan includes general locations and approximate land areas for ~~eight-seven~~ types of land uses: Low Density Residential, Medium Density Residential, High Density Residential, Residential Community, Commercial, Open Space, and Community Facilities, ~~Urban Activities Center~~ (see *Exhibit A: Land Use Map*).

The Policy Document is based on a series of qualitative statements reflecting community values. These statements, or Objectives, are the starting point and guide to formulating the Land Use Plan. The Objectives reflect input from those who live and work in the City of Laguna Woods about the kinds of development that will be accepted as positive change.

H. LAND USE ELEMENT

Policies in the General Plan direct future courses of action for achieving Objectives. Policies are sufficiently flexible to allow for alternate courses of action. This is particularly important as circumstances may change during the estimated fifteen-year lifespan of the General Plan.

Implementation Measures are specific actions to be taken toward achieving the Land Use Plan. Implementation Measures establish the work program for meeting Objectives of the General Plan.

Zoning, subdivision, public works, and public service decisions will be the principal means available to the City as Implementation Measures for the Land Use Plan.

Background Report

The Background Report provides information about the City of Laguna Woods at the time the General Plan was prepared. It describes conditions prior to the City's incorporation. Changes have been made since incorporation, as reflected in the General Plan.

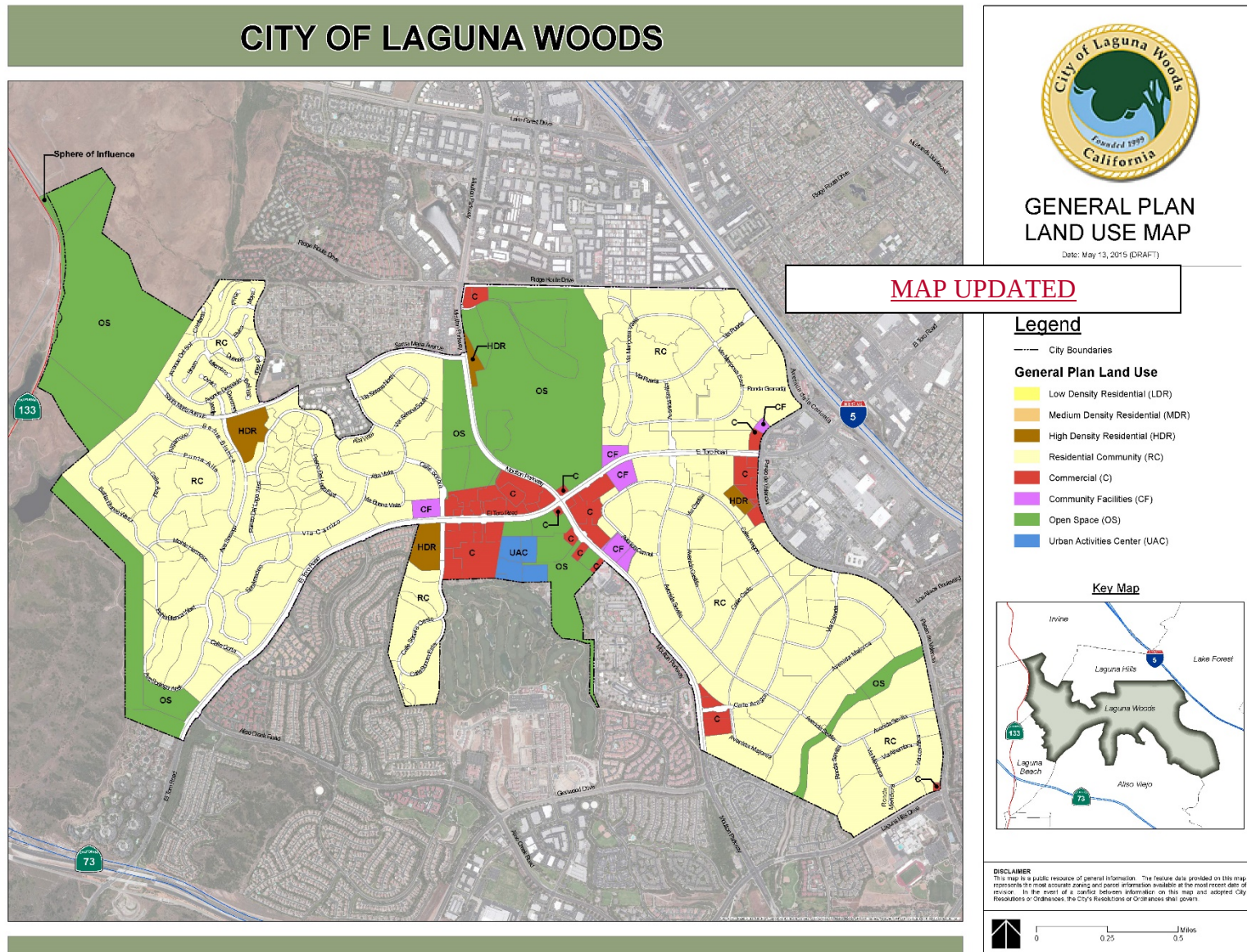
Planners conducted public workshops using results of their research to inform and elicit responses from community members about the future of the City of Laguna Woods and the General Plan. The Background Report is the product of analysis and interpretation of public input by the planners and provides the foundation for the Land Use Element.

