

CITY of LAGUNA WOODS CITY COUNCIL AGENDA

Regular Meeting
Wednesday, August 16, 2017
2:00 p.m.

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

Shari L. Horne
Mayor

Carol Moore
Mayor Pro Tem

Cynthia Conners
Councilmember



Noel Hatch
Councilmember

Joe Rainey
Councilmember

Welcome to a meeting of the Laguna Woods City Council!

This meeting may be recorded, televised, and made publically available.

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

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

REGULAR MEETING SCHEDULE

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

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AFFIDAVIT OF POSTING

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COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, Yolie Trippy, Deputy City Clerk, City of Laguna Woods, hereby certify under penalty of perjury that this agenda was posted at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, California 92637; on the City's website (www.cityoflagunawoods.org); and, at other locations designated by Resolution No. 02-33, pursuant to California Government Code Section 54954.2 of the Ralph M. Brown Act.



YOLIE TRIPPY, Deputy City Clerk

8-11-17

Date

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. PRESENTATIONS AND CEREMONIAL MATTERS**
- V. PUBLIC COMMENTS**

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

VI. CONSENT CALENDAR

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

6.1 City Council Minutes

Recommendation: Approve the City Council meeting minutes for the regular meeting on July 19, 2017 and the special meeting on August 1, 2017.

6.2 City Treasurer's Report

Recommendation: Receive and file the City Treasurer's Report for the month of July 2017.

6.3 Warrant Register

Recommendation: Approve the warrant register dated August 16, 2017 in the amount of \$801,960.97.

6.4 Fiscal Year 2017-18 Budget Adjustments

Recommendation: Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAGUNA WOODS, CALIFORNIA, MODIFYING THE
COMMITTED FUND BALANCES FOR THE PAID LEAVE
CONTINGENCY FUND AND THE GENERAL FUND
CONTINGENCY FUND FOR FISCAL YEAR 2017-18

6.5 Street, Right-of-Way, and Infrastructure Maintenance Services

Recommendation: Approve an agreement with PV Maintenance, Inc. for street, right-of-way, and infrastructure maintenance services and authorize the City Manager to execute the agreement, subject to approval as to form by the City Attorney.

VII. PUBLIC HEARINGS

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

Recommendation:

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, A MITIGATION MONITORING AND REPORTING PROGRAM, AND AMENDMENTS TO THE LAGUNA WOODS GENERAL PLAN RELATED TO THE GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT, AND ZONE CHANGES FOR URBAN ACTIVITIES CENTER PROPERTIES (GPA/ZC-1169) PROJECT

AND

6. Approve the introduction and first reading of an ordinance – read by title with further reading waived – entitled:

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

- 7.2 Sign Program SP-1193 to allow for various signage at 24281 Moulton Parkway, Laguna Woods, CA 92637

Recommendation:

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING SIGN PROGRAM SP-1193 TO ALLOW FOR VARIOUS SIGNAGE AT 24281 MOULTON PARKWAY, LAGUNA WOODS, CA 92637

7.3 Electric Vehicle Charging Stations Regulations

Recommendation:

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve the introduction and first reading of an ordinance – read by title with further reading waived – entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LAGUNA WOODS, CALIFORNIA, ADDING CHAPTER
10.34 TO THE LAGUNA WOODS MUNICIPAL CODE
RELATED TO AN EXPEDITED, STREAMLINED
PERMITTING PROCESS FOR ELECTRIC VEHICLE
CHARGING STATIONS

AND

6. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAGUNA WOODS, CALIFORNIA, ADOPTING AN
APPLICATION CHECKLIST FOR EXPEDITED,
STREAMLINED PROCESSING OF PERMITS FOR
ELECTRIC VEHICLE CHARGING STATIONS

7.4 Wireless Facilities Regulations

Recommendation:

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve the introduction and first reading of an ordinance –
read by title with further reading waived – entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LAGUNA WOODS, CALIFORNIA, AMENDING
SECTION 13.26.210 OF THE LAGUNA WOODS
MUNICIPAL CODE RELATED TO THE INSTALLATION
AND MODIFICATION OF WIRELESS FACILITIES

VIII. CITY COUNCIL BUSINESS

8.1 “A Place for Paws” Dog Park

Recommendation: Direct staff to explore potential opportunities including, but not limited to, potential alternative locations and partnerships, that would allow for the operation of a dog park.

8.2 City Council Meeting Schedule

Recommendation: Approve modifications to the City Council meeting schedule for Fiscal Year 2017-18.

IX. CITY COUNCIL REPORTS AND COMMENTS

About City Council Comments and Reports: This is the time and place for members of the City Council to provide reports on meetings attended including, but not limited to, meetings of regional boards and entities to which they have been appointed to represent the City and meetings attended at the expense of the City pursuant to California Government Code Section 53232.3. Members of the City Council may also make other comments and announcements.

9.1 Coastal Greenbelt Authority
Councilmember Conners; Alternate: Mayor Horne

9.2 Orange County Fire Authority
Councilmember Hatch

9.3 Orange County Library Advisory Board
Mayor Pro Tem Moore; Alternate: Mayor Horne

9.4 Orange County Mosquito and Vector Control District
Mayor Horne

9.5 San Joaquin Hills Transportation Corridor Agency
Councilmember Conners; Alternate: Mayor Pro Tem Moore

9.6 South Orange County Watershed Management Area
Mayor Pro Tem Moore; Alternate: Councilmember Hatch

9.7 Other Comments and Reports

X. CLOSED SESSION

XI. CLOSED SESSION REPORT

XII. ADJOURNMENT

Next Regular Meeting: Wednesday, September 20, 2017 at 2 p.m.
Laguna Woods City Hall
24264 El Toro Road, Laguna Woods, California 92637

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6.1-6.5
CONSENT CALENDAR SUMMARY

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City of Laguna Woods

Agenda Report

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

FOR: August 16, 2017 Regular Meeting

SUBJECT: Consent Calendar Summary

Recommendation

Approve all proposed actions on the August 16, 2017 Consent Calendar by single motion and City Council action.

Background

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

Summary

The August 16, 2017 Consent Calendar contains the following items:

- 6.1 Approval of the City Council meeting minutes for the regular meeting on July 19, 2017 (Attachment A) and the special meeting on August 1, 2017 (Attachment B).
- 6.2 Approval of a motion to receive and file the City Treasurer's Report for the month of July 2017.
- 6.3 Approval of the warrant register dated August 16, 2017 in the amount of \$801,960.97. A list of warrants is included in the agenda packet; detailed information about individual warrants is available at City Hall.

- 6.4 Approval of a resolution modifying the committed fund balances for the Paid Leave Contingency Fund and the General Fund Contingency Fund for Fiscal Year 2017-18. In accordance with Administrative Policy 2.9, the Fiscal Year 2017-18 Budget was adopted with an estimate of the committed fund balance for the Paid Leave Contingency Fund, subject to finalization by City Council action after fiscal-year-end calculations are available. The proposed resolution would increase and finalize the committed fund balance for the Paid Leave Contingency Fund by \$14,661 and decrease the committed fund balance for the General Fund Contingency Fund by \$14,661. The City's total committed and assigned reserves would remain unchanged at \$2,686,800.
- 6.5 Approval of an agreement with PV Maintenance, Inc. for street, right-of-way, and infrastructure maintenance services and authorization for the City Manager to execute the agreement, subject to approval as to form by the City Attorney. A Request for Proposals ("RFP") for street, right-of-way, and infrastructure maintenance services was released on March 23, 2017 with proposals due by April 14, 2017. A single proposal was received from the County of Orange; however, the City and County were unable to reach mutually agreeable terms. On June 28, 2017, the City Council approved a two-month extension of the existing agreement with PV Maintenance, Inc. (the City's current street, right-of-way, and infrastructure maintenance service vendor), in order to provide for continuity of services and allow time for staff to negotiate a longer-term agreement. That longer-term agreement is proposed for approval with a term from September 2017 through June 2019.

6.1
CITY COUNCIL MINUTES

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**CITY OF LAGUNA WOODS CALIFORNIA
CITY COUNCIL MINUTES
REGULAR MEETING
July 19, 2017
2:00 P.M.
Laguna Woods City Hall
24264 El Toro Road
Laguna Woods, California 92637**

I. CALL TO ORDER

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

II. ROLL CALL

COUNCILMEMBER: PRESENT: Conners, Hatch, Rainey, Horne
 ABSENT: Moore

STAFF PRESENT: City Manager Macon, City Attorney Cosgrove, Administrative
 Services Director/City Treasurer Cady, Deputy City Clerk Trippy

III. PLEDGE OF ALLEGIANCE

Orange County District Attorney Tony Rackaukas led the flag salute.

IV. PRESENTATIONS AND CEREMONIAL MATTERS

4.1 Human Exploitation and Trafficking Presentation – Orange County District Attorney's Office

District Attorney Rackaukas and his staff made a presentation.

Councilmembers made comments and asked questions.

V. PUBLIC COMMENT – None

VI. CONSENT CALENDAR

Moved by Councilmember Conners, seconded by Councilmember Hatch, and carried on a 4-0 vote, with Mayor Pro Tem Moore absent, to approve Consent Calendar items 6.1 – 6.4.

6.1 City Council Minutes

Approved the City Council meeting minutes for the regular meeting on June 21, 2017 and

the adjourned regular meeting on June 28, 2017.

6.2 City Treasurer's Report

Received and filed the City Treasurer's Report for the month of June 2017.

6.3 Warrant Register

Approved the warrant register dated July 19, 2017 in the amount of \$100,377.34.

6.4 Pavement Management Plan Project 1) Eastbound El Toro Road (Avenida Sevilla to Paseo de Valencia) Pedestrian Accessibility

1. Approved final plans and specifications reflecting completion of the "Pavement Management Plan Project 1) Eastbound El Toro Road (Avenida Sevilla to Paseo de Valencia) 2) Pedestrian Accessibility", as recommended by the City Engineer.

AND

2. Accepted project completion of the contract agreement with El Camino Asphalt Paving Corp. for the "Pavement Management Plan Project 1) Eastbound El Toro Road (Avenida Sevilla to Paseo de Valencia) 2) Pedestrian Accessibility".

AND

3. Release contract retention in the amount of \$2,750 withheld per California Government Code 35 days following recordation of the Notice of Completion with the County of Orange.

AND

4. Exonerate project posted bonds 35 days following recordation of the Notice of Completion with the County of Orange.

VII. PUBLIC HEARINGS – None

VIII. CITY COUNCIL BUSINESS

8.1 Medical and Non-Medical Marijuana Cultivation Regulations

City Manager Macon made a presentation.

Councilmembers discussed the item and staff answered related questions.

Moved by Councilmember Hatch, seconded by Councilmember Conners, and carried on a 4-0 vote, with Mayor Pro Tem Moore absent, to approve second reading and adopt an

ordinance entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING SECTIONS 13.08.010, 13.10.020, 13.12.020, 13.13.020, AND 13.26.026 OF THE LAGUNA WOODS MUNICIPAL CODE RELATED TO MEDICAL AND NON-MEDICAL MARIJUANA CULTIVATION

8.2 Mayors National Climate Action Agenda
(agendized by Mayor Horne)

Mayor Horne introduced the item.

Councilmembers discussed the item.

Ian Samson, resident, spoke in support of the proposed resolution.

By consensus, the City Council approved a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, JOINING THE MAYORS NATIONAL CLIMATE ACTION AGENDA (ALSO KNOWN AS THE CLIMATE MAYORS NETWORK) AND SUPPORTING RELATED CLIMATE AND GREENHOUSE GAS EMISSIONS REDUCTION EFFORTS

IX. CITY COUNCIL REPORTS AND COMMENTS

9.1 Coastal Greenbelt Authority

Councilmember Connors provided a report.

9.2 Orange County Fire Authority

Councilmember Hatch provided a report.

9.3 Orange County Library Advisory Board

No report was given due to Mayor Pro Tem Moore's absence.

9.4 Orange County Mosquito and Vector Control District

Mayor Horne provided a report.

9.5 San Joaquin Hills Transportation Corridor Agency

Councilmember Connors provided a report.

9.6 South Orange County Watershed Management Area

No report was given due to Mayor Pro Tem Moore's absence.

9.7 Other Comments and Reports

Councilmember Rainey stated that he would visit HomeAid Orange County on July 20, 2017. He also commented on Veterans issues.

Mayor Horne stated that she and Councilmember Rainey will be interviewed on Village Television on July 21, 2017.

X. CLOSED SESSION – None

XI. CLOSED SESSION REPORT – None

XII. ADJOURNMENT

The meeting was adjourned at 3:03 p.m. The next regular meeting will be at 2:00 p.m. on Wednesday, August 16, 2017, at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.

YOLIE TRIPPY, Deputy City Clerk

Adopted: August 16, 2017

SHARI L. HORNE, Mayor

**CITY OF LAGUNA WOODS CALIFORNIA
CITY COUNCIL MINUTES
SPECIAL MEETING
August 1, 2017
1:00 P.M.
Laguna Woods City Hall
24264 El Toro Road
Laguna Woods, California 92637**

I. CALL TO ORDER

Mayor Horne called the Special Meeting of the City Council of the City of Laguna Woods to order at 12:30 p.m.

II. ROLL CALL

COUNCILMEMBER: PRESENT: Conners, Hatch, Rainey, Moore, Horne
ABSENT: -

STAFF PRESENT: City Manager Macon, City Attorney Cosgrove, Administrative
Services Director/City Treasurer Cady, Deputy City Clerk Trippy

III. PLEDGE OF ALLEGIANCE

Laguna Woods Village Security Director Tim Moy led the pledge of allegiance.

IV. PRESENTATIONS AND CEREMONIAL MATTERS

4.1 Rosemary Elliott, Ben Cariaga, and Eulalio Diaz – Exemplary Public Safety Efforts

Laguna Woods Village Security Director Moy made comments.

Councilmembers made comments.

Moved by Mayor Pro Tem Moore, seconded by Councilmember Conners, and carried unanimously on a 5-0 vote, to approve and present the proclamation.

City Attorney Cosgrove suggested moving Item 5 before Item 4.2.

V. PUBLIC COMMENTS

Councilmember Conners commented on an event that she attended at the OC Fair.

Councilmembers made comments.

IV. PRESENTATIONS AND CEREMONIAL MATTERS (CONTINUED)

4.2 Clown Week – August 1-7, 2017

Councilmembers made comments.

Moved by Councilmember Conners, seconded by Mayor Pro Tem Moore, and carried unanimously on a 5-0 vote, to approve the proclamation.

VI. CITY COUNCIL BUSINESS

6.1 Ad Hoc Smoking & Tobacco Sales Regulations Update Committee

City Manager Macon summarized the agenda report.

Moved by Councilmember Conners, seconded by Councilmember Hatch, and carried unanimously on a 5-0 vote, to appoint Mayor Horne and Councilmember Rainey to an Ad Hoc Smoking & Tobacco Sales Regulations Update Committee beginning immediately through December 31, 2017 to work with staff on the Smoking and Tobacco Sales Regulations Update significant work plan item.

Mayor Pro Tem Moore inquired about the role that other Councilmembers will play in the completion of this significant work plan item. City Attorney Cosgrove commented on Brown Act requirements related to ad hoc committees. City Manager Macon stated that there will be opportunities for all Councilmembers to participate in the process.

VII. CLOSED SESSION

7.1 The City Council met in closed session under the authority of California Government Code sections 54956.9(d)(2) and (e)(1) to discuss potential exposure to litigation in two cases.

7.2 The City Council met in closed session under the authority of California Government Code Section 54957(b)(1) to consider the following: Public Employee Performance Evaluation – City Manager.

VIII. CLOSED SESSION REPORT

The City Council reconvened in open session at 2:57 p.m. City Attorney Cosgrove stated that there was no reportable action under Government Code Section 54951.1.

IX. ADJOURNMENT

The meeting was adjourned at 2:57 p.m. The next regular meeting will be at 2:00 p.m. on Wednesday, August 16, 2017, at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.