The *Community Profile* provides a brief narrative description of demographic and land use characteristics of the City of Laguna Woods. *Existing Conditions* describes locations, acreages, uses, intensity, and types of development in the City of Laguna Woods at the inception of the General Plan.

Issues, Opportunities, and Constraints reflect professional planners' synthesis of factors most likely to influence future development in the City of Laguna Woods. *Flood Zones* identifies, consistent with State requirements for the General Plan, those areas subject to flooding.

H. LAND USE ELEMENT

Exhibit A: Land Use Map



~~I.~~ LAND USE ELEMENT

II. POLICY DOCUMENT

A. Land Use Designations

The Land Use Element identifies general locations and land areas for each of ~~eight~~ seven land use categories:

1. Low Density Residential
2. Medium Density Residential
3. High Density Residential
4. Residential Community
5. Commercial
- ~~6. Urban Activities Center~~
- 7.6. Open Space
- 8.7. Community Facilities

The category “Residential” in the Land Use Element includes all dwelling units equipped for independent living i.e. kitchen, bathroom, and sleeping quarters. Facilities intended for transient living, such as hotels and motels and hospitals and skilled nursing units, are not typically included within the Residential use designation. Low, Medium, and High Density Residential categories describe the intensity of development by the number of units per acre of land (*Table LU - 1*).

The category “Residential Community” encompasses nearly all of the Laguna Woods Village (formerly known as Leisure World) planned residential community with the exception of Rossmoor Towers. “Residential Community” integrates a mix of single-family detached, single-family attached, two family, and multi-family residential, with supporting country clubs, parks, community services, local-serving noncommercial services, and open spaces. Common areas within this district are managed by private nonprofit community associations.

The “Commercial” designation covers a broad range of non-residential, non-industrial uses. Typical commercial uses include retail stores, restaurants, administrative offices, retail services such as dry cleaners and barbershops, automobile sales and services, and may include institutional uses such as hospitals and churches.

H. LAND USE ELEMENT

~~In addition to the abovementioned categories, the Land Use Element identifies a Specific Plan area titled “Urban Activities Center”. This designation is distinctive in that it allows for mixed-use development that may include both commercial and residential uses. This land use designation requires the preparation of a Specific Plan at the Zoning Ordinance level incorporating performance standards as a means to ensuring that new development is compatible with existing uses, that new uses are compatible with one another, and that development is consistent with traffic and fiscal impact guidelines established for this land use category.~~

~~In 2015, many of the areas designated Urban Activities Center (UAC) were redesignated as Open Space, which reduced the total area designated as UAC from approximately 75 acres to 15 acres. This redesignation reduced potential development of these parcels.~~

The “Open Space” designation in the Land Use Element 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. Facilities of governmental and quasi-governmental agencies such as cities, water districts, and electric utilities may be included within this category.

The “Community Facilities” designation is unique in that it is designed specifically to accommodate public and private community uses that serve residents, visitors, property owners, and workers in the City. Civic, government, utilities, schools, hospitals, cultural venues, churches, temples and places of worship may all be located within this designation.

B. Land Use Intensity

State law requires that standards for intensity of development be included for each land use category. For residential uses, the number of dwelling units constructed on each acre indicates intensity of development. Population density is estimated by applying data for average number of persons per household to the number of dwellings per acre.

Residential Community is a unique type of residential designation. Properties located within Residential Community were developed through a comprehensive plan titled the Rossmoor Leisure World Planned Community District Regulations. This document provides standards for maximum numbers of dwelling units and residential acreage. Future development within this designation shall conform to originally intended maximum residential

~~II.~~ LAND USE ELEMENT

densities found within the area's planned community guidelines, as amended, and the Laguna Woods Land Use and Development (Zoning) Code. Further, any development occurring within this designation shall continue the practice of tying together individual uses into a cohesive neighborhood with consistent massing of buildings, architecture, landscaping, and circulation.

Intensity of development in Commercial and Community Facilities areas is expressed as Floor Area Ratio (FAR). Floor Area Ratio is the maximum permissible building floor area divided by lot area ($FAR = \text{Floor Area of Building} \div \text{Lot Area}$). For example, a FAR of "0.5" allows 5,000 square feet of building area on each ten thousand square feet of lot area ($0.5 = 5,000 \div 10,000$). FAR allows the building area to be distributed on one, two, or more floors and is not in and of itself a standard for building height.

Allowable development intensity for Open Space uses may be set forth as a function of both maximum building area and building height. A clubhouse, for example, may be limited to a maximum building "footprint" (total area of all building roofs) and a fixed height measured in feet.

The appropriate building intensity is established in the General Plan. *Table LU - 1* shows maximum building intensity for future development in each of the four Residential categories of the Land Use Element, expressed as dwelling unit density. *Table LU - 2* represents maximum building intensity for future development for properties designated as Commercial or Community Facilities. *Table LU - 3* shows maximum building intensity for properties designated as Open Space. ~~Maximum building intensity within the "Urban Activities Center" designation will be that of the "Commercial" and "Medium Density Residential" designations, as appropriate.~~

H. LAND USE ELEMENT

Table LU - 1: Maximum Permissible Residential Densities

Land Use Category	Dwelling Density	Assumed Population Density
Low-Density Residential	Fewer than 10 Units per Acre	12 persons per Acre
Medium-Density Residential	10 to fewer than 13 Units per Acre	15 persons per Acre
High-Density Residential	13 to 35 Units per Acre	42 persons per Acre
Residential Community Planning Units 1-A, 4-A, & 1-D	Fewer than 10 Units per Acre	12 persons per Acre
Residential Community Planning Units 7-A & 3-A	10 to fewer than 13 Units per Acre	15 persons per Acre

In addition to the maximum dwelling unit intensity standards outlined in the table above, the total number of dwelling units located within the Residential Community designation shall not exceed that allowed in area's planned community guidelines, as amended. See *Exhibit E: Planned Community Land Use Map* for a visual representation of planning units.

Table LU - 2: Maximum Permissible Commercial and Community Facilities Building Intensity

Land Use Category	Floor Area Ratio
Commercial	0.30
Community Facilities	0.30

Table LU - 3: Maximum Permissible Open Space Building Intensity

Land Use Category	Building Footprint	Building Height
Open Space	25,000 Sq. Ft.	35 feet

H. LAND USE ELEMENT

C. Land Use Plan

The Land Use Plan broadly defines the types and locations of future development. Formulation of the Land Use Plan was guided by the Objectives included at the end of this Policy Document.

~~The Land Use Plan includes an “Urban Activities Center” land use designation. The Urban Activities Center designation allows flexibility in the types and intensities of future uses to the extent that municipal fiscal balance and traffic generation criteria can be met. Uses and intensities will not be definitively determined until a Specific Plan is prepared for the properties designated Urban Activities Center or if the General Plan land use designation is changed, and development plans consistent with the applicable development standards are submitted.~~

~~For purposes of projecting build-out populations and building intensity, one of a range of likely scenarios for future development consistent with a Specific Plan formulated for the Urban Activities Center was assumed, as it existed prior to the modifications in 2015. Existing sales tax generation rates for commercial uses and an estimated total future trip generation budget of 7,426 were used to impute a possible mix and intensity of land uses. One possible scenario suggests 209 new housing units and approximately 208,000 square feet of commercial building space can be accommodated. Population at buildout consistent with this scenario is projected to increase by approximately 299 to 16,706[‡].~~

~~In 2015, this scenario was not realized as the property owner changed the land use designation for a majority of the area designated as Urban Activities Center to Open Space, reducing the overall area from approximately 75 acres to 15 acres. Changing the land use designation to Open Space results in a significant decrease in future potential population growth, trip generation, new residential units, and sales tax revenue as compared to the previous build-out scenario.~~

Sufficient “Residential” land area for construction of new dwelling units consistent with Housing Element Goals is included in the Land Use Plan. Properties designated for commercial use afford opportunities for new retail

[‡]Current population data is from U.S. Census 2000 and does not reflect results of a successful appeal of the City of Laguna Woods to the Bureau of the Census challenging total population and age cohort data that will establish year 2000 population as 18,208.

II. LAND USE ELEMENT

space and expanding the range of consumer goods and services available in the community. Increases in the number of businesses that generate sales tax, and consequently, increased revenues to the City are expected with this plan. ~~Properties designated as Urban Activities Center may accommodate goals consistent with both residential and commercial uses.~~