YOLIE TRIPPY, Deputy City Clerk

Adopted: August 16, 2017

SHARI L. HORNE, Mayor

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6.2 CITY TREASURER'S REPORT

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City of Laguna Woods
City Treasurer's Report
For the Month Ended July 31, 2017

ITEM 6.2

CASH AND INVESTMENTS

	Beginning Balances As of 6/30/17	Earnings & Receipts	Disbursements	Transfers & Other Adjustments	Ending Balances As of 7/31/17	% of Total Cash & Investment Balances	Maximum % Allowed per Investment Policy
Cash and Cash Equivalents							
Analyzed Checking Account (Note 4)	\$ 966,104	\$ 269,652	\$ (523,715)	\$ -	\$ 712,041	6.59%	
Deposits in Transit - Earned Interest, Securities Account	\$ 971	\$ 940	\$ (971)	\$ -	\$ 940	0.01%	
Petty Cash	\$ 1,272	\$ 482	\$ (383)	\$ -	\$ 1,371	0.01%	
Total Cash and Cash Equivalents	\$ 968,347	\$ 271,074	\$ (525,069)	\$ -	\$ 714,351	6.61%	100.00%
Pooled Money Investment Accounts (PIMA)							
Local Agency Investment Fund (LAIF) (Notes 1 and 2)	\$ 4,155,898	\$ 13,393	\$ -	\$ -	\$ 4,169,292	38.57%	
Orange County Investment Pool (OCIP) (Note 3)	\$ 4,002,398	\$ 3,492	\$ (125)	\$ -	\$ 4,005,765	37.06%	
Total Pooled Money Investment Accounts	\$ 8,158,296	\$ 16,885	\$ (125)	\$ -	\$ 8,175,057	75.63%	90.00%
Investments - Interest and Income Bearing							
Certificates of Deposit (book value) (Note 5)	\$ 1,918,869	\$ 1,928	\$ (971)	\$ -	\$ 1,919,827	17.76%	
Total Investments	\$ 1,918,869	\$ 1,928	\$ (971)	\$ -	\$ 1,919,827	17.76%	20.00%
TOTAL CASH, CASH EQUIVALENTS, AND INVESTMENTS	\$ 11,045,513	\$ 289,887	\$ (526,165)	\$ -	\$ 10,809,235		

Summary of Total Cash, Cash Equivalents, and Investments (Note 4):

	General Fund	Special Revenue Funds	Totals
Analyzed Checking	\$ (482,445)	\$ 1,194,486	\$ 712,041
Deposits in Transit	\$ 940	\$ -	\$ 940
Petty Cash	\$ 1,371	\$ -	\$ 1,371
LAIF	\$ 4,169,292	\$ -	\$ 4,169,292
OCIP	\$ 4,005,765	\$ -	\$ 4,005,765
Certificates of Deposit	\$ 1,919,827	\$ -	\$ 1,919,827
Totals	\$ 9,614,749	\$ 1,194,486	\$ 10,809,235

(See **NOTES** on Page 3 of 3)



City of Laguna Woods

City Treasurer's Report

For the Month Ended July 31, 2017

ITEM 6.2

INVESTMENT PORTFOLIO DETAIL

CUSIP	Investment #	Issuer	Term	Purchase Date	Settlement Date	Par Value	Market Value	Book Value	Stated Rate (Note 5)	Coupon Type	1st Coupon Date	Rating or Rank (*)	Yield to Maturity 365 Days	Maturity Date
Certificate of Deposits (CDs, Federal Deposit Insurance Corporation [FDIC] Insured)														
02006LM59	2016-1	ALLY BK MIDVALE UTAH	24 months	09/12/16	09/15/16	245,000	243,520	245,000	1.150	Semi-Annual	03/15/17	300	1.150	09/17/18
2366+LAM8	2016-2	CITY BANK	12 months	09/12/16	09/20/16	245,000	244,895	245,000	0.800	Annual	09/20/17	247	0.800	09/20/17
949763BJ4	2016-3	WELLS FARGO BANK	18 months	09/13/16	09/28/16	245,000	244,209	245,000	1.000	Monthly	10/28/16	295	1.000	03/28/18
140420F47	2016-4	CAPITAL ONE BANK USA	18 months	09/13/16	09/21/16	245,000	244,238	245,000	1.000	Semi-Annual	03/21/17	300	1.000	03/21/18
57116ANC8	2017-1	MARLIN BUSINESS BK SALT LAKE	18 months	01/13/17	01/13/17	245,000	244,591	245,000	1.250	Monthly	02/13/17	300	1.250	07/13/18
508176CH5	2017-2	LAKE CITY BANK	24 months	03/08/17	03/22/17	245,000	245,152	245,000	1.600	Monthly	04/22/17	300	1.600	03/22/19
45340KDY2	2017-3	INDEPENDENCE BANK OF KY	10 months	05/04/17	05/09/17	100,000	99,813	100,000	1.000	Monthly	06/09/17	242	1.000	03/09/18
02587DR26	2017-4	AMERICAN EXPRESS CENTURIAN	18 months	05/04/17	05/10/17	245,000	245,005	245,000	1.500	Semi-Annual	11/10/17	300	1.500	11/13/18
864088DC0	2017-5	STURGIS BANK & TRUST CO.	9 months	05/04/17	05/18/17	100,000	99,835	100,000	1.000	Monthly	06/18/17	206	1.000	02/20/18
Accrued Interest - Month End						4,827	0	4,827						
Total CDs						1,919,827	1,911,257	1,919,827						

(*) CDs are rated or ranked using an IDC Financial Publishing, Inc. compiled ranking, and includes a one-number summary rank of quality comprised of 35 key financial ratios. Ranks range from 1 (the lowest) to 300 (the highest) and fall into one of the following six groups:

Rank	Group
200-300	Superior
165-199	Excellent
125-164	Average
75-124	Below Average
2-74	Lowest Ratios
1	Highest Probability of Failure

Pooled Money Investment Accounts (PIMA) (Notes 1, 2, and 3)

N/A	N/A	Local Agency Investment Fund (LAIF)	N/A	Various	Various	4,169,292	4,169,292	4,169,292	1.051	N/A	N/A	N/A	N/A	N/A
N/A	N/A	Orange County Investment Pool (OCIP)	N/A	Various	Various	4,005,765	4,005,765	4,005,765	1.084	N/A	N/A	N/A	N/A	N/A
Total PIMA						8,175,057	8,175,057	8,175,057						

(See **NOTES** on Page 3 of 3)



City of Laguna Woods
City Treasurer's Report
For the Month Ended July 31, 2017

ITEM 6.2

OTHER FUNDS - HELD IN TRUST

	Beginning Balances As of 6/30/17	Contributions / (Withdrawals)	Administrative Fees & Investment Expense	Unrealized Gain / (Loss)	Ending Balances As of 7/31/17
Other Post-Employment Benefits (OPEB) Trust					
CalPERS California Employers' Retiree Benefit Trust (CERBT) (CERBT holds all assets and administers the OPEB Trust)	\$ 67,520	\$ -	\$ (5)	\$ 874	\$ 68,389
Total Other Funds - Held in Trust	<u>\$ 67,520</u>	<u>\$ -</u>	<u>\$ (5)</u>	<u>\$ 874</u>	<u>\$ 68,389</u>

Notes:

Note 1 - LAIF / During this period there were no transfers to or from the LAIF account.

Note 2 - LAIF / The stated earnings rate for LAIF balances is an average monthly yield applied to the City's weighted average balance within the total pool. Earnings are paid the month after the end of each quarter. Net interest earnings of \$13,393.11 for the quarter ended June 30, 2017 (3 month period) posted in July 2017. Interest earned is offset by expense, with the net interest reported by LAIF as a single transaction.

LAIF average monthly investment yield rate for July 2017 was 1.051%.

LAIF quarterly administrative costs were 0.059% for the quarter ended June 30, 2017. Rates for the quarter ended September 30, 2017 have not yet been posted.

Note 3 - OCIP / The stated earnings rate for OCIP balances is an average monthly yield applied to the City's weighted average balance within the total pool. Earnings are accrued monthly. July accrued interest was \$3,688.76 and will be deposited in August 2017. Interest earned is posited in full by OCIP and investment expenses are posted as a separate transaction (see additional note below).

OCIP average monthly investment yield rate for July 2017 was 1.084%.

OCIP administrative costs were 0.006% for July 2017. Fees since inception posted in July included \$108.49 for the months April - June and \$16.45 for July.

Note 4 - Analyzed Checking Account / Monthly activity reported does not reflect June and July vendor invoicing processed after the date of this report.

Note 5 - CDs / The stated earnings rate for CDs is a fixed rate for the full term. Interest received on certificates of deposits for the month of July 2017 was \$939.65.

City Treasurer's Certification

I, Margaret A. Cady, City Treasurer, do hereby certify:

- That all investment actions executed since the last report have been made in full compliance with the City's Investment of Financial Assets Policy; and
- That the City is able to meet all cash flow needs which might reasonably be anticipated for the next 12 months.

Margaret A Cady

Margaret A. Cady, City Treasurer

8/11/17

Dated

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6.3 WARRANT REGISTER

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CITY OF LAGUNA WOODS
WARRANT REGISTER
8/16/2017

ITEM 6.3

	Date	Vendor Name	Description	Amount
Debit		<i>Automatic Bank Debits</i>		
Debit	7/12/2017	ADP PAYROLL SERVICES	Payroll / Pay Period Ended 7/7/2017	\$31,836.87
Debit	7/14/2017	CALPERS - RETIREMENT	Retirement Contributions / Pay Period Ended 7/7/2017	2,366.54
Debit	7/21/2017	ADP PAYROLL SERVICES	Payroll Processing Fees / Pay Period Ended 7/7/2017	170.04
Debit	7/26/2017	ADP PAYROLL SERVICES	Payroll / Pay Period Ended 7/21/2017	34,723.22
Debit	7/28/2017	CALPERS - RETIREMENT	Retirement Contributions / Pay Period Ended 7/21/2017	2,374.28
Debit	8/4/2017	ADP PAYROLL SERVICES	Payroll Processing Fees / Pay Period Ended 7/21/2017	162.97
Debit	8/1/2017	CALPERS - HEALTH	Employee Benefit Program / August 2017	3,142.34
Debit	7/17/2017	US BANK	Bank Supplies and Fees - June 2017	27.46
Debit	7/27/2017	COUNTY OF ORANGE	Law Enforcement Services / June 2017	136,021.27
Debit	8/3/2017	COUNTY OF ORANGE	Law Enforcement Services / July 2017	216,434.57
Number		<i>Warrants:</i>		
1308	07/14/2017	AAA AWARDS & MONOGRAMMING	Office Supplies	64.65
1309	07/14/2017	ALLIED MECHANICAL AIR SYS, INC	City Hall Maintenance Services / April - June 2017	1,536.00
1310	07/14/2017	ANDERSONPENNA PARTNERS, INC.	Code Enforcement Services / May 2017	1,740.00
1311	07/14/2017	APRIL BAUMGARTEN	Reimbursement - Mileage & Public Works Academy	295.28
1312	07/14/2017	AT&T	Telephone / 583-1105 / May 2017	19.72
1313	07/14/2017	AT&T	Telephone / 581-3974 / June 2017	123.38
1314	07/14/2017	AT&T	Telephone / 639-0500 / June 2017	205.53
1315	07/14/2017	AT&T	Telephone / 458-3487 / June 2017	37.53
1316	07/14/2017	AT&T	Telephone / 452-0600 / June 2017	1,032.56
1317	07/14/2017	AT&T	Telephone / 770-9359 / June 2017	20.26
1318	07/14/2017	BALLIET, MICHAEL	Waste & Recycling Consulting Services / May 2017	1,443.75
1319	07/14/2017	CAA	Water Quality Consulting Services / May - June 2017	6,678.00
1320	07/14/2017	CALIFORNIA BLDG STANDARDS COMM	Building Permit Fee Assessment / April - June 2017	201.76
1321	07/14/2017	CMTA	Annual Membership Dues / FY 2017-18	155.00
1322	07/14/2017	COASTAL CURRENT ELECTRIC	Cancelled Permit Refund	61.00
1323	07/14/2017	COPYFORCE	Printing Services	922.80
1323	07/14/2017	COPYFORCE	Printing Services	48.49
1323	07/14/2017	COPYFORCE	Printing Services	1,346.88
1323	07/14/2017	COPYFORCE	Printing Services	2,133.45
1324	07/14/2017	COUNTY OF ORANGE	LAFCO Cost Allocation / FY 2017-18	2,010.06
1325	07/14/2017	CSG CONSULTANTS INC	Plan Check Services / May 2017	2,295.00
1326	07/14/2017	DELTA DENTAL OF CALIFORNIA	Employee Benefits Program / July 2017	340.61
1327	07/14/2017	DEPARTMENT OF CONSERVATION	Strong Motion Instrumentation & Seismic Hazard Mapping Fee / April - June 2017	821.03
1328	07/14/2017	EL TORO WATER DISTRICT	Landscape Irrigation / June 2017	3,859.34
1329	07/14/2017	GOVERNMENT FINANCE OFFICERS	Annual Membership Dues / FY 2017-18	150.00

CITY OF LAGUNA WOODS
WARRANT REGISTER
8/16/2017

ITEM 6.3

	Date	Vendor Name	Description	Amount
1330	07/14/2017	KONE INC.	City Hall Elevator Maintenance / June 2017	257.62
1331	07/14/2017	KONICA MINOLTA	Copier Charges / June 2017	369.54
1332	07/14/2017	KONICA MINOLTA	Copier Lease / June 2017	482.72
1333	07/14/2017	LILLEY PLANNING GROUP	Building Official Services / June 2017	2,028.00
1334	07/14/2017	MANAGED HEALTH NETWORK	Employee Benefits Program / July 2017	14.63
1335	07/14/2017	MARC DONOHUE	Administrative Services / June 2017	400.00
1336	07/14/2017	MARGARET CADY	Reimbursement - AICPA Membership Dues / FY 2017-18	364.00
1337	07/14/2017	MICHAEL BAKER INTERNATIONAL	General Plan Comprehensive Update / May 2017	9,856.25
1338	07/14/2017	MUNICIPAL CODE CORP	Codification of City Ordinances	4,175.95
1339	07/14/2017	NIEVES LANDSCAPE, INC.	Landscape Maintenance Services / June 2017	11,800.00
1339	07/14/2017	NIEVES LANDSCAPE, INC.	City Hall Landscape Maintenance / June 2017	406.25
1339	07/14/2017	NIEVES LANDSCAPE, INC.	Landscape Maintenance Services	1,188.45
1340	07/14/2017	NUVIS	Landscape Architectural & Plan Check Services / April 2017	2,362.50
1341	07/14/2017	NV5, INC.	Building Inspection & Counter Services / May 2017	39,237.50
1342	07/14/2017	ORANGE COAST PLUMBING	City Hall Maintenance Services	698.32
1343	07/14/2017	PAR ELECTRICAL CONTRACTORS,	Deposit Project Balance Refund	2,000.00
1344	07/14/2017	PROTEL COMMUNICATIONS, INC	Telephone System Maintenance	478.00
1345	07/14/2017	RED HAWK FIRE & SECURITY, LLC	Fire & Security Monitoring / July - September 2017	240.00
1346	07/14/2017	RICHARD P GUARNERI	Waste Diversion Deposit Refund	250.00
1347	07/14/2017	ROBERT M BARRY	Financial Consulting Services / June 2017	2,345.00
1348	07/14/2017	RUTAN & TUCKER, LLP	Legal Services / May 2017	674.58
1349	07/14/2017	SADDLEBACK WINDOWS AND DOORS	CDBG Energy Efficiency Improvement Program / FY 2016-17	28,216.00
1350	07/14/2017	SIEMENS INDUSTRY, INC.	Traffic Signal Maintenance / May 2017	1,205.00
1351	07/14/2017	SIGNS BY CREATIONS UNLIMITED	Shredding Event Signs	349.11
1352	07/14/2017	SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS	Assessment Dues / FY 2017-18	1,689.00
1353	07/14/2017	SOUTHERN CALIFORNIA EDISON	Irrigation Controllers / June 2017	26.27
1354	07/14/2017	SOUTHERN CALIFORNIA EDISON	Irrigation Controllers / June 2017	26.13
1355	07/14/2017	SOUTHERN CALIFORNIA EDISON	Residential Streetlights / June 2017	1,571.54
1356	07/14/2017	SOUTHERN CALIFORNIA EDISON	Ridge Route Dog Park / June 2017	26.09
1357	07/14/2017	SOUTHERN CALIFORNIA EDISON	Irrigation Controllers / June 2017	97.00
1358	07/14/2017	SOUTHERN CALIFORNIA EDISON	Traffic Signal Controllers / May - June 2017	868.83
1359	07/14/2017	SOUTHERN CALIFORNIA EDISON	City Hall Utilities / June 2017	2,025.86
1360	07/14/2017	STAPLES	Office Supplies	206.38
1361	07/14/2017	TEAM ONE MANAGEMENT	Janitorial Services / June 2017	877.74
1362	07/14/2017	THE GAS COMPANY	City Hall Utilities / May 2017	42.49
1363	07/14/2017	VISION SERVICE PLAN OF AMERICA	Employee Benefits Program / July 2017	120.18
1364	07/14/2017	WM CURBSIDE, LLC	HHW, Medicine and Sharps Program / May 2017	3,390.00
1365	07/24/2017	AAA AWARDS & MONOGRAMMING	Office Supplies	37.71