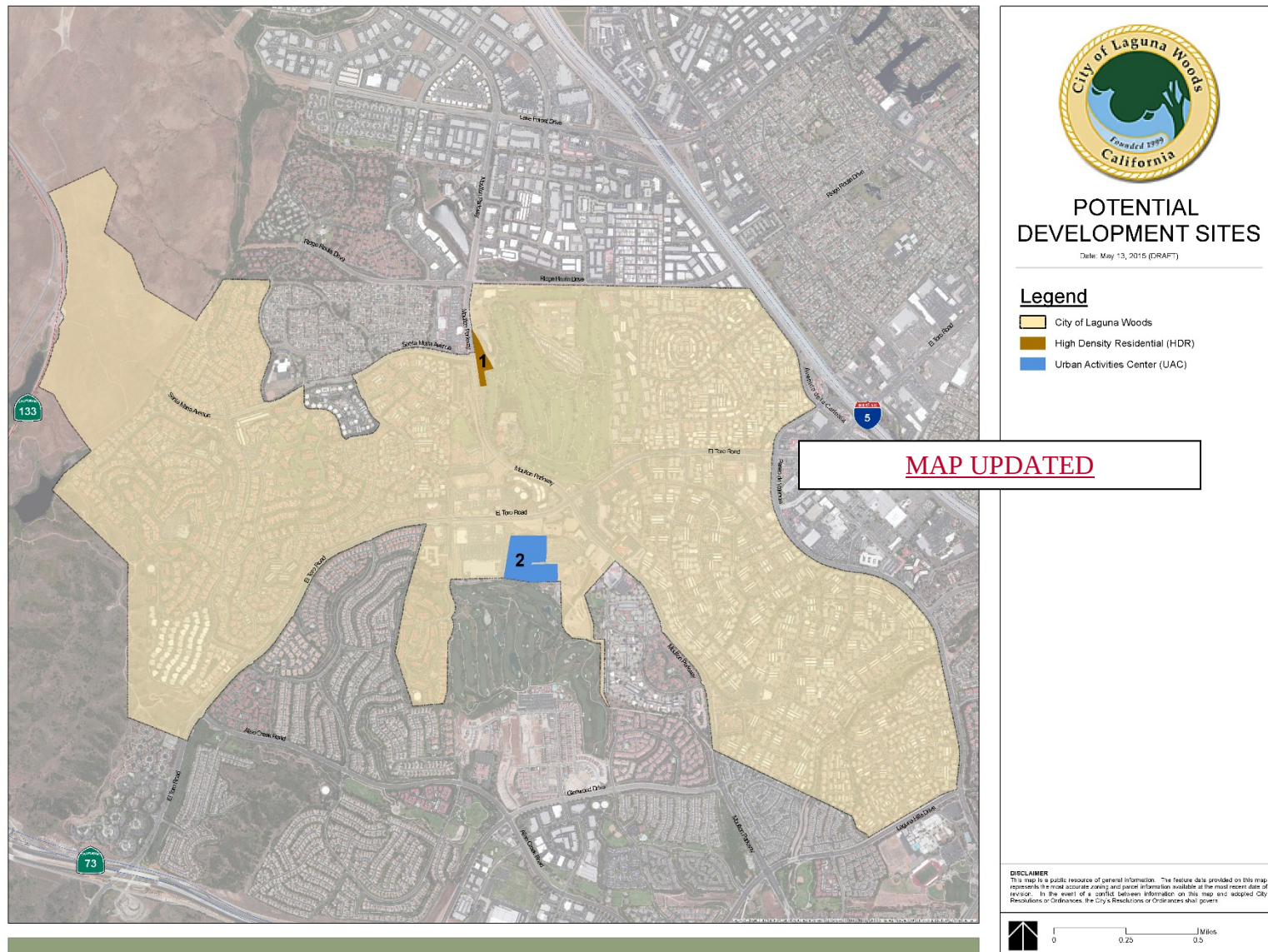
The Land Use Plan reflects changed land use designations for some parcels as necessary to achieve consistency among the General Plan land use designations, existing uses, and zoning designations.

1. Potential Development Sites

Potential development site locations are shown in *Exhibit B: Potential Development Sites* and *Table LU -4*. A narrative description follows.

H. LAND USE ELEMENT

Exhibit B: Potential Development Sites



H.—LAND USE ELEMENT

Table LU - 4: Potential Development Sites

PARCEL	ACRES	EXISTING CONDITIONS	CURRENT DESIGNATION (POTENTIAL INTENSITY/DENSITY)
1	3.3	Located east side of Moulton Parkway @ Santa Maria; currently used as a Laguna Woods Village garden plot.	HIGH DENSITY RESIDENTIAL (115 dwellings @ 35 per acre)
2	14.8	Laguna Woods Village maintenance garages and offices, R.V. Storage Lot “B,” and PCM employee parking lot located at Campo Verde.	URBAN ACTIVITIES CENTER (124,000 square feet retail)*
Total	18.13.3		

~~*The amount of retail square footage was reduced by the same percentage as the reduction of the parcel site (28.5%).~~

Parcel 1

This is a 3.3-acre parcel on Moulton Parkway opposite the terminus of Santa Maria Avenue. This property, used as a garden plot by Laguna Woods Village (formerly known as Leisure World) residents, is designated “High Density Residential” on the General Plan Land Use map. This land use designation allows for construction of approximately 115 dwelling units.

Parcel 2 (See also H.C.2, Specific Plan Concept)

~~Designated as “Urban Activities Center”, Parcel 2 includes five parcels encompassing the Laguna Woods Village (Formerly known as Leisure World) maintenance facility offices, employee parking lot, bus and general maintenance garages, and recreational vehicle storage lot “B”. The properties are accessible from and adjoin Via Campo Verde and comprise approximately 15 acres.~~

6.—Specific Plan Concept

~~The City of Laguna Woods was developed as a “planned community” and the importance of continuing in this tradition of master planning is recognized. Integration of uses, designs, and infrastructure on contiguous properties promotes development of greater aesthetic and economic value, maximizes municipal revenues, enhances the overall balance of land uses in the City, enhances existing development, and minimizes adverse impacts on the environment.~~

H.—**LAND USE ELEMENT**

~~The Specific Plan concept requires that proposed development of Parcel 2 (Potential Development Site, above) be addressed in a single, comprehensive manner in order to ensure that the cumulative traffic and fiscal impacts are consistent with the applicable provisions of the General Plan. In furtherance of the objectives of the General Plan, the Specific Plan will establish policies regarding additional development criteria such as infrastructure, building design, or other site-specific concerns that must be addressed for specific parcels or subareas of the Specific Plan at the time of application for Site Development Permit as described below.~~

~~The Specific Plan will demonstrate that development of component parcels will be consistent with the General Plan and its objectives. The Specific Plan will establish the extent of development permitted on component parcels; however, approval for any development project consistent with the Specific Plan will require subsequent approval of a Site Development Permit that will address project details including building materials, height, and massing, landscape treatments, on-site parking and on-site circulation. Subsequent to approval of the Specific Plan, each subsequent application for a Site Development Permit must be substantially consistent with the provisions of the Specific Plan.~~

~~The Specific Plan shall include the following information:~~

- ~~□ Rights of way to be granted as consideration pursuant to subsequent Site Development Permit approval;~~
- ~~□ The distribution, location, and extent of the uses of land, including open space for all properties designated on the Land Use Plan as “Urban Activities Center”;~~
- ~~□ Land use designations for parcels that are to remain undeveloped;~~
- ~~□ Proposed vehicular access points;~~
- ~~□ Conceptual on-site vehicular circulation and parking;~~
- ~~□ Trip generation and traffic analysis for the proposed land uses demonstrating consistency with the Level of Service standards~~

H.—LAND USE ELEMENT

~~for arterial roadways in the City and including identification of mitigation measures necessary to ensure consistency;~~

- ~~□ Fiscal analysis indicating projected sales tax and/or transient occupancy tax revenues, or their equivalents, to be generated by proposed land uses and in sufficient detail to allow definitive determination by the City as to positive, negative, or neutral impact on the City's ability to provide municipal services; City Council, however, shall retain the ability to approve a project regardless of the findings of the fiscal analysis;~~
- ~~□ A Development Phasing plan consistent with the fiscal analysis;~~
- ~~□ Conceptual development standards including measures consistent with the Mitigation Monitoring Program adopted in conjunction with the General Plan;~~
- ~~□ Procedures for submittal and review of subsequent applications for Site Development Permits.~~

~~The Specific Plan may be adopted by Resolution of the City Council and may be amended in similar manner.~~

37.2. Land Use Designation Changes for Developed Sites

~~Table LU -5 Identifies changes to the Land Use Plan map of the General Plan that are described in Section H.C.7, *Land Use Designation for the Laguna Woods Village Community*; and Section H.C.8, *Land Use Designation for Community Facilities*. Previous changes were adopted in 2007 to correct inconsistencies between the Land Use Plan and zoning designations for respective properties.~~this document.

~~Table LU -6 contrasts the distribution of land uses in the Interim General Plan, 2002 Land Use Plan, and 2007, 2010, and 2015, and 2017 General Plan Amendments, with the distribution in the Land Use Plan included in this document.~~

38.3. Land Use Designation for 2002 Annexation Parcel

H.—LAND USE ELEMENT

In 2002, the City of Laguna Woods annexed into the City an approximately 10-acre parcel with frontage on El Toro Road opposite the terminus of Aliso Creek Road. This parcel is adjoined to the south and southwest and to the west by the Southern California Edison right-of-way. The property is designated as Open Space in the Land Use Plan of this Land Use Element.

39.4. Land Use Designation for Laguna Laurel Annexation

In 2007, the City of Laguna Woods designated three parcels totaling approximately 171 acres that lie east of the future alignment of Laguna Canyon Road (State Highway 133) and west of the terminus of Santa Maria Avenue as Open Space in this Land Use Element and zoned the parcels as Open Space – Passive. A Grant Deed of Conservation Easement was recorded on the three parcels in December 2001 by the then-current landowner (the Irvine Company) to protect the natural, ecological, scenic, recreational, and educational value of the property. Consistent with the provisions set forth in the Grant Deed of Conservation Easement, fences and gates; informational kiosks; interpretive, regulatory, and informational signs; and all other uses listed in Schedule 4 of the Grant Deed of Conservation Easement shall be permitted.

40.5. Land Use Designation for Laguna Road Parcels

In 2007, the City of Laguna Woods designated seven parcels totaling approximately 7 acres as Open Space and zoned the parcels as Open Space - Passive. The parcels lie east of the future alignment of Laguna Canyon Road (State Highway 133) and west of the Laguna Laurel Annexation. These seven parcels were initially intended to be included as part of the Laguna Laurel Annexation; however, since these parcels may be affected by the Laguna Canyon Road widening and realignment project, they were removed from the Laguna Laurel Annexation and incorporated into the City's sphere of influence so they may be annexed into the City once re-construction of Laguna Canyon Road is complete ~~(See Exhibit D: Sphere of Influence Map)~~.