CITY OF LAGUNA WOODS
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ITEM 6.3

	Date	Vendor Name	Description	Amount
1366	07/24/2017	ALICE DESCHON	Taxi Voucher Refund	100.00
1367	07/24/2017	AT&T	White Pages / July 2017	4.48
1368	07/24/2017	CALIFORNIA YELLOW CAB	Taxi Voucher Services / June 2017	13,755.00
1368	07/24/2017	CALIFORNIA YELLOW CAB	NEMT Taxi Voucher Services / June 2017	14,811.00
1369	07/24/2017	COPYFORCE	Printing Services	204.73
1369	07/24/2017	COPYFORCE	Printing Services	96.98
1370	07/24/2017	COUNTY OF ORANGE	Automated Fingerprint ID System / July 2017	597.00
1371	07/24/2017	DATA TICKET, INC	Daily Citation Processing / May 2017	0.70
1372	07/24/2017	DICKINSON ELECTRIC	Electrical Work / June 2017	240.00
1373	07/24/2017	EL CAMINO ASPHALT PAVING CORP	Pavement Management Project	52,250.00
1374	07/24/2017	GOGOVAPPS, INC	Code Enforcement & Water Quality Software / FY 2017-18	2,000.00
1375	07/24/2017	ICMA RETIREMENT CORPORATION	Annual Plan Fee / July - September 2017	125.00
1376	07/24/2017	IRWIN B BORNSTEIN, CPA	Financial Consulting Services / June 2017	90.00
1377	07/24/2017	KONE INC.	City Hall Elevator Maintenance / July 2017	257.62
1378	07/24/2017	KONICA MINOLTA	Copier Contract Balance / July 2017	482.72
1379	07/24/2017	MATRIX CONSULTING GROUP	Tri-City Police Study / April - June 2017	6,311.00
1380	07/24/2017	MUNICIPAL CODE CORP	City Municipal Code Annual Support Fee / FY 2017-18	350.00
1381	07/24/2017	NV5, INC.	Pavement Management Project / May 2017	5,817.50
1382	07/24/2017	ORANGE COUNTY REGISTER-NOTICES	Public Notices / May 2017	1,477.00
1383	07/24/2017	PEAK LIGHTING & ELECTRIC, INC	Residential Street Light Maintenance / June 2017	682.89
1384	07/24/2017	PETTY CASH	Replenish petty cash (expenditures reported separately)	0.00
1385	07/24/2017	PV MAINTENANCE INC	Street, City Hall & Park Maintenance / June 2017	6,978.00
1385	07/24/2017	PV MAINTENANCE INC	Catch Basin Cleaning / June 2017	2,244.00
1386	07/24/2017	RUTAN & TUCKER, LLP	Legal Services / March - April 2017	5,222.49
1387	07/24/2017	SIEMENS INDUSTRY, INC.	Traffic Signal Maintenance / June 2017	1,205.00
1388	07/24/2017	SOUTHERN CALIFORNIA EDISON	Traffic Signal Controllers / June 2017	240.19
1389	07/24/2017	SOUTHERN CALIFORNIA EDISON	Irrigation Controllers / June 2017	25.12
1390	07/24/2017	SOUTHERN CALIFORNIA EDISON	Street Lights in Right of Way / June 2017	1,916.77
1391	07/24/2017	SOUTHERN CALIFORNIA EDISON	Street Lights in Right of Way / June 2017	15.75
1392	07/24/2017	STAPLES	Office and Janitorial Supplies	114.53
1393	07/24/2017	SUNSET PROPERTY SERVICES	Street Sweeping Services / June 2017	2,723.96
1394	07/24/2017	THE GAS COMPANY	City Hall Utilities / June 2017	31.13
1395	07/24/2017	TYLER TECHNOLOGIES, INC.	Software Conversion & Support / June 2017	9,133.81
1396	07/24/2017	U.S. BANK	Courier Services / June 2017	66.95
1397	07/24/2017	WHITE NELSON DIEHL EVANS LLP	Audit Services / June 2017	3,900.00
1398	07/24/2017	WM CURBSIDE, LLC	HHW, Medicine & Sharps Program / June 2017	4,331.55
1399	08/03/2017	AT&T	Telephone / 581-3974 / July 2017	117.12
1400	08/03/2017	AT&T	Telephone / 583-1105 / June 2017	19.72

CITY OF LAGUNA WOODS
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	Date	Vendor Name	Description	Amount
1401	08/03/2017	CALIBER SIGNS & IMAGING INC	Coyote Warning Signs	1,043.04
1402	08/03/2017	CAPTIONING UNLIMITED	Closed Captioning / City Council Meetings	500.00
1403	08/03/2017	CITIES DIGITAL	Laserfiche Annual Support / August 2017 - August 2018	660.00
1404	08/03/2017	COPYFORCE	Printing Services	161.63
1405	08/03/2017	COUNTY OF ORANGE	800MHz Communication Charges / April - June 2017	360.00
1405	08/03/2017	COUNTY OF ORANGE	800MHz Communication Charges Partnership Cost / July - September 2017	710.00
1406	08/03/2017	CSG CONSULTANTS INC	Plan Check/Building Official Services / June 2017	2,401.25
1407	08/03/2017	DELTA DENTAL OF CALIFORNIA	Employee Benefits Program / August 2017	430.06
1408	08/03/2017	MICHAEL BAKER INTERNATIONAL	Planning Services / June 2017	10,915.90
1408	08/03/2017	MICHAEL BAKER INTERNATIONAL	General Plan Comprehensive Update Project / June 2017	6,706.25
1409	08/03/2017	NIEVES LANDSCAPE, INC.	Landscape Maintenance Services / July 2017	11,800.00
1409	08/03/2017	NIEVES LANDSCAPE, INC.	City Hall Landscape Maintenance / July 2017	406.25
1410	08/03/2017	NV5, INC.	Traffic & Engineering Services / May 2017	10,013.75
1411	08/03/2017	ROBERT M BARRY	Financial Consulting Services / July 2017	595.00
1412	08/03/2017	RUTAN & TUCKER, LLP	Legal Services / June 2017	4,847.50
1413	08/03/2017	RUTH COHEN	Taxi Voucher Refund	74.00
1414	08/03/2017	SOUTHERN CALIFORNIA EDISON	Irrigation Controllers / July 2017	102.71
1415	08/03/2017	STAPLES	Office & Janitorial Supplies	339.09
1416	08/03/2017	U.S. BANK	Courier Services / Hotel Reservation - CJPIA Conference / July 2017	1181.23
1417	08/03/2017	VISION SERVICE PLAN OF AMERICA	Employee Benefits Program / August 2017	181.32
1418	08/08/2017	360 BUSINESS CONSULTING	Website Hosting / July 2017	200.00
1419	08/08/2017	ALISO CREEK PRINTING	City Letterhead and Envelopes	1,935.20
1420	08/08/2017	AT&T	Telephone / 458-3487 / July 2017	37.79
1420	08/08/2017	AT&T	Telephone / 452-0600 / July 2017	1,035.23
1420	08/08/2017	AT&T	Telephone / 639-0500 / July 2017	206.31
1420	08/08/2017	AT&T	Telephone / 770-9359 / July 2017	21.58
1421	08/08/2017	BLUE RIBBON TROPHY	Councilmember Name Badge	26.17
1422	08/08/2017	BRUCE JAMIESON	Waste Diversion Deposit Refund	250.00
1423	08/08/2017	CALIFORNIA JPIA	All Risk Property Insurance Policy / FY 2017-18	12,573.00
1424	08/08/2017	CAPTIONING UNLIMITED	City Council Meetings / July 2017	100.00
1424	08/08/2017	CAPTIONING UNLIMITED	City Council Meeting / August 2017	100.00
1425	08/08/2017	COUNTY OF ORANGE	Automated Fingerprint ID System / August 2017	597.00
1426	08/08/2017	EL TORO WATER DISTRICT	Landscape Irrigation / July 2017	4,171.29
1427	08/08/2017	KONICA MINOLTA	Copier Lease / August 2017	482.72
1428	08/08/2017	LILLEY PLANNING GROUP	Building Official Services / July 2017	1,872.00
1429	08/08/2017	MANAGED HEALTH NETWORK	Employee Benefits Program / August 2017	16.72
1430	08/08/2017	MARK PERONA	Taxi Voucher Refund	50.00
1431	08/08/2017	MICHAEL BAKER INTERNATIONAL	Planning Services / July 2017	3,827.50

CITY OF LAGUNA WOODS
WARRANT REGISTER
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	Date	Vendor Name	Description	Amount
1432	08/08/2017	NIEVES LANDSCAPE, INC.	Dog Park Cleaning / Odor Control / July 2017	165.00
1432	08/08/2017	NIEVES LANDSCAPE, INC.	Mowing / July 2017	225.00
1433	08/08/2017	ONE WAY CONSTRUCTION	Waste Diversion Deposit Refund	250.00
1434	08/08/2017	SOUTHERN CALIFORNIA EDISON	City Hall Utilities / July 2017	2,419.69
1434	08/08/2017	SOUTHERN CALIFORNIA EDISON	Irrigation Controllers / July 2017	28.14
1434	08/08/2017	SOUTHERN CALIFORNIA EDISON	Irrigation Controllers / July 2017	25.12
1434	08/08/2017	SOUTHERN CALIFORNIA EDISON	Ridge Route Dog Park / July 2017	24.45
1434	08/08/2017	SOUTHERN CALIFORNIA EDISON	Traffic Signal Controllers / July 2017	909.63
1434	08/08/2017	SOUTHERN CALIFORNIA EDISON	Residential Streetlights / July 2017	1,500.40
1435	08/08/2017	STAPLES	Office Supplies	112.32
1436	08/08/2017	TALIMAR SYSTEMS, INC	Office Furniture	126.44
1437	08/08/2017	TEAM ONE MANAGEMENT	Janitorial Services / May 2017	705.54
1438	08/08/2017	THE GAS COMPANY	City Hall Utilities / July 2017	20.69
1439	08/08/2017	VECTUS	City Hall Internet Service / June - August 2017	1,197.00
Total Bank Debits and Warrants:				<u>\$801,786.90</u>
Petty Cash Expenditure Detail				
		FedEx Office	Courier Services	18.82
		Linda Vanderlinde	Mileage Reimbursement	41.74
		Orange County Clerk-Recorder	Site Development Permit / Document Recording	33.00
		Kustom Locksmith Service	Key Copies	23.71
		Office Depot	Office Supplies	45.14
		Stater Bros	Shredding Event Supplies	7.41
		The Home Depot	Key Copies	4.25
Total Petty Cash:				<u>174.07</u>

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RESOLUTION NO. 17-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, MODIFYING THE COMMITTED FUND BALANCES FOR THE PAID LEAVE CONTINGENCY FUND AND THE GENERAL FUND CONTINGENCY FUND FOR FISCAL YEAR 2017-18

WHEREAS, the Fiscal Year 2017-18 Budget (“Budget”) was adopted by the City Council on June 28, 2017; and

WHEREAS, the Budget includes contingency funds for paid leave, self-insurance, and General Fund purposes; and

WHEREAS, in accordance with Administrative Policy 2.9, the Budget was adopted with an estimate of the committed fund balance for the Paid Leave Contingency Fund, subject to finalization by City Council action after fiscal-year-end calculations are available; and

WHEREAS, fiscal-year-end calculations for the Paid Leave Contingency Fund are now available and staff has recommended an increase in its committed fund balance based on actual accrued paid leave balances for City employees as of June 30, 2017; and

WHEREAS, in accordance with Administrative Policy 2.9, modification of the committed fund balance for the Paid Leave Contingency Fund also affects the committed fund balance for the General Fund Contingency Fund.

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

SECTION 1. Section 3 of Resolution No. 17-20 is hereby amended, in its entirety, to read as follows:

The General Fund committed and assigned reserves authorized are:

	<i>Fiscal Year 2017-18</i>	<i>Fiscal Year 2018-19</i>
Paid Leave Contingency Fund	\$96,270	\$81,609
Self-Insurance Contingency Fund	\$50,000	\$50,000

General Fund		
Contingency Fund	\$2,540,530	\$2,639,191
TOTAL	\$2,686,800	\$2,770,800

Committed and assigned reserves shall be maintained, administered, and expended in accordance with Administrative Policy 2.9.

SECTION 2. The Deputy City Clerk shall certify to the adoption of this resolution.

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

SHARI L. HORNE, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

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

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 17-XX** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the XX day of XX 2017, by the following vote:

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

YOLIE TRIPPY, Deputy City Clerk

6.5

STREET, RIGHT-OF-WAY, AND INFRASTRUCTURE MAINTENANCE SERVICES

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**AGREEMENT FOR CONSULTANT SERVICES
BETWEEN THE
CITY OF LAGUNA WOODS
AND
PV MAINTENANCE, INC.
FOR STREET, RIGHT-OF-WAY, AND INFRASTRUCTURE
MAINTENANCE SERVICES**

This AGREEMENT FOR CONSULTANT SERVICES ("AGREEMENT"), is made and entered into this 1st day of September 2017 ("EFFECTIVE DATE"), by and among the City of Laguna Woods, a California municipal corporation ("CITY"), and PV Maintenance, Inc. ("CONSULTANT").

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

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of SECTION 19 "TERMINATION OF AGREEMENT" of this AGREEMENT, the term of this AGREEMENT shall be for a period beginning on September 1, 2017 and ending at 11:59 p.m. on June 30, 2019. Such term may be extended upon written agreement of both parties to this AGREEMENT.

SECTION 2. SCOPE OF SERVICES.

CONSULTANT shall perform the services set forth in EXHIBIT "A" "SCOPE OF SERVICES" and made a part of this AGREEMENT. All work to be performed by CONSULTANT shall be coordinated with, and approved by City Manager of CITY or his or her designee. CONSULTANT shall not begin work on any individual task or assignment until authorized by the City Manager of CITY or his or her designee to proceed.

SECTION 3. ADDITIONAL SERVICES.

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

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this AGREEMENT, CITY agrees to pay CONSULTANT the amounts specified in EXHIBIT "B" "COMPENSATION" and made a part of this AGREEMENT. CONSULTANT shall perform work only as requested by CITY.

ITEM 6.5

This AGREEMENT does not state, convey, imply or infer a specific, minimum or expected amount of work or compensation for as needed services or reimbursables. Compensation for services shall not exceed the amounts specified in EXHIBIT "B" "COMPENSATION".

(b) No later than the 15th of each month CONSULTANT shall furnish to CITY an **original** invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the categories required by CITY, which are subject to change at the discretion of CITY. CITY shall independently review each invoice submitted by the CONSULTANT to determine whether the work performed and expenses incurred are in compliance with the provisions of this AGREEMENT. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event that any charges or expenses are disputed by CITY, the original invoice shall be returned by CITY to CONSULTANT for correction and resubmission.

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

(d) Payment to CONSULTANT for work performed pursuant to this AGREEMENT shall not be deemed to waive any defects in work performed by CONSULTANT, nor to constitute any waiver of any type of relief or remedy, legal or equitable, arising out of any breach or nonperformance of any aspect of the AGREEMENT by CONSULTANT.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

CITY may inspect and accept or reject any of CONSULTANT's work under this AGREEMENT, either during performance or when completed. CITY shall reject or finally accept CONSULTANT's work in its discretion within sixty (60) days after submitted to CITY. Any rejection of work by CITY shall be by written explanation. Acceptance of any of CONSULTANT's work by CITY shall not constitute a waiver of any of the provisions of this AGREEMENT including, but not limited to, sections 15 and 16, pertaining to indemnification and insurance, respectively.

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by CONSULTANT in the course of providing any services pursuant to this AGREEMENT shall become the sole property of CITY and may be used, reused or otherwise disposed of by CITY without the permission of the CONSULTANT. Upon completion, expiration or termination of this AGREEMENT, CONSULTANT shall turn over to CITY all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents, notwithstanding any billing or compensation disputes that may then exist between CITY and CONSULTANT.

SECTION 7. CONSULTANT'S BOOKS AND RECORDS.

(a) CONSULTANT shall maintain any and all documents and records demonstrating or relating to CONSULTANT's and any of CONSULTANT's subcontractors' performance of services pursuant to this AGREEMENT. CONSULTANT shall maintain any and all drafts of studies or planning documents, correspondence, notices, ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to CITY pursuant to this AGREEMENT. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by CONSULTANT pursuant to this AGREEMENT. Any and all such documents or records shall be maintained for five (5) years from the end of the term of this AGREEMENT and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon written request by CITY, Federal government, State of California, or their designated representatives. Copies of such documents or records shall be provided directly to the requesting party for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at CONSULTANT's address indicated for receipt of notices in this AGREEMENT.

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

(d) CONSULTANT shall prepare and submit to CITY reports concerning the performance of the work in this AGREEMENT as CITY shall require.

SECTION 8. STATUS OF CONSULTANT.

(a) CONSULTANT is and shall at all times remain a wholly independent contractor and not an officer, official, employee or agent of CITY. CONSULTANT shall have no authority to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise, unless such authority is expressly conferred under this AGREEMENT or is otherwise expressly conferred in writing by CITY.

(b) The personnel performing the services under this AGREEMENT on behalf of CONSULTANT shall at all times be under CONSULTANT's exclusive direction and control. Neither CITY, nor any elected or appointed boards, officers, officials, employees or agents of

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CITY, shall have control over the conduct of CONSULTANT or any of CONSULTANT's officers, officials, employees or agents, except as set forth in this AGREEMENT. CONSULTANT shall not at any time or in any manner represent that CONSULTANT or any of CONSULTANT's officers, officials, employees or agents is in any manner officials, officers, employees or agents of CITY.

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

(d) This AGREEMENT shall in no way prohibit the CITY from entering into other agreements or contracts, hiring staff or making other such arrangements with other persons and/or entities relative to the services set forth in EXHIBIT "A" "SCOPE OF SERVICES".

SECTION 9. STANDARD OF PERFORMANCE.

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

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

(a) CONSULTANT shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this AGREEMENT, including but not limited to regulations and rules pertaining to any grant awards or third-party funding with which this AGREEMENT is funded in whole or in part. CONSULTANT shall obtain any and all licenses, permits and authorizations necessary to perform the services set forth in this AGREEMENT. CITY shall not be responsible for monitoring CONSULTANT's compliance with federal, state, and local laws, statutes, codes, ordinances, or regulations. Neither CITY, nor any elected or appointed boards, officers, officials, employees or agents of CITY, shall be liable, at law or in equity, as a result of any failure of CONSULTANT to comply with this section.

(b) CONSULTANT shall not be debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs, or from receiving Federal contracts, subcontracts, or financial or nonfinancial assistance or benefits, under Executive Order 12549, "Debarment and Suspension" (24 CFR 85.35) or other Federal laws, statutes, codes, ordinances, regulations or rules, at any time during the term of this AGREEMENT.

SECTION 11. NONDISCRIMINATION.

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

SECTION 12. UNAUTHORIZED ALIENS.

CONSULTANT shall comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended from time to time or replaced by a successor statute, and in connection therewith, shall not employ unauthorized aliens as defined therein. The term "unauthorized aliens" means and includes "undocumented foreign nationals" as defined in the proposed Federal Correcting Hurtful and Alienating Names in Government Expression (CHANGE) Act (H.R. 3785, introduced October 21, 2015). Should CONSULTANT so employ such unauthorized aliens for the performance of work and/or services covered by this AGREEMENT, and should the any liability or sanctions be imposed against CITY for such use of unauthorized aliens, CONSULTANT shall reimburse CITY for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by CITY.

SECTION 13. CONFLICTS OF INTEREST.

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

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

SECTION 14. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by CONSULTANT in performance of this AGREEMENT shall be considered confidential, unless such information is in the public domain or already known to CONSULTANT. CONSULTANT shall not release or disclose any such information or work product to persons or entities other than CITY without

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prior written authorization from the City Manager of CITY or his or her designee, except as may be required by law.

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

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

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

SECTION 15. INDEMNIFICATION.

(a) CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteers (individually and collectively, "INDEMNITEES") shall have no liability to CONSULTANT or any other person for, and CONSULTANT shall indemnify, defend and hold harmless INDEMNITEES from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively "CLAIMS"), which INDEMNITEES may suffer or incur or to which INDEMNITEES may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise occurring as a result of the CONSULTANT's performance of or failure to perform any services under this AGREEMENT or by the negligent or willful acts or omissions of CONSULTANT, its agents, officers, directors, subcontractors or employees, committed in performing any of the services under this AGREEMENT, including without limitation the violation of any federal, state, and local law, statute, code, ordinance, regulation, or rule.

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(b) If any action or proceeding is brought against INDEMNITEES by reason of any of the matters against which CONSULTANT has agreed to indemnify INDEMNITEES as provided above, CONSULTANT, upon notice from CITY, shall defend INDEMNITEES at CONSULTANT's expense by counsel acceptable to CITY, such acceptance not to be unreasonably withheld. INDEMNITEES need not have first paid for any of the matters to which INDEMNITEES are entitled to indemnification in order to be so indemnified. The insurance required to be maintained by CONSULTANT under Section 16 shall insure CONSULTANT's obligations under this section, but the limits of such insurance shall not limit the liability of CONSULTANT hereunder. The provisions of this section shall survive the expiration or earlier termination of this AGREEMENT.

(c) The provisions of this section do not apply to CLAIMS occurring as a result of the CITY's sole negligence or willful acts or omissions.

SECTION 16. INSURANCE.

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

SECTION 17. ASSIGNMENT.

The expertise and experience of CONSULTANT are material considerations for this AGREEMENT. CITY has an interest in the qualifications of and capability of the persons and entities who will fulfill the duties and obligations imposed upon CONSULTANT under this AGREEMENT. In recognition of that interest, CONSULTANT shall not assign or transfer this Agreement or any portion of this AGREEMENT or the performance of any of CONSULTANT's duties or obligations under this AGREEMENT without the prior written consent of the City Council. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this AGREEMENT entitling CITY to any and all remedies at law or in equity, including summary termination of this AGREEMENT. CITY acknowledges, however, that CONSULTANT, in the performance of its duties pursuant to this AGREEMENT, may utilize subcontractors. CONSULTANT shall be solely liable and responsible for the actions, conduct, and performance of subcontractors, including but not limited to ensuring their compliance with Section 10 of this AGREEMENT (Compliance with Applicable Laws; Permits and Licenses).

SECTION 18. CONTINUITY OF PERSONNEL.

CONSULTANT shall make every reasonable effort to maintain the stability and continuity of CONSULTANT's staff assigned to perform the services required under this AGREEMENT. CONSULTANT shall obtain approval, in writing, from CITY of any changes in CONSULTANT's staff assigned to perform the services required under this AGREEMENT,

prior to any such performance.

SECTION 19. TERMINATION OF AGREEMENT.

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

(b) CONSULTANT may terminate this AGREEMENT at any time upon sixty (60) days written notice of termination to CITY. In the event such notice is given, CITY may require CONSULTANT to cease immediately all work in progress.

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

(d) Upon termination of this AGREEMENT by either CONSULTANT or CITY, all property belonging exclusively to CITY which is in CONSULTANT's possession shall be returned to CITY immediately upon demand by CITY, notwithstanding any billing disputes that may then exist under this AGREEMENT. CONSULTANT shall furnish to CITY a final invoice for work performed and expenses incurred by CONSULTANT, prepared as set forth in SECTION 4 of this AGREEMENT. This final invoice shall be reviewed and paid in the same manner as set forth in SECTION 4 of this AGREEMENT.

SECTION 20. DEFAULT.

In the event that CONSULTANT is in default under the terms of this AGREEMENT, the CITY shall not have any obligation or duty to continue compensating CONSULTANT for any work performed after the date of default and may terminate this AGREEMENT immediately by written notice to the CONSULTANT.

SECTION 21. EXCUSABLE DELAYS.

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

SECTION 22. COOPERATION BY CITY.

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

SECTION 23. NOTICES.

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

To CITY: City of Laguna Woods
Attn: City Manager
24264 El Toro Road
Laguna Woods, CA 92637

To CONSULTANT: PV Maintenance, Inc.
ATTN: President
23282 Arroyo Vista
Rancho Santa Margarita, CA 92688

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

SECTION 24. AUTHORITY TO EXECUTE.

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

SECTION 25. BINDING EFFECT.

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

SECTION 26. MODIFICATION OF AGREEMENT.

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

SECTION 27. WAIVER.

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

SECTION 28. LAW TO GOVERN; VENUE.

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

SECTION 29. ATTORNEYS FEES, COSTS AND EXPENSES.

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

SECTION 30. ENTIRE AGREEMENT.

This AGREEMENT, including the attached EXHIBITS "A" through "C", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between CONSULTANT and CITY prior to the execution of this AGREEMENT. No statements, representations or other agreements, whether oral or written, made by any party which is not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 31. SEVERABILITY.

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

SECTION 32. NO THIRD PARTY BENEFICIARIES.

This AGREEMENT, its provisions, and its covenants, are for the sole and exclusive benefit of CITY and CONSULTANT. No other parties or entities are intended to be, nor shall be considered, beneficiaries of the performance by either party of any of the obligations under this AGREEMENT.

[SIGNATURES ON NEXT PAGE]

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

CITY OF LAGUNA WOODS:

By _____
Christopher Macon, City Manager

CONSULTANT:

By _____
Frank J. Garza, President

APPROVED AS TO FORM:

David B. Cosgrove, City Attorney

EXHIBIT "A"
SCOPE OF SERVICES

CONSULTANT shall perform and complete street, right-of-way, and infrastructure maintenance services by providing all labor, tools, equipment, materials, and supplies necessary to complete work in a professional, thorough, and timely manner, in accordance with standards and specifications as contained in this AGREEMENT.

Prevailing Wage

ALL SERVICES PERFORMED BY CONSULTANT UNDER THIS AGREEMENT ARE SUBJECT TO PREVAILING WAGE. In accordance with the provisions of Section 1770 et seq., of the Labor Code, the Director of Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. CONSULTANT shall pay to all persons employed for this work by CONSULTANT sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770,1773,1773.1"

California Department of Industrial Relations

CONSULTANT shall be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 at all times during the term of this AGREEMENT. All services performed by CONSULTANT under this AGREEMENT are subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Firm Licensure

- A. CONSULTANT shall hold and maintain a valid State of California A (General Engineering Contractor) contractor's license at all times during the term of this AGREEMENT.

Types of Service

CONSULTANT shall provide the following services:

WORK TASK DESCRIPTIONS

The latest edition of the Standard Specifications for Public Works Construction and/or the Caltrans Standard Specifications, and related Standard Plans and Special Provisions, as solely selected by CITY, as modified by CITY and selected by CITY to be most appropriate for the work, shall govern the work. All work shall be to the satisfaction of CITY.

"Work Task Descriptions" herein include a general level of information regarding minimum performance standards for each work task to be completed. CONSULTANT shall complete

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work tasks at or above the required service levels within the time and schedule required.

For the purpose of pricing, most work tasks are considered separately based on whether they are to be completed as “Routine Work” or “Emergency Work.” Unless a different time is specified in this AGREEMENT, Routine Work shall be completed within 10 business days of request by CITY, unless an alternate timeframe is specified in this Scope of Work. Emergency Work shall be initiated within two (2) hours of request by CITY and completed as expeditiously as possible thereafter. CITY may, at its sole discretion, extend any maximum timeframe upon request of CONSULTANT.

1A. Base Services Retainer - Streets & Sidewalks (Units: Annual Lump Sum payable in equal monthly increments)

Define Units: This is a lump sum annual fee payable in equal monthly installments.

This lump sum shall include all costs of standby time, mobilization as defined and all other items of work not specifically included in a unit price work task herein including, but not limited to, the services of the point of contact, backup contact staff, emergency contact staff, communications, scheduling services, providing a storage yard for City equipment (e.g., electronic message board signs, lights, streetlight poles, signs, sign poles, and furniture), compliance with all National Pollutant Discharge Elimination System (NPDES) water quality requirements including Best Management Practices, the cost of insurances, the provision of all aspects of worker and public safety, compliance with all local, state and federal laws, and all other related work. Work Task 1A is for the portion of base services pertaining to streets, sidewalks, and other properties that are eligible expenditures under the State of California’s Gas Tax Guidelines. Specifically excluded from Work Task 1A is any work that occurs at Laguna Woods City Hall or City parks.

1B. Base Services Retainer - City Hall & Parks (Units: Annual Lump Sum payable in equal monthly increments)

Define Units: This is a lump sum annual fee payable in equal monthly installments.

This lump sum shall include all costs of standby time, mobilization as defined and all other items of work not specifically included in a unit price work task herein including, but not limited to, the services of the point of contact, backup contact staff, emergency contact staff, communications, scheduling services, providing a storage yard for City equipment (e.g., electronic message board signs, lights, streetlight poles, signs, sign poles, and furniture), compliance with all National Pollutant Discharge Elimination System (NPDES) water quality requirements including Best Management Practices, the cost of insurances, the provision of all aspects of worker and public safety, compliance with all local, state and federal laws, and all other related work. Work Task 1B is for the portion of base services pertaining to Laguna Woods City Hall, City parks, and other properties that are not eligible expenditures under the State of California’s Gas Tax Guidelines.

2. AC Work - All projects, any combination of work (applies to #3-16)**3. Remove & Replace 4" AC** (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) in square feet that is used to repair streets, regardless of depth. This will be performed on an as requested basis.

This activity encompasses the saw cutting, removal of AC and subgrade to provide for up to a full 4-inch section, compaction of disturbed subgrade, tack coating of surfaces with 2 coats of SS-1 h spray applied at a uniform rate of 0.1 gallons per square yard each coat (first coat to be allowed to stiffen before second coat), placement of 2-inches of PG 64-10 Type 3 B3 AC for base and a 2-inch final lift of PG 64-10 Type 3 C3 AC, and compaction of each individual lift with a vibratory 3 foot wide minimum roller. Minimum repair width will be 6 feet.

4. Remove & Replace 6" AC (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) in square feet that is used to repair streets, regardless of depth. This will be performed on an as requested basis.

This activity encompasses the saw cutting, removal of AC and subgrade to provide for up to a full 6-inch section, compaction of disturbed subgrade, tack coating of surfaces with 2 coats of SS-1 h spray applied at a uniform rate of 0.1 gallons per square yard each coat (first coat to be allowed to stiffen before second coat), placement of PG 64-10 Type 3 B3 AC for base up to 4-inches and a 2-inch final lift of PG 64-10 Type 3 C3 AC, and compaction of each individual lift with a vibratory 3 foot wide minimum roller. Minimum repair width will be 6 feet.

5. Remove & Replace 8" AC (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) in square feet that is used to repair streets, regardless of depth. This will be performed on an as requested basis.

This activity encompasses the saw cutting, removal of AC and subgrade to provide for up to a full 8-inch section, compaction of disturbed subgrade, tack coating of surfaces with 2 coats of SS-1 h spray applied at a uniform rate of 0.1 gallons per square yard each coat (first coat to be allowed to stiffen before second coat), placement of PG 64-10 Type 3 B3 AC for base up to 6-inches in two lifts and a 2-inch final lift of PG 64-10 Type 3 C3 AC, and compaction of each individual lift with a vibratory 3 foot wide minimum roller. Minimum repair width will be 6 feet.

6. Remove & Replace 10" AC (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) in square feet that is used to repair streets, regardless of depth. This will be performed on an as requested basis.

This activity encompasses the saw cutting, removal of AC and subgrade to provide for up to a full 10-inch section, compaction of disturbed subgrade, tack coating of surfaces with 2 coats of SS-1 h spray applied at a uniform rate of 0.1 gallons per square yard each coat (first coat to be allowed to stiffen before second coat), placement of PG 64-10 Type 3 B3 AC for base up to 8-inches in three lifts and a 2-inch final lift of PG 64-10 Type 3 C3 AC, and compaction of each individual lift with a vibratory 3 foot wide minimum roller. Minimum repair width will be 6 feet.

7. Remove & Replace 12" AC (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) in square feet that is used to repair streets, regardless of depth. This will be performed on an as requested basis.

This activity encompasses the saw cutting, removal of AC and subgrade to provide for up to a full 12-inch section, compaction of disturbed subgrade, tack coating of surfaces with 2 coats of SS-1 h spray applied at a uniform rate of 0.1 gallons per square yard each coat (first coat to be allowed to stiffen before second coat), placement of PG 64-10 Type 3 B3 AC for base up to 10-inches in three lifts and a 2-inch final lift of PG 64-10 Type 3 C3 AC, and compaction of each individual lift with a vibratory 3 foot wide minimum roller. Minimum repair width will be 6 feet.