41.6. Land Use Designation for the Laguna Woods Village Community

In 2010, the City of Laguna Woods designated 1,416 acres of the existing Laguna Woods Village (formerly known as Leisure World) planned community as a new land use designation titled Residential Community. It was determined that the previous land use designations of Low Density

H.—LAND USE ELEMENT

Residential and Medium Density Residential did not adequately encompass the unique characteristics found within a large planned community. Therefore, the proposed reclassification will assign the large master planned community of Laguna Woods Village a land use designation that more closely represents the various types of residential and community uses found within this development.

42.7. Land Use Designation for Community Facilities

In 2010, the City of Laguna Woods created a new General Plan land use designation titled Community Facilities. The purpose of this new land use category is to provide a suitable designation for public and private community uses that serve, residents, visitors, businesses, property owners and workers in the City. Eight properties were reclassified from residential and commercial uses to the new community facilities designation. The new category includes Orange County Fire Authority Station #22 and five religious institutions.

43.8. Land Use Designation Changes for Undeveloped Sites

In 2015, the Golden Rain Foundation filed a General Plan Amendment that re-designated approximately 60 acres of Urban Activities Center to Open Space. This included the redesignation of a single parcel that had split land use designations of Urban Activities Center and Open Space all to Open Space. As a result this reduced the area designated as Urban Activity Center to 15 acres. ~~The location of the parcels that were changed are shown in Exhibit C: Urban Activity Center Land Use Changes.~~

9. Various Land Use Designation Changes and Deletion of Urban Activities Center Land Use Designation and Sphere of Influence

In 2017, the Golden Rain Foundation filed a General Plan Amendment that re-designated all remaining Urban Activities Center parcels to either Residential Community or Open Space. With no other parcels in the City designated as Urban Activities Center, the Urban Activities Center land use designation, including related narrative and one implementation action, was deleted.

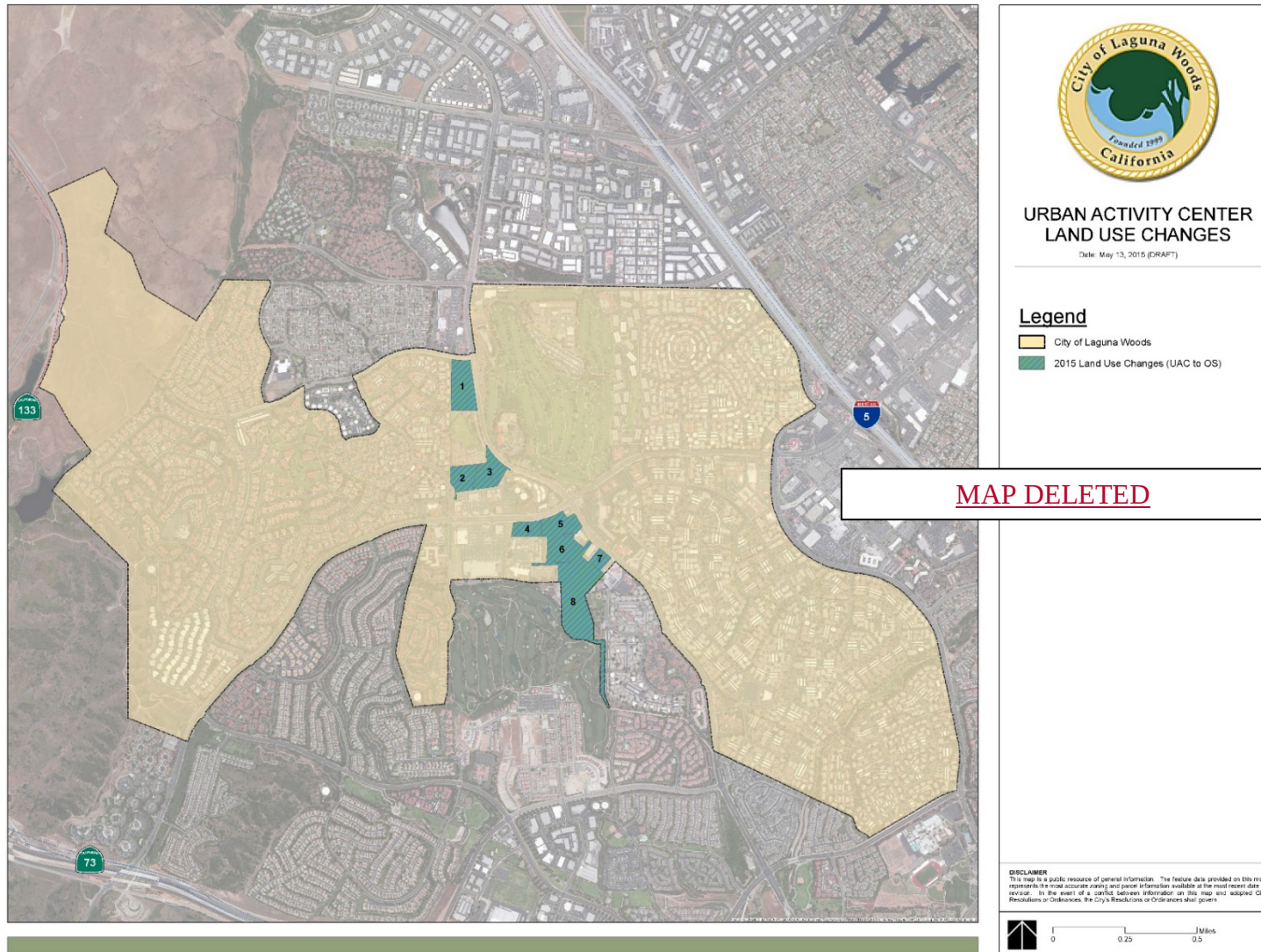
H.—LAND USE ELEMENT

In 2017, the City also amended the General Plan Land Use Element to remove the sphere of influence in accordance with Orange County Local Agency Formation Commission (OCLAFCO) Resolution SOI 15-01 (8/12/2015).