8. AC Berm - Type 02 6" (Units: Linear Feet)

Define Units: This is measured by the surface length asphalt concrete (AC) in linear feet that is used to repair streets. This will be performed on an as requested basis.

This activity encompasses saw cutting, removal of AC Berm as directed by the City, compacting disturbed subgrade, and forming and placement of PG 64-10 Type 3 B3 AC for new berm.

9. AC Berm - Type 02 8" (Units: Linear Feet)

Define Units: This is measured by the surface length asphalt concrete (AC) in linear feet that is used to repair streets. This will be performed on an as requested basis.

This activity encompasses saw cutting, removal of AC Berm as directed by the City, compacting disturbed subgrade, and forming and placement of PG 64-10 Type 3 B3 AC for new berm.

10. AC Crack Repair Cleaning & Filling (Units: Linear Feet and Lump Sum)

Define Units: This is measured by the surface length of crack sealant in linear feet that is used to repair pavement cracks, regardless of depth. A lump sum is also charged per mobilization. This will be performed on an as requested basis.

This activity encompasses the operation of applying joint filler into pavement cracks to prevent and protect the pavement from decay. All cracks that are 1/8 inch in width or larger shall be routed, blown clean with a hot air lance, and filled with hot asphalt-rubber sealant material. Wide cracks should be filled with patch material. Prior to the application of hot asphalt-rubber sealant, joints and cracks shall be routed and cleaned to remove dust, dirt, moisture, and foreign material or old sealant. Cracks shall be sealed from the bottom up. Sealant material shall be applied so it is flush with the surface. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, routing all cracks greater than 1/8 inch, cleaning cracks using compressed air, applying crack seal so there is a smooth finish, and cleaning the work site.

Pavement filling shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the pavement filling and refill any depressed filled cracks to the City's satisfaction.

11. Cold Patch of AC Pavement - Temporary (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) potholes patched in square feet, regardless of depth. This will be performed on an as requested basis.

This activity encompasses hand patching of potholes, small depressions, and edge breaks in street surfaces to provide a smooth driving surface and temporarily prevent further deterioration of the pavement. This includes, but is not limited to, various subtasks for proper planning and performing the work such as establishing proper traffic control, clearing and grubbing, drying the area to be patched, patching depressions and minor cracking, and cleaning the work site.

Temporary cold patch shall be guaranteed to perform satisfactorily for up to six (6) months. During the guarantee period, the selected firm shall bear all costs to maintain the temporary cold patch to the City's satisfaction.

12. Cold Patch of AC Pavement - Permanent (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) potholes patched in square feet, regardless of depth. This will be performed on an as requested basis.

This activity encompasses minor permanent patching of potholes, depressions, and edge breaks in street surfaces using Flomix, Aquaphalt, or other City approved hot mix asphalt

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concrete to provide a smooth driving surface per manufacturer's recommendations. This includes, but is not limited to, various subtasks for proper planning and performing the work such as establishing proper traffic control, clearing and grubbing, saw cutting, excavation, hand patching, minor skin patching, and cleaning the work site.

Permanent pothole patching shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the permanent pothole patching to the City's satisfaction.

13. AC Cold Plane up to 2" (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) area in square feet that is cold planed in preparation of an asphalt concrete hot mix overlay, regardless of depth. This will be performed on an as requested basis.

This activity encompasses cold planing of up to 2 inches of existing asphalt concrete surfacing. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, clearing and grubbing, applying temporary pavement legends and striping (tabs not accepted), and cleaning the work site.

Asphalt concrete shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the asphalt concrete to the City's satisfaction.

14. AC Hot Mix 2" Overlay (Units: Tons)

Define Units: This is measured by the amount of asphalt concrete (AC) area in net tons placed. The tonnage will be measured by weigh tickets. This will be performed on an as requested basis.

This activity encompasses routing, cleaning and sealing all cracks, placing the asphalt concrete hot mix overlay, and compacting the overlay to 95% relative compaction. A level surface shall be achieved with no more than a 1/8 inch variation in 10 linear feet. The pavement edge joins and match lines shall be neatly and cleanly made. A tack coat of grade SS-1h emulsified asphalt shall be applied to all surfaces prior to placement of new AC, with the exception that tack coat is not required to be applied to aggregate base surfaces. This includes, but is not limited, to various subtasks for proper planning and performing the work such as establishing proper traffic control, clearing and grubbing, saw cutting, and cleaning the limits of the area to receive the AC overlay.

As required to perform the work, the selected firm shall submit the asphalt concrete mix design, in accordance with Greenbook Standard Specifications, to the City.

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Asphalt concrete overlay shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain or restore the asphalt concrete overlay to the City's satisfaction.

15. Pave AC Slot 4" (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) in square feet that is used to repair streets. This will be performed on an as requested basis.

This activity encompasses the saw cutting and removal and replacement of existing 4 inch AC pavement and subgrade as necessary to provide for the installation of concrete pad and/or curb and gutter. AC installation is part of this task and shall be installed in accordance with previously detailed specifications. Final repair shall include 2 inch grinding of repair area plus the existing adjoining AC, 2 feet beyond the saw cut and a 2 inch final lift of PG 64-10 Type 3 C3 AC. Installation of concrete is part of a separate work task.

16. Pave AC Slot 6" (Units: Square Feet)

Define Units: This is measured by the surface area of asphalt concrete (AC) in square feet that is used to repair streets. This will be performed on an as requested basis.

This activity encompasses the saw cutting and removal and replacement of existing 6 inch AC pavement and subgrade as necessary to provide for the installation of an adjacent concrete pad and/or curb and gutter. AC installation is part of this task and shall be installed in accordance with previously detailed specifications. Final repair shall include 2 inch grinding of repair area plus the existing adjoining AC, 2 feet beyond the saw cut and a 2 inch final lift of PG 64-10 Type 3 C3 AC. Installation of concrete is part of a separate work task.

17. Remove & Replace 4" Sidewalk (Units: Square Feet and Lump Sum)

Define Units: This is measured by the surface area of a sidewalk in square feet that is removed and replaced, up to 4 inches in depth. A lump sum is also charged per mobilization. This will be performed on an as requested basis.

This activity encompasses the repair of sidewalks by replacement of damaged or deteriorated sections to provide a level transition from slab to slab. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, clearing and grubbing, providing an alternate path of travel for pedestrians and golf carts (when practical), saw cutting and removing the sidewalk from joint to joint, pouring 520-C-2500 concrete with Type V cement, repairing any impacted irrigation, and cleaning the work site.

If the removal and replacement of a sidewalk will interfere with a tree root, the selected firm will coordinate with the City's Arborist and schedule work, as necessary, to accommodate actions by the City's tree maintenance contractor(s) related to the affected tree root. Tree

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removal and root shaving are specifically excluded from the selected firm's responsibilities under this work task.

Replaced sidewalk shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the replaced sidewalk to the City's satisfaction.

18. Remove and Replace Curb & Gutter (Units: Linear Feet and Lump Sum)

Define Units: This is measured by the surface length of curb and gutter in linear feet that is removed and replaced. The height of the curb may variously be 6 inches, 8 inches, or the height to match the existing curb height with no change in compensation. A lump sum is also charged per mobilization. This will be performed on an as requested basis.

This activity encompasses the repair of damaged or deteriorated concrete curb and gutter to ensure proper drainage flow. Asphalt concrete slot repair will be paid for under work tasks 10 or 11. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, clearing and grubbing, saw cutting and removing the curb and gutter from joint to joint, pouring 520-C-2500 concrete with Type V cement, flow checking the gutter, repairing any impacted irrigation, and cleaning the work site.

If the removal and replacement of a sidewalk will interfere with a tree root, the selected firm will coordinate with the City's Arborist and schedule work, as necessary, to accommodate actions by the City's tree maintenance contractor(s) related to the affected tree root. Tree removal and root shaving are specifically excluded from the selected firm's responsibilities under this work task.

Replaced curb and gutter shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the curb and gutter to the City's satisfaction.

19. Sidewalk Grinding (Units: Linear Feet)

Define Units: This is measured by the surface length of each sidewalk grinding location, up to 10 feet per location. This will be performed on an as requested basis.

This activity encompasses the grinding of concrete sidewalks to provide a smooth surface free of edge displacement, including at transitions between joints. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, clearing and grubbing, mechanical grinding of concrete, and cleaning the work site.

20. Sidewalk Ramping (Units: Linear Feet)

Define Units: This is measured by the surface length of each sidewalk ramping location, up to 10 feet per location. This will be performed on an as requested basis.

This activity encompasses the ramping of concrete sidewalks to provide a smooth surface free of edge displacement, including at transitions between joints. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, clearing and grubbing, placing asphalt for ramping, and cleaning the work site.

Sidewalk ramping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the sidewalk ramping to the City's satisfaction.

21. White or Yellow Lane Restriping - All projects, any combination of work (applies to #22-31)**22. White Lane Restriping - 4" Solid** (Units: Linear Feet)

Define Units: This is measured by the surface length of white lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing white lane striping in the City to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

White striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the white striping, including repainting as necessary, to the City's satisfaction.

23. White Lane Restriping - 4" Skip (Units: Linear Feet)

Define Units: This is measured by the surface length of white lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing white lane striping in the City to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

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White striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the white striping, including repainting as necessary, to the City's satisfaction.

24. White Lane Restriping - 6" Solid or Skip (Units: Linear Feet)

Define Units: This is measured by the surface length of white lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing white lane striping in the City to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

White striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the white striping, including repainting as necessary, to the City's satisfaction.

25. White Lane Restriping - 8" Solid or Skip (Units: Linear Feet)

Define Units: This is measured by the surface length of white lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing white lane striping in the City to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

White striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the white striping, including repainting as necessary, to the City's satisfaction.

26. Yellow Lane Restriping - 4" Solid (Units: Linear Feet)

Define Units: This is measured by the surface length of yellow lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing yellow lane striping in the City, and a single 3 inch black stripe coat in between all existing double yellow lane striping in the City, to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

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Yellow striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the yellow striping, including repainting as necessary, to the City's satisfaction.

27. Yellow Lane Restriping - 4" Skip (Units: Linear Feet)

Define Units: This is measured by the surface length of yellow lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing yellow lane striping in the City, and a single 3 inch black stripe coat in between all existing double yellow lane striping in the City, to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Yellow striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the yellow striping, including repainting as necessary, to the City's satisfaction.

28. Yellow Lane Restriping - 4" Solid or Skip (Units: Linear Feet)

Define Units: This is measured by the surface length of yellow lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing yellow lane striping in the City, and a single 3 inch black stripe coat in between all existing double yellow lane striping in the City, to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Yellow striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the yellow striping, including repainting as necessary, to the City's satisfaction.

29. Yellow Lane Restriping - 4" Solid or Skip (Units: Linear Feet)

Define Units: This is measured by the surface length of yellow lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing yellow lane striping in the City, and a single 3 inch black stripe coat in between all existing double yellow lane striping in the City, to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work

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including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Yellow striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the yellow striping, including repainting as necessary, to the City's satisfaction.

30. Yellow Lane Restriping - Double Solid (Units: Linear Feet)

Define Units: This is measured by the surface length of yellow lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing yellow lane striping in the City, and a single 3 inch black stripe coat in between all existing double yellow lane striping in the City, to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Yellow striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the yellow striping, including repainting as necessary, to the City's satisfaction.

31. Yellow Lane Restriping - Double Broken (Units: Linear Feet)

Define Units: This is measured by the surface length of yellow lane striping that is painted. #21 also applies. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing yellow lane striping in the City, and a single 3 inch black stripe coat in between all existing double yellow lane striping in the City, to provide defined travel lanes and proper vehicle guidance. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Yellow striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the yellow striping, including repainting as necessary, to the City's satisfaction.

32. Road Markings - All projects, any combination of work (applies to #33-34, #36-38)

33. Road Markings - Stop Bar & Chevron Restriping (Units: Square Feet)

Define Units: This is measured by the surface area of stop bars and chevrons in square feet that are painted. #32 also applies. This will be performed on an as requested basis.

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This activity encompasses applying a single coat of paint to any existing stop bar and chevron in the City, to provide defined markings for vehicle and pedestrian control. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Stop bar and chevron striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the stop bar and chevron striping, including repainting as necessary, to the City's satisfaction.

34. Road Markings - Crosswalk Restriping (Units: Square Feet)

Define Units: This is measured by the surface area of crosswalk striping in square feet that are painted. #32 also applies. This will be performed on as requested basis.

This activity encompasses applying a single coat of paint to any existing crosswalk in the City to provide defined markings for vehicle and pedestrian control. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Crosswalk striping shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the crosswalk striping, including repainting as necessary, to the City's satisfaction.

35. Road Markings - Curb Repainting (Units: Linear Feet)

Define Units: This is measured by the surface length of curb striping in linear feet that is painted, measured on the top of the curb. #32 also applies. This will be performed on as requested basis.

This activity encompasses applying two coats of paint to any existing curb in the City to enforce parking or stopping regulations, or to improve visibility. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, cleaning and scraping the existing curb paint, applying paint with rollers or airless sprayers, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Curb paint shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the curb paint, including repainting as necessary, to the City's satisfaction.

36. Road Markings - Street and Sidewalk Legend (Letter) Repainting (Units: Each)

Define Units: This is measured by each street or sidewalk legend letter that is painted, regardless of size. All repainting of legends shall meet the size and shape of existing legends, whether or not the legends are standard size or oversized. #32 also applies. A “legend” is defined as any arrow or any whole word paid by letter, such as “Stop,” “Slow,” “Signal,” “Ahead,” and “No Golf Carts,” regardless of the number of letters painted, and including all types of painted arrows. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing street or sidewalk legend in the City to assist with vehicle and pedestrian control. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Street and sidewalk legend paint shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the street and sidewalk legend paint, including repainting as necessary, to the City’s satisfaction.

37. Road Markings – Type IV Left, Right, or Straight Arrow Repainting (Units: Each)

Define Units: This is measured by each Type IV left, right, or straight arrow that is painted, regardless of size. All repainting of arrows shall meet the size and shape of existing legends, whether or not the legends are standard size or oversized. #32 also applies. “Type IV” refers to the Type IV California Department of Transportation designation. This will be performed on an as requested basis.

This activity encompasses applying a single coat of paint to any existing Type IV left, right, or straight arrow in the City to assist with vehicle control. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Arrow paint shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the arrow paint, including repainting as necessary, to the City’s satisfaction.

38. Road Markings – Type VI or Type VII Arrow Repainting (Units: Each)

Define Units: This is measured by each Type VI or Type VII arrow that is painted, regardless of size. All repainting of arrows shall meet the size and shape of existing legends, whether or not the legends are standard size or oversized. #32 also applies. “Type VI” and “Type VII” refer to the Type VI and Type VII, respectively, California Department of Transportation designations. This will be performed on an as requested basis.

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This activity encompasses applying a single coat of paint to any existing Type VI or Type VII arrow in the City to assist with vehicle control. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

Arrow paint shall be guaranteed to perform satisfactorily for up to twelve (12) months. During the guarantee period, the selected firm shall bear all costs to maintain the arrow paint, including repainting as necessary, to the City's satisfaction.

39. Reflective Pavement Marker (Units: Each and Lump Sum)

Define Units: This is measured by each reflective pavement marker that is installed. A lump sum is also charged per mobilization. This will be performed on an as requested basis. "Reflective pavement marker" does not include Botts' Dots or non-standard markers.

This activity encompasses replacing any existing reflective pavement marker in the City to assist with vehicle control. This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, applying paint, and cleaning the work site. Misapplied paint shall be immediately removed at no cost to the City.

40. Shopping Cart and Litter Removal - Streets & Sidewalks (Units: Annual Lump Sum payable in equal monthly increments)

Define Units: This is a lump sum annual fee payable in equal monthly installments. This will be performed once per week.

This activity encompasses the removal of all unattended shopping carts to maintain the condition of streets and sidewalks, as well as operability, safety, and convenience. This activity shall be performed on every Monday morning (except when a federal holiday is observed on a Monday, in which case this activity shall be performed on the following Tuesday morning). A one-person crew shall visually inspect all street and sidewalk locations throughout the City, remove all unattended shopping carts, return any identifiable shopping carts to business locations within 5 miles of the City, store any unidentifiable or shopping carts belonging to business locations greater than 5 miles of the City at a location acceptable to the City for retrieval by the owners, discard shopping carts not retrieved by an owner after 30 days subject to the City's approval, and provide a weekly activity report of all shopping carts removed by the end of each regularly scheduled Shopping Cart Removal shift. Work Task 24 is for the portion of shopping cart removal pertaining to streets, sidewalks, and other properties that are eligible expenditures under the State of California's Gas Tax Guidelines. Specifically excluded from Work Task 40 is any work that occurs at Laguna Woods City Hall or City parks.

41. Shopping Cart Removal - City Hall & Parks (Units: Annual Lump Sum payable in equal monthly increments)

Define Units: This is a lump sum annual fee payable in equal monthly installments. This will be performed once per week.

This activity encompasses the removal of all unattended shopping carts to maintain the condition of property, as well as operability, safety, and convenience. This activity shall be performed on every Monday morning (except when a federal holiday is observed on a Monday, in which case this activity shall be performed on the following Tuesday morning). A one-person crew shall visually inspect all street and sidewalk locations throughout the City, remove all unattended shopping carts, return any identifiable shopping carts to business locations within 5 miles of the City, store any unidentifiable or shopping carts belonging to business locations greater than 5 miles of the City at a location acceptable to the City for retrieval by the owners, discard shopping carts not retrieved by an owner after 30 days subject to the City's approval, and provide a weekly activity report of all shopping carts removed by the end of each regularly scheduled Shopping Cart Removal shift. Work Task 41 is for the portion of shopping cart removal pertaining to Laguna Woods City Hall, City parks, and other properties that are not eligible expenditures under the State of California's Gas Tax Guidelines.

43. Sign Post Removal, Installation & Replacement (Units: Each)

Define Units: This is measured by each sign post removed, installed, or replaced, up to 14 feet in height, regardless of location. This will be performed on an as requested basis.

This activity encompasses the procurement and installation or replacement of sign posts for both standard and custom street signs, as well as the disposal of removed materials (if applicable). It also includes the removal of sign posts without replacement.

43. Remove & Repair/Replace Standard or Custom Traffic Sign (Units: Each and Materials)

Define Units: This is measured by each standard or custom traffic sign removed and repaired/replaced. This will be performed on an as requested basis. The cost of materials will also be charged.

This activity encompasses the removal and repair/replacement of standard or custom traffic signs (e.g., "Stop," "Yield," "Share the Sidewalk," and "Golf Cart Crossing"). This includes, but is not limited to, various subtasks for proper planning and performing the work including establishing proper traffic control, removing signs, repairing/installing signs, disposing of removed signs or transporting the same to the storage yard for City equipment, and cleaning the work site.

37. Extra Work (Units: Time and Materials Basis)

Define Units: These services are provided on a time and materials basis, using the selected firm's rate schedule. These will be performed on an as requested basis.

Examples of extra work include, but are not limited to:

- Debris Removal
- Downed Tree Removal
- Drain & Culvert Cleaning
- Graffiti Removal
- Paint & Material Spill Removal
- Pressure Washing
- Sandblasting
- Purchase of Standard & Custom Traffic Signs
- Detectable Warning Surface Installation
- Street and Park Furniture Installation
- Office Furniture & Equipment Movement
- Other Street, Right-of-Way, and Infrastructure Services

Standards for Personnel

- B. CONSULTANT shall designate a project manager who shall be responsible for overseeing all work performed under this AGREEMENT and coordinating the same with CITY. He or she shall have at least two (2) years of experience involving street maintenance and be fluent in the English language. Experience managing municipal contracts is highly desirable.
- C. CONSULTANT shall work with CITY to establish procedures for providing notification of required services including, at a minimum, the designation of a primary and alternate point of contact, one of whom shall be available to CITY, via telephone, at all times.
- D. At all times during street, right-of-way, and infrastructure maintenance services, CONSULTANT's personnel shall be dressed in clean, high visibility uniforms, appropriate

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to the nature of the work performed, with the company name clearly identified. No portion of a uniform shall be removed or not worn. Personnel not in full uniform shall be immediately removed from providing services.

- E. CONSULTANT's personnel shall possess all of the following:
 - a. Proper licensure and training for operation of equipment utilized.
 - b. Ability to operate equipment in accordance with the manufacturer's recommendations.
 - c. Ability to make required operator/mechanical adjustments to the equipment being used.
 - d. Knowledge of safety regulations as they relate to the work performed.
 - e. Knowledge of the safety and uniform standards required by this AGREEMENT.

Standards of Practice

- F. CONSULTANT shall possess a documented California Division of Occupational Health and Safety (CalOSHA) compliant safety certification for each aerial lift that its personnel use.
- G. CONSULTANT shall keep all equipment in good working order and shall maintain, operate, and utilize the same in full compliance with applicable manufacturer's instructions, CalOSHA regulations, California Department of Transportation (DOT) requirements, and the California Manual of Uniform Traffic Control Devices (CAMUTCD).
- H. CONSULTANT shall setup, operate, and stage in a manner that presents the least amount of disruption to residents, businesses, the public, and traffic flow. Equipment shall never be stored or left unattended on a public street, CITY facility, or private property.
- I. CONSULTANT shall identify the location of all utilities, irrigation components, trees, and/or any public or private property element(s) that could be compromised by any work activity. This pre-inspection shall occur prior to any commencement of work. If identified, CONSULTANT shall take appropriate action to protect the same. If, during the course of the pre-inspection, CONSULTANT identifies damage that existed before the onset of work, CONSULTANT shall document the damage with photographs and report such damage to CITY prior to any commencement of work in that area. All photo documentation shall have the time and date embedded. Any claim of damage that cannot be refuted by photo documentation and/or a written report to CITY shall be considered the responsibility of CONSULTANT.
- J. CONSULTANT shall prevent unnecessary noise resulting from its work and comply with the Laguna Woods Municipal Code's noise standards, as may change from time-to-time.

Clean-up and Waste Disposal

- K. CONSULTANT shall not permit any personnel or member of the public to collect, salvage, or remove any debris resulting from street, right-of-way, and infrastructure maintenance services.

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- L. If CONSULTANT chooses to utilize a third-party to haul debris resulting from services, it shall be a requirement to use Waste Management of Orange County (Waste Management Collection and Recycling, Inc.).

Injury or Death Incident Reporting

- M. CONSULTANT shall report to CITY any incident that occurs during work, and results in any injury or death, within one (1) hour of occurrence. CONSULTANT shall prepare and submit a written report to CITY within twenty-four (24) hours of any such incident.

Property Damage Reporting and Repair

- N. Should any structure or property be damaged during CONSULTANT's work, CONSULTANT shall notify the property owners and CITY within one (1) hour of occurrence. CONSULTANT shall make all arrangements for repairs to damaged property within forty-eight (48) hours of occurrence, except utility lines, which shall be repaired within twenty-four (24) hours of occurrence. CONSULTANT shall be solely responsible for contacting all utilities, property owners, and contractors required to complete such repairs. Repairs shall be made in accordance with the appropriate building codes under permits issued by CITY (CITY will not waive fees) and other laws and regulations, as applicable. Repairs shall be made using components matching those that were damaged.

EXHIBIT "B"
COMPENSATION

CONSULTANT shall be compensated using the following rates:

Section 1

Work Task	Description	Unit	Pricing (Routine Work)
1A	Base Services Retainer – Streets & Sidewalks	Lump Sum	\$9,200
1B	Base Services Retainer – City Hall & Parks	Lump Sum	\$2,900
2	AC Work - All projects, any combination of work (applies to #3-16)	Lump Sum	\$1,500
3	Remove & Replace 4" AC	Square Ft.	\$8.76
4	Remove & Replace 6" AC	Square Ft.	\$9.66
5	Remove & Replace 8" AC	Square Ft.	\$11.92
6	Remove & Replace 10" AC	Square Ft.	\$14.41
7	Remove & Replace 12" AC	Square Ft.	\$17.29
8	AC Berm - Type 02 6"	Linear Ft.	\$65.20
9	AC Berm - Type 02 8"	Linear Ft.	\$67.61
10	AC Crack Repair Cleaning & Filling	Linear Ft.	\$1.15
		Lump Sum	\$5,000
11	Cold Patch of AC Pavement - Temporary	Square Ft.	\$10.98
12	Cold Patch of AC Pavement - Permanent	Square Ft.	\$10.98
13	AC Cold Plane up to 2"	Square Ft.	\$7.28
14	AC Hot Mix 2" Overlay	Tons	\$336
15	Pave AC Slot 4"	Square Ft.	\$29.14
16	Pave AC Slot 6"	Square Ft.	\$30.51
17	Remove & Replace 4" Sidewalk	Square Ft.	\$16.37
		Lump Sum	\$1,450
18	Remove and Replace Curb & Gutter	Linear Ft.	\$56.15
		Lump Sum	\$1,450

ITEM 6.5

Work Task	Description	Unit	Pricing (Routine Work)
19	Sidewalk Grinding	Linear Ft.	\$15
20	Sidewalk Ramping	Linear Ft.	\$19
21	White or Yellow Lane Restriping - All projects, any combination of work (applies to #22-31)	Lump Sum	\$1,440
22	White Lane Restriping - 4" Solid	Linear Ft.	\$0.15
23	White Lane Restriping - 4" Skip	Linear Ft.	\$0.13
24	White Lane Restriping - 6" Solid or Skip	Linear Ft.	\$0.17
25	White Lane Restriping - 8" Solid or Skip	Linear Ft.	\$0.20
26	Yellow Lane Restriping - 4" Solid	Linear Ft.	\$0.15
27	Yellow Lane Restriping - 4" Skip	Linear Ft.	\$0.13
28	Yellow Lane Restriping - 6" Solid or Skip	Linear Ft.	\$0.17
29	Yellow Lane Restriping - 8" Solid or Skip	Linear Ft.	\$0.20
30	Yellow Lane Restriping - Double Solid	Linear Ft.	\$0.24
31	Yellow Lane Restriping - Double Broken	Linear Ft.	\$0.22
32	Road Markings - All projects, any combination of work (applies to #33-34, #36-38)	Lump Sum	\$980
33	Road Markings - Stop Bar & Chevron Restriping	Square Ft.	\$1.45
34	Road Markings - Crosswalk Restriping	Square Ft.	\$1.45
35	Road Markings - Curb Repainting	Linear Ft.	\$2.25
36	Road Markings - Street and Sidewalk Legend (Letter) Repainting	Each	\$9.95
37	Road Markings - Type IV Left, Right, or Straight Arrow Repainting	Each	\$17.25
38	Road Markings - Type VI or Type VII Arrow Repainting	Each	\$44.85
39	Reflective Pavement Marker	Lump Sum	\$1,440
		Each	\$4.60
40	Shopping Cart and Litter Removal - Streets & Sidewalks	Lump Sum	\$17,000
41	Shopping Cart and Litter Removal - Parks	Lump Sum	\$6,764
42	Sign Post Removal, Installation & Replacement	Each	\$156

ITEM 6.5

Work Task	Description	Unit	Pricing (Routine Work)
43	Remove & Repair/Replace Standard or Custom Traffic Sign	Each	\$60
		Materials	12.5% mark-up over cost (as evidenced by receipts)
44	Extra Work	Time & Materials Basis (See Section 2 below)	

“Emergency Work” shall be charged at rates not to exceed 1.5 times the price of Routine Work, or shall be charged as “Extra Work,” subject to prior agreement by CITY and CONSULTANT.

Section 2

Description	Unit	Pricing
<i>General Work</i>		
Supervisor	Hour	\$100.41
Lead Worker	Hour	\$111
Crewmember	Hour	\$104.64
Supervisor - After-Hours	Hour	\$150.09
Lead Worker - After-Hours	Hour	\$166.50
Crewmember - After-Hours	Hour	\$156.52
<i>Graffiti Removal Work</i>		
One-person Crew	Hour	\$98
Two-person Crew	Hour	\$196
One-person Crew - After-Hours	Hour	\$166.50
Two-person Crew - After-Hours	Hour	\$294
Pick-up Truck	Hour	\$22.32
Flatbed Truck	Hour	\$25.30
Pressure Washing	Hour	\$175
Pressure Washing - After-Hours	Hour	\$287.50
Sandblasting with Sweeper (four hour minimum)	Hour	\$656
<i>Paint and Material Removal Work</i>		

ITEM 6.5

Description	Unit	Pricing
All projects, any combination of work	Lump Sum	\$2,025
	Square Foot	\$4.05
Pressure Washing	Hour	\$175
Pressure Washing - After-Hours	Hour	\$345
Sandblasting with Sweeper (four hour minimum)	Hour	\$656
<i>Other Subcontractors, Equipment, and Materials (Any Section 2 Work)</i>	12.5% mark-up over cost (as evidenced by receipts)	

“After-Hours,” as used in Section 2, shall mean any work occurring between the hours of 4 p.m. and 7 a.m.

The rates set forth in Section 1 and Section 2 are “all inclusive”. CITY shall not provide separate or supplemental compensation to CONSULTANT.

EXHIBIT "C"
INSURANCE

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

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

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

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

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

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

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

(1) General Liability: \$1,000,000 per occurrence for all covered losses and no less than \$2,000,000 general aggregate for bodily injury, personal injury and property damage.

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

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

ITEM 6.5

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

1. All Policies. Each insurance policy required by this AGREEMENT shall be endorsed and state that the coverage shall not be suspended, voided, cancelled by the insurer or either party to this AGREEMENT, reduced in coverage or in limits except after 30 days' prior written notice by Certified mail, return receipt requested, has been given to the City Manager of CITY or his or her designee.

2. General Liability and Automobile Liability Coverages.

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

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

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

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

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

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

ITEM 6.5

complete, certified copies of all required insurance policies, at any time.

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

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

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

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7.1

**GOLDEN RAIN FOUNDATION GENERAL PLAN
AMENDMENT, ZONING CODE AMENDMENT,
AND ZONE CHANGES FOR URBAN ACTIVITIES
CENTER PROPERTIES (GPA/ZC-1169)**

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City of Laguna Woods Agenda Report

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

FOR: August 16, 2017 Regular Meeting

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

Recommendation

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, A MITIGATION MONITORING AND REPORTING

PROGRAM, AND AMENDMENTS TO THE LAGUNA WOODS
GENERAL PLAN RELATED TO THE GOLDEN RAIN FOUNDATION
GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT,
AND ZONE CHANGES FOR URBAN ACTIVITIES CENTER
PROPERTIES (GPA/ZC-1169) PROJECT

AND

6. Approve the introduction and first reading of an ordinance – read by title with further reading waived – entitled:

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

Background

The City has received an application from the Golden Rain Foundation 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” (“proposed project”). The proposed project does not include any changes in existing land uses.

The Golden Rain Foundation’s stated intent in submitting the proposed project is to better align existing land uses with land use designations and zoning. Village Management Services (“VMS”) staff have indicated that they support the proposed project “... as several residents through the years have expressed their desire to retain the support facilities southwest of Moulton Parkway and El Toro Road and to not allow sale of the parcels that could lead to high-rise residential and retail commercial uses. Left unchanged, the existing land use designations and zoning would potentially allow both residential and commercial uses.”¹

¹ Laguna Woods Village “Re: What’s Up in the Village: Fourth of July, Public Notice Clarification, and More!” Message to *Laguna Woods Village Breeze* distribution list. July 1, 2017. Email.

Project Location

The proposed project pertains to the following six parcels in the City of Laguna Woods, all of which are owned and maintained by the Golden Rain Foundation and are generally located south of El Toro Road and north of the Aliso Viejo Golf Course between Calle Sonora and Moulton Parkway:

Site	Assessor's Parcel Number
1	621-131-06
2	621-131-07
3	621-131-23
4	621-131-18
5	621-131-19
6	621-131-20

Map showings the approximate locations of all six parcels are included on pages 7 and 9 of the initial study and draft mitigated negative declaration (Attachment C).

Project Summary

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 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. *[See Attachments A and D]*

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. *[See Attachment B]*

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). *[See Attachments B and C]*

Discussion

After reviewing the Golden Rain Foundation's land use application and considering environmental issues as required by the California Environmental Quality Act ("CEQA"), staff recommends that the City Council approve the proposed project.

Environmental Review

The Initial Study prepared for the proposed project finds 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 that have been made by or agreed to by the Golden Rain Foundation (Exhibit A to Attachment A). Therefore, a Mitigated Negative Declaration (Attachment C) and Mitigation Monitoring and Reporting Program (Exhibit A to Attachment A) have been prepared. None of the project sites are included on any hazardous material lists enumerated under Government Code Section 65962.5. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program will be considered in connection with approval and adoption of the project.

The noticed, public review period for the Mitigated Negative Declaration was from June 29, 2017 to July 31, 2017. During that time, related documents – including the initial study and proposed mitigated negative declaration and mitigation monitoring plan – were available for public review at City Hall and on the City's website. While numerous individuals contacted the City for additional information on the project, only one written comment was received. The comment and the City's response is included as Attachment E.