LAND USE ELEMENT

Exhibit C: Urban Activity Center Land Use Changes

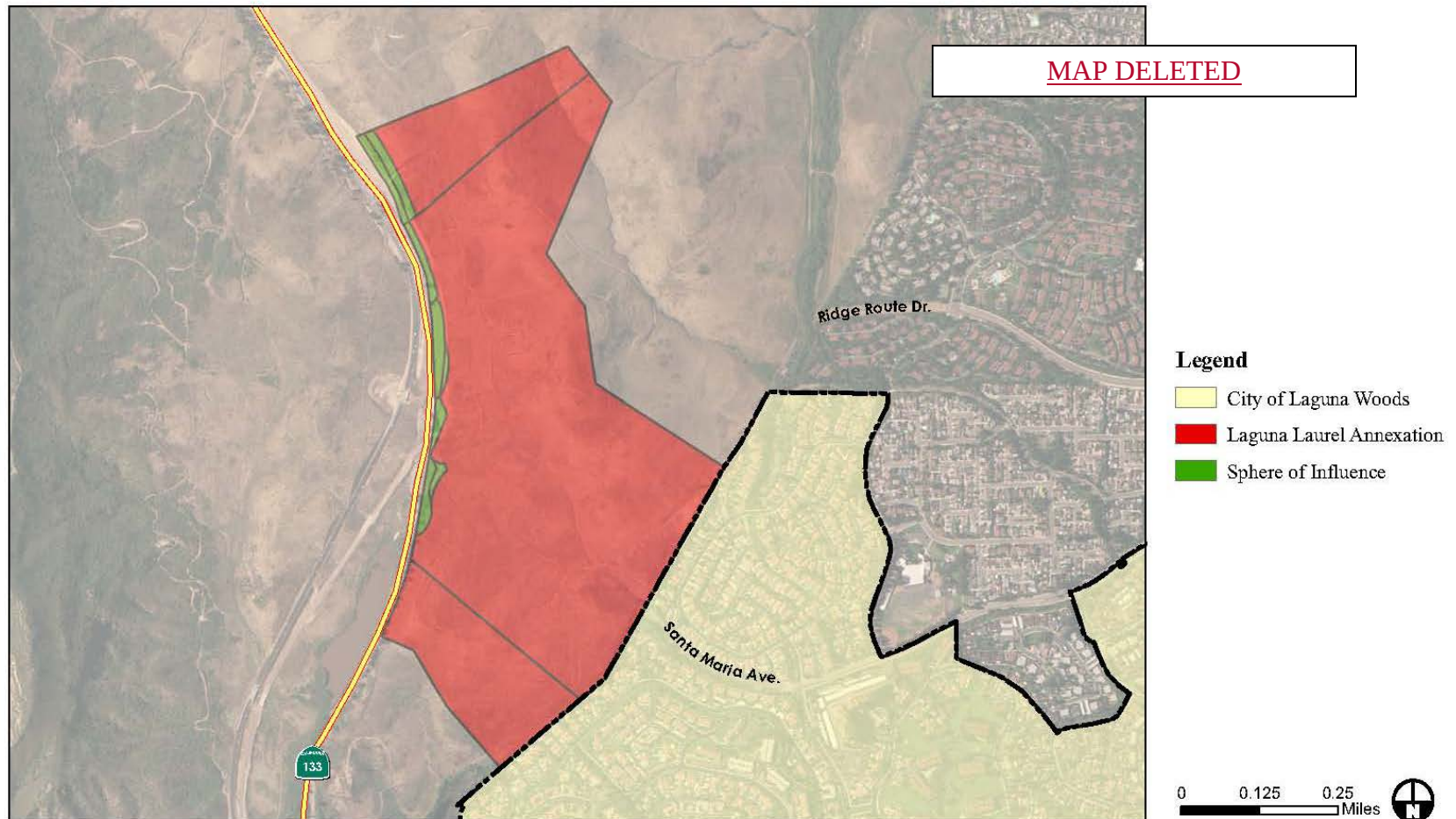
N/A – The Urban Activities Center land use designation was deleted in 2017.



~~H.~~ LAND USE ELEMENT

Exhibit D: Sphere of Influence Map

N/A – The City’s Sphere of Influence was removed pursuant to Orange County Local Agency Formation Commission (OCLAFCO) Resolution SOI 15-01 (8/12/2015).