Fiscal Impact

The City's costs related to this project are recovered from the applicant.

Report Prepared With: Rebecca M. Pennington, Development Programs Analyst

Attachments: A – Proposed Resolution
 Exhibit A – Proposed Mitigation Monitoring and Reporting Program
 Exhibit B – Proposed Land Use Element
B – Proposed Ordinance
 Exhibit A – Proposed Code Amendments
 Exhibit B – Proposed Zoning Map
C – Initial Study and Draft Mitigated Negative Declaration
D – Proposed Land Use Element (redline)
E – Public Comment and Response

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RESOLUTION NO. 17-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, A MITIGATION MONITORING AND REPORTING PROGRAM, AND AMENDMENTS TO THE LAGUNA WOODS GENERAL PLAN 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” (“proposed project”); and

WHEREAS, the proposed project was initiated by the Golden Rain Foundation (“project proponent/applicant”) and not the City; and

WHEREAS, the City has certain obligations to review and process each submitted land use application in accordance with State law; and

WHEREAS, if adopted, the proposed General Plan Amendment (which is a part of the proposed project) will amend the Land Use Element of the City’s General Plan to change the land use designation for six parcels and delete the Urban Activities Center land use designation, including related narrative and one implementation measure, which is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, the proposed project is considered a project under California Environmental Quality Act (“CEQA”) regulations; and

WHEREAS, pursuant to Article 7 of the City’s Local CEQA Procedures, and after reviewing the entire project record, it has been determined 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 that have been made by or agreed to by the project proponent/applicant; and

WHEREAS, a Mitigated Negative Declaration, subject to a Mitigation Monitoring and Reporting Program (“MMRP”) which is attached hereto as Exhibit A and incorporated herein by this reference, has been prepared for the proposed project in accordance with CEQA and the Mitigated Negative Declaration was posted for public review from June 29, 2017 to July 31, 2017; and

WHEREAS, the Mitigated Negative Declaration for the proposed project was submitted by the City to the State Clearinghouse for review and no comments thereon were received from the State Clearinghouse; 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.

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

SECTION 1. In accordance with Article 7 of the City’s Local CEQA Procedures and Section 15074 of the CEQA Guidelines, the City Council makes the following findings with respect to the Mitigated Negative Declaration:

1. The City Council finds on the basis of the evidence presented and the whole record before it, including the Initial Study and Mitigated Negative Declaration, and comments received, that there is no substantial evidence that the proposed project, as mitigated, will have a significant effect on the environment.
2. The Mitigation Monitoring and Reporting Program, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, will ensure compliance with the mitigation measures during the implementation of the proposed project.
3. The adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program reflects the City Council’s independent judgment and analysis.
4. The Mitigated Negative Declaration (including any revisions developed under 14 C.C.R. § 15070(b)) and other documents or materials which

constitute the record of proceedings upon which this decision is based are located at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637, and the custodian of record of proceedings is the City Clerk.

5. The City Clerk is authorized and directed to prepare and file a Notice of Determination consistent with 14 C.C.R § 15075, within five (5) working days of the adoption of this resolution.

SECTION 2. In accordance with Section 9 of the City’s Local CEQA Procedures, the City Council finds that the Mitigated Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines, and the City’s Local CEQA Procedures. The Mitigated Negative Declaration adequately addresses the general environmental setting of the proposed project, its environmental impacts, alternatives, and mitigation measures (if applicable) related to each impact and is hereby adopted. The Mitigation Monitoring and Reporting Program, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, is also hereby adopted in accordance with State law.

SECTION 3. The City Council makes the following findings regarding the General Plan Amendment (a copy of which is attached hereto as Exhibit B and incorporated herein) included as a part of the proposed project:

1. In accordance with Government Code Section 65300.5, the proposed General Plan Amendment is consistent with other elements of the City’s General Plan.

The proposed project includes a General Plan Amendment to update the Land Use Element of the City’s General Plan in response to a request made by the Golden Rain Foundation to change the land use designation for five sites from Urban Activities Center (“UAC”) to Residential Community (“RC”), and change the land use designation for one site from portions Open Space (“OS”) and portions Urban Activities Center (“UAC”) to entirely OS. All proposed land use designations are existing land use designations within the City’s General Plan and there are no provisions thereof which serve to prohibit such designations from occurring the locations requested. Therefore, in accordance with Government Code Section 65300.5, this General Plan Amendment is internally consistent with the other elements of the General Plan. The City notes that some maps, exhibits, and references elsewhere in the General Plan have not been updated to currently reflect all the intervening changes in land use designations, and intends to make those

conforming changes as a part of the General Plan Comprehensive Update Project that is currently underway. Those changes are considered minor and administrative and not matters impacting consistency as set forth in Government Code Section 65300.5.

2. In accordance with Government Code Section 65300.9 (to the extent it is applicable), the proposed General Plan Amendment, if applicable, responds to changes in state and/or federal law.

Not applicable. There are no changes in state and/or federal law that directly apply to the General Plan Amendment.

3. The proposed General Plan Amendment has been referred to the County of Orange and any adjacent cities abutting or affected by the proposed action.

The proposed General Plan Amendment is found not to constitute a “substantial amendment” the City’s General Plan, in that it proposes only to change the land use designation for five sites from Urban Activities Center (“UAC”) to Residential Community (“RC”), and change the land use designation for one site from portions Open Space (“OS”) and portions Urban Activities Center (“UAC”) to entirely OS. All proposed land use designations are existing land use designations within the City’s General Plan, such that no new or comprehensive alterations to existing or planned future land uses are expected to result from the amendment. Further, the proposed General Plan Amendment will have no impact on limiting housing within the City. As such, the referral provisions of Government Code Section 65352 are found not to apply. Notwithstanding, however, the proposed General Plan Amendment has been referred to the County of Orange, adjacent cities abutting or affected by the proposed action, and other referral agencies, by way of referral of the Mitigated Negative Declaration through the State Clearinghouse, and through notification of a public hearing for the proposed General Plan Amendment.

4. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare of the community.

The proposed General Plan Amendment will not result in any uses or activities that would impact the public health, safety, or welfare of the community. The Mitigated Negative Declaration adequately addresses the

general environmental setting of the proposed project, its environmental impacts, and mitigation measures (if applicable) related to each impact.

SECTION 4. Based on the findings herein, the City Council does hereby approve and adopt the amendment to the General Plan Land Use Element, including the amendments to the Land Use Map, as set forth in Exhibit B.

SECTION 5. The Deputy City Clerk shall certify to the adoption of this resolution.

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

SHARI L. HORNE, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

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

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 17-XX** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the XX day of XX 2017, by the following vote:

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

YOLIE TRIPPY, Deputy City Clerk

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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 MITIGATION MONITORING AND REPORTING PROGRAM

Lead Agency:

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

JUNE 2017

MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

As the lead agency, the City of Laguna Woods will be responsible for monitoring compliance with all mitigation measures. Different City departments are responsible for monitoring various mitigation measures. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

2. MITIGATION MONITORING AND REPORTING PROGRAM

- **Mitigation Measure:** The mitigation measures are taken from the Initial Study/Mitigated Negative Declaration (IS/MND), in the same order they appear in the IS/MND.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department in the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

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

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
AESTHETICS			
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.	Prior to City approval of a building or grading permit for any athletic field lighting	City of Laguna Woods Planning & Environmental Services Department	
AIR QUALITY			
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)	Prior to City approval of any grading permit for any new or expanded use in the project area that involves the concurrent	City of Laguna Woods Planning & Environmental Services Department	

ITEM 7.1 - Exhibit A to Attachment A
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
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.	operation of more than three pieces of diesel-powered construction equipment		
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.	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	City of Laguna Woods Planning & Environmental Services Department	
TRAFFIC			
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	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	City of Laguna Woods Planning & Environmental Services Department	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Parkway/El Toro Road intersection, the County's CMP threshold) that are in effect at the time the study is initiated.			

ITEM 7.1 – Exhibit B to Attachment A

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LAND USE ELEMENT

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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 seven types of land uses: Low Density Residential, Medium Density Residential, High Density Residential, Residential Community, Commercial, Open Space, and Community Facilities (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.

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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.

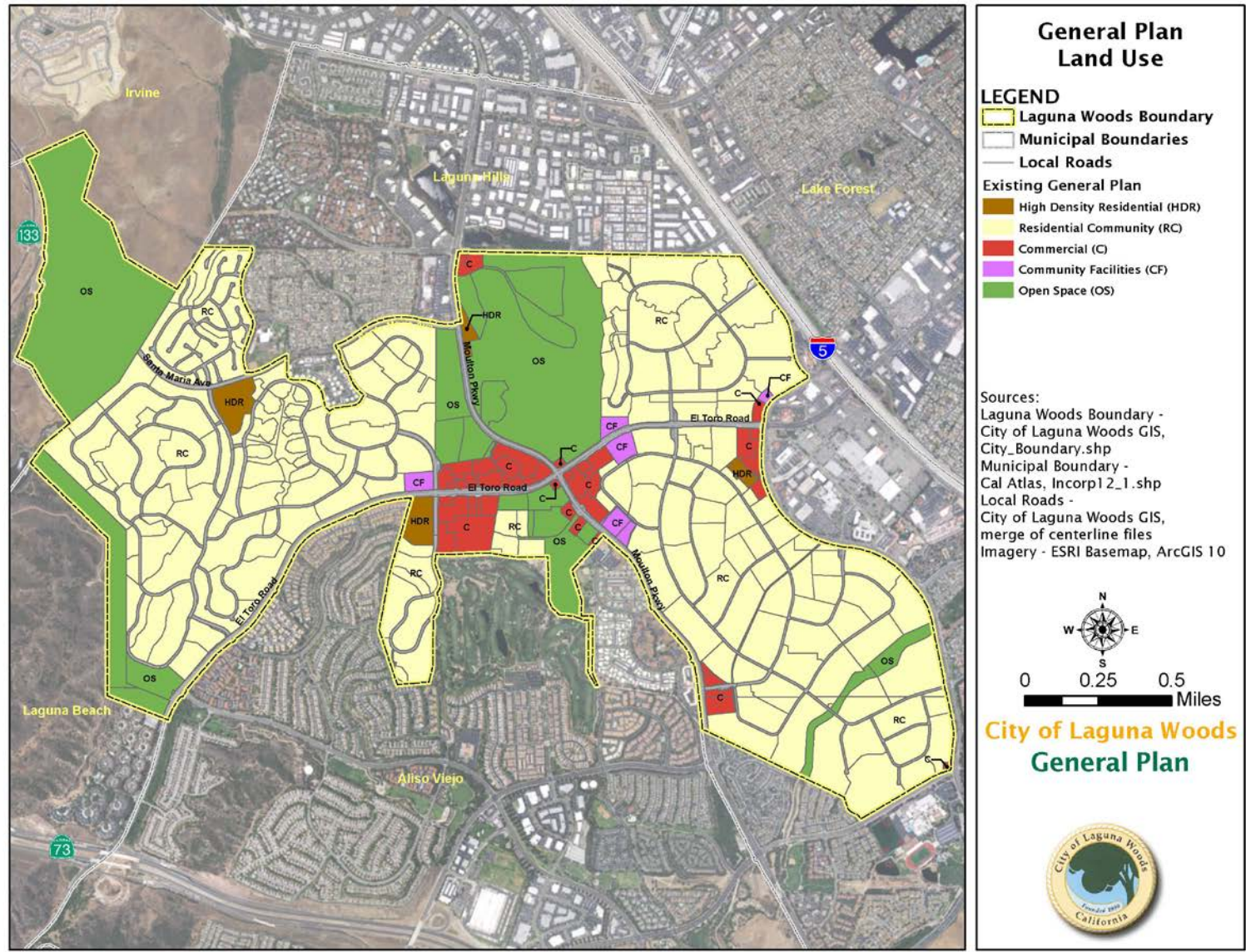
Planners conducted public workshops using results of their research to inform and elicit responses from community members about the future of the City of Laguna Woods and the General Plan. The Background Report is the product of analysis and interpretation of public input by the planners and provides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

LAND USE ELEMENT

Exhibit A: Land Use Map



LAND USE ELEMENT

II. POLICY DOCUMENT

A. Land Use Designations

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

1. Low Density Residential
2. Medium Density Residential
3. High Density Residential
4. Residential Community
5. Commercial
6. Open Space
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.

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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 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.

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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.

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

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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

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.

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 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.

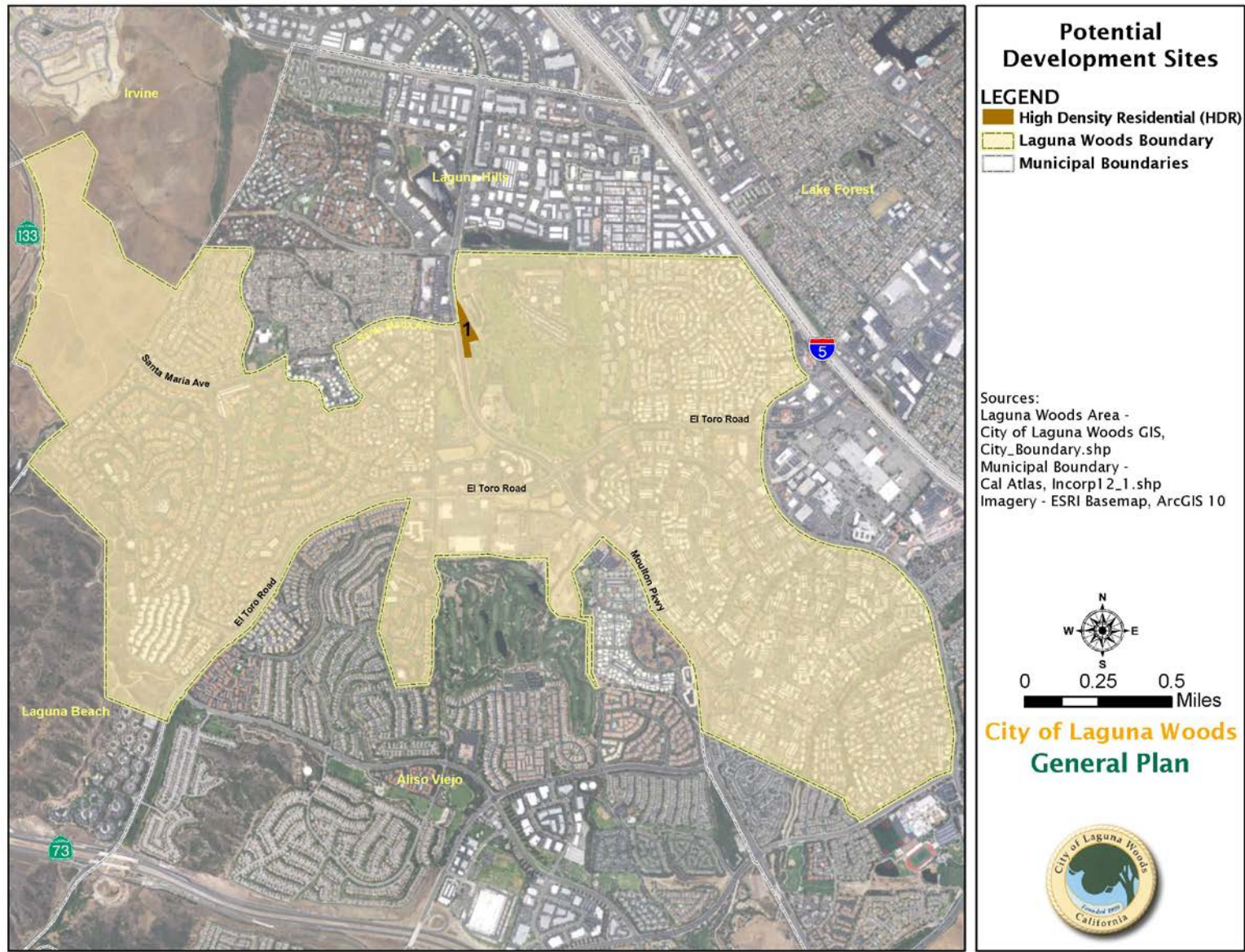
The Land Use Plan reflects changed land use designations for some parcels as necessary to achieve consistency among the General Plan land use designations, existing uses, and zoning designations.

1. Potential Development Sites

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

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Exhibit B: Potential Development Sites



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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)
<i>Total</i>	<i>3.3</i>		

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.

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 this document.

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

3. Land Use Designation for 2002 Annexation Parcel

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.

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

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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.

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.

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 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.

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

LAND USE ELEMENT

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.

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.

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.

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).

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Exhibit C: Urban Activity Center Land Use Changes

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

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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).

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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	2017 General Plan Amendment
Low-Density Residential	687	630	630	0 ³	0 ³	0

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Medium-Density Residential	798	786	786	0 ³	0 ³	0
High-Density Residential	27	30	30	28 ⁵	28	28
Residential Community	--	--	--	1,394 ^{3,4}	1,394	1,407 ⁷
Commercial	88	130	130	92 ⁴	92	92
Open Space	324	289	467 ²	440 ⁵	500 ⁶	496 ⁷
Community Facilities	--	--	--	18 ⁴	18	18
Urban Activities Center	--	69	69	75	15 ⁶	0 ⁷
Public Rights-of-Way	170	170	170	75 ⁵	75	75
Total	2,094	2,104¹	2,282²	2,122⁵	2,122	2,116⁷

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 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.

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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

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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.

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.

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- 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.
- II.A.5 Continue the current Code Enforcement program including inspection and compliance provisions associated with the City's Stormwater Program.
- II.A.6 --
- II.A.7 Incorporate stormwater design considerations or Standard Urban Stormwater Mitigation Plans (SUSMP's) and the implementation of Best Management Practices (BMP's), to the maximum extent practicable, in new development and significant redevelopment projects to improve water quality and ensure compliance with the City Local Implementation Plan (LIP).
- Policy II.B:** Monitor land use decisions and legislation of other units of government that may affect the quality and value of properties in the City of Laguna Woods.

Implementation Measure:

- II.B.1 Actively participate as a City in area-wide and regional forums in opposing a commercial airport at the former Marine Corps Air Station at El Toro.
- II.B.2 Monitor legislative updates provided by the California League of Cities.
- II.B.3 Work with nearby cities and special districts on issues of mutual benefit or interest.

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Objective III: Promote innovation in design and development of properties that reflects the unique needs of the City of Laguna Woods market.

Policy III.A: Identify opportunities in new construction and re-use projects for optimizing accessibility for people with special needs.

**Implementation
Measure:**

III.A.1 Consider adopting zoning and subdivision requirements for connecting sidewalks and multi-purpose trails between new and existing commercial, institutional, and residential destinations.

III.A.2 Consider adopting zoning ordinance standards for alternative modes of transportation in commercial, institutional, and multiple family residential development.

Objective IV: Maintain and enhance revenues to the City.

Policy IV.A: Consider the fiscal impacts of land use decisions.

**Implementation
Measure:**

IV.A.1 Require applicants for new uses, to be defined by project size or type, to submit fiscal impact analyses including projected revenues to the City and costs of municipal services.

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III. BACKGROUND REPORT

This Section describes conditions prior to the City's incorporation. Changes have been made since incorporation, as reflected in the General Plan.

A. Community Profile

The City of Laguna Woods encompasses a land area of approximately 3.3 square miles with a population of 16,507¹. The bulk of commercial and institutional uses are situated along El Toro Road and Moulton Parkway within four-tenths of a mile of their intersection. Two smaller retail nodes are located at the El Toro Road and Paseo de Valencia intersection and at the Moulton Parkway and Ridge Route Drive intersection.

The City of Laguna Woods is unique in that nearly all existing residential uses are age-restricted for adults aged 55 years and older. Of the 13,252 dwelling units in the City of Laguna Woods, 12,736 are located in the gated community of Leisure World, which represents 80% of the City's total land area. Three other residential communities provide an additional 516 dwelling units in the City of Laguna Woods.

The Renaissance at the Regency adult residential care community includes 192 rental apartments. Another 140 apartments are located at The Fountains adult residential development adjacent to The Renaissance. The Alterra Wynwood at Palm Terrace includes 184 assisted living apartment units. A 99-bed residential care facility at Alterra is not included in the dwelling unit count. The Renaissance and the Fountains are located in planning unit 4-B, and Alterra Wynwood is located in planning unit 7-E. The location of each planning unit is shown on *Exhibit E, Planned Community Land Use Map*.

The Golden Rain Foundation, on behalf of itself, the Golden Rain Trust, and each of three "mutual benefit corporations" (mutuals) representing the homeowners and shareholders of Leisure World, owns and operates all clubhouse facilities, entrance gates, swimming pools, golf courses, riding stables, and various other recreational facilities within Leisure World. These facilities as well as the bus system owned by the Trust are for the exclusive use of Leisure World residents. Cul-de-sacs within each of the mutuals in

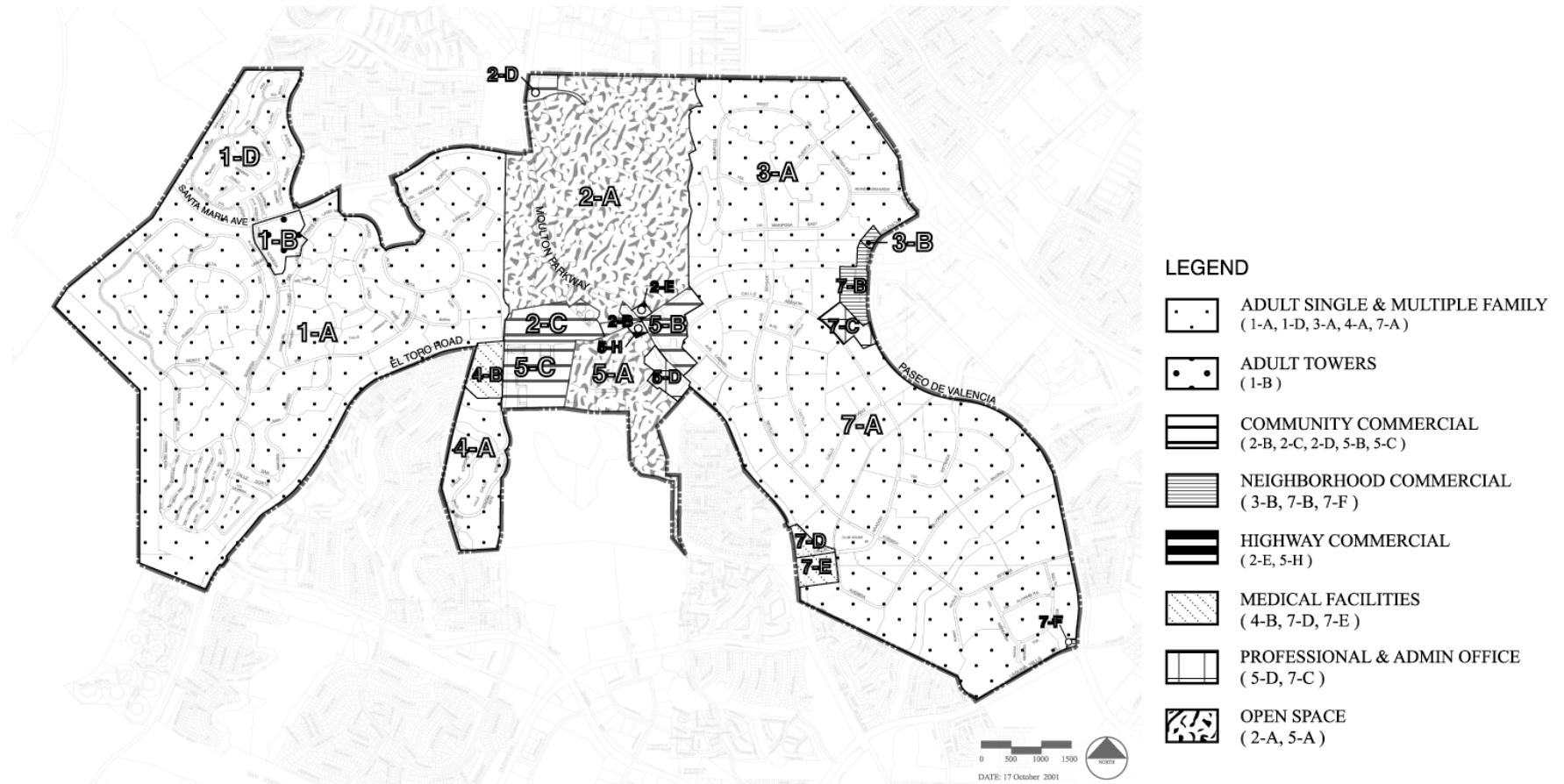
¹ Data is from U.S. Census 2000 and does not reflect results of a successful appeal of the City of City of Laguna Woods to the Bureau of the Census challenging total population and age cohort data that will establish year 2000 population as 18,208.

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

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Exhibit E: Planned Community Land Use Map



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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

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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.

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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.

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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

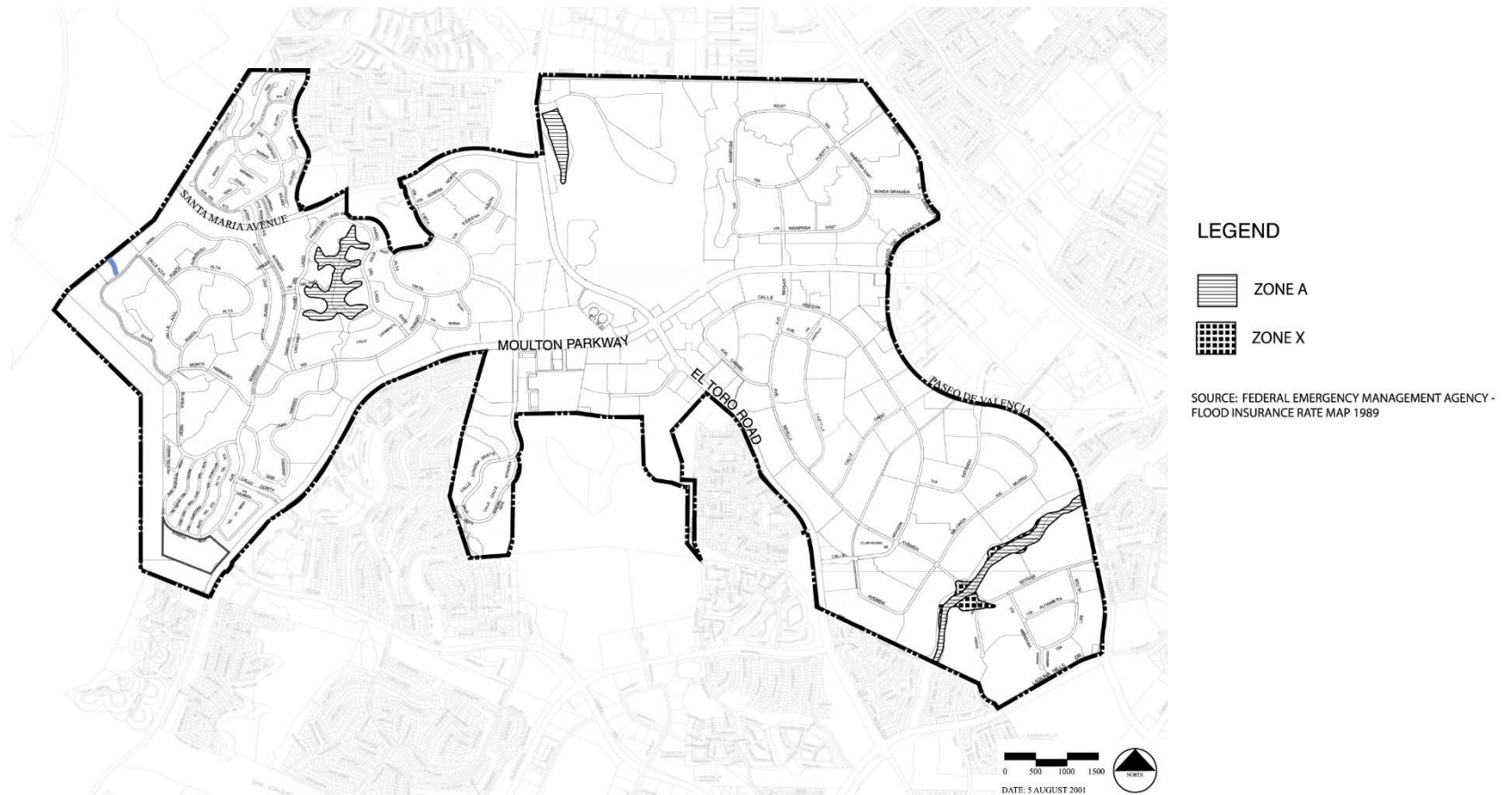
Consistent with requirements of state law, the *Flood Hazards Map, Exhibit F*, includes four flood hazard areas within the City of Laguna Woods as identified by the Federal Emergency Management Agency (FEMA).

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

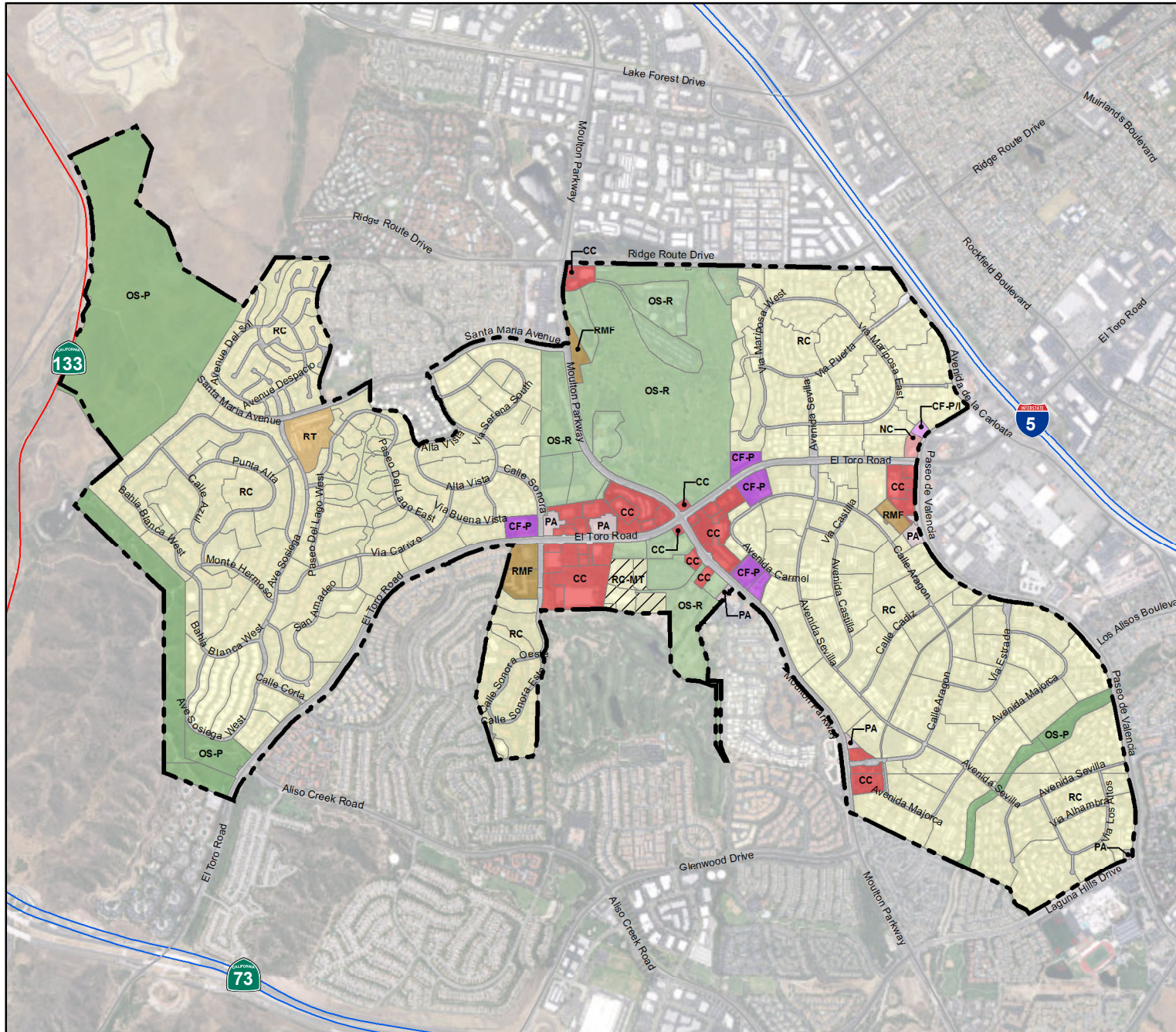
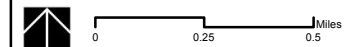
- Residential Community - Maintenance (RC-MT)

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

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

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INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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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

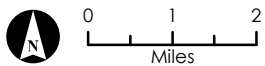