H. LAND USE ELEMENT

Table LU - 5: Land Use Designation Changes for Developed Sites

Land Use	Existing General Plan	2010 General Plan Amendment
Lutheran Church of the Cross	Medium Density Residential	Community Facilities
United Methodist Church	Medium Density Residential	Community Facilities
Temple Judea	Medium Density Residential	Community Facilities
Orange County Fire Authority Station #22	Commercial	Community Facilities
St. Nicholas Catholic Church	Medium Density Residential	Community Facilities
Geneva Presbyterian Church	Low Density Residential	Community Facilities
Laguna Woods Village (excluding Rossmoor Towers)	Low/Medium Density Residential	Residential Community
Laguna Woods Village Library	Commercial	Residential Community

Table LU - 6: Net Changes in Acres by Land Use Designation

Land Use Category	Interim General Plan	2002 Land Use Plan	2007 General Plan Amendment	2010 General Plan Amendment	2015 General Plan Amendment	<u>2017 General Plan Amendment</u>
Low-Density Residential	687	630	630	0 ³	0 ³	<u>0</u>

H.—LAND USE ELEMENT

Medium-Density Residential	798	786	786	0 ³	0 ³	<u>0</u>
High-Density Residential	27	30	30	28 ⁵	28	<u>28</u>
Residential Community	--	--	--	1,394 ^{3,4}	1,394	<u>1,407⁷</u>
Commercial	88	130	130	92 ⁴	92	<u>92</u>
Open Space	324	289	467 ²	440 ⁵	500 ⁶	<u>496⁷</u>
Community Facilities	--	--	--	18 ⁴	18	<u>18</u>
Urban Activities Center	--	69	69	75	15 ⁶	<u>0⁷</u>
Public Rights-of-Way	170	170	170	75 ⁵	75	<u>75</u>
Total	2,094	2,104¹	2,282²	2,122⁵	2,122	<u>2,116⁷</u>

¹Reflects annexation in 2002 of a 10-acre property adjoining El Toro at the terminus of Aliso Creek Road.

²Reflects the Laguna Laurel Annexation and sphere of influence amendment in 2007 consisting of approximately 178 acres that lie to the east of Laguna Canyon Road (State Highway 133) and west of the terminus of Santa Maria Avenue.

³Reflects the 2010 reclassification of nearly all properties (with the exception of Rossmoor Towers) located within the gated community of Laguna Woods Village (Formerly known as Leisure World) to the land use designation titled Residential Community.

⁴Reflects the 2010 reclassification of approximately 20 acres of residential and commercial properties to the land use designation titled Community Facilities.

⁵Reflects adjustments made as a result of improvements in GIS mapping.

⁶Reflects the 2015 General Plan Land Use change from Urban ~~Activity~~ Activities Center to Open Space.

⁷Reflects the 2017 General Plan Land Use change that removed all Urban Activities Center designations, adopted various new designations, and removed the sphere of influence.

H.—LAND USE ELEMENT

D. Objectives, Policies, and Implementation Measures

The future direction for the City is broadly defined by the Objectives included in each Element of the General Plan. Objectives reflect community values about the types and character of development accepted as positive change for the City.

Policies are directives for development decisions. These directives suggest courses of action that will shape the City consistent with the Objectives and the Land Use Plan they define.

Implementation Measures are specific actions that may be taken toward achieving the Land Use Plan following adoption of the General Plan. Many implementation measures relate to adopting and revising the City's zoning and subdivision ordinances, and to the capital improvement and public services programs.

Objective I: Promote land uses that accommodate the diverse needs of City of Laguna Woods residents.

Policy I.A: Facilitate development of a variety of housing types that appeal to a broad spectrum of prospective new residents.

Implementation Measure:

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.

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.

I.A.3 Adopt a Zoning Ordinance provision requiring that replacement, redevelopment, and/or relocation of any Laguna Woods Village (formerly known as Leisure

~~H.~~ LAND USE ELEMENT

World) Clubhouse facility not result in a net loss of land area reserved and maintained for recreational uses.

Policy I.B: Actively participate with property owners and their representatives to expand the range of retail goods and services.

H.—LAND USE ELEMENT

Implementation Measure:

- I.B.1 Prepare a City marketing brochure to supplement broker and property owner offerings to prospective commercial tenants and prospective residents.
- I.B.2 Adopt zoning ordinance procedures for site-specific parking studies reflecting demand based on existing or proposed commercial tenant mix.
- I.B.3 Accommodate requests of property owners for zone changes consistent with land use designations on the General Plan Land Use Map.

Objective II: Enhance the value and desirability of properties.

Policy II.A: Develop a strategy for promoting excellence in property maintenance and building design.

Implementation Measure:

- II.A.1 Adopt Zoning Ordinance standards for design review that include architectural guidelines for new and renovated commercial projects.
- 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.
- II.A.3 Continue to implement the scenic highway provisions of the Zoning Ordinance.
- II.A.4 Continue to include maintenance and periodic upgrading of landscaped medians in the City's annual budget.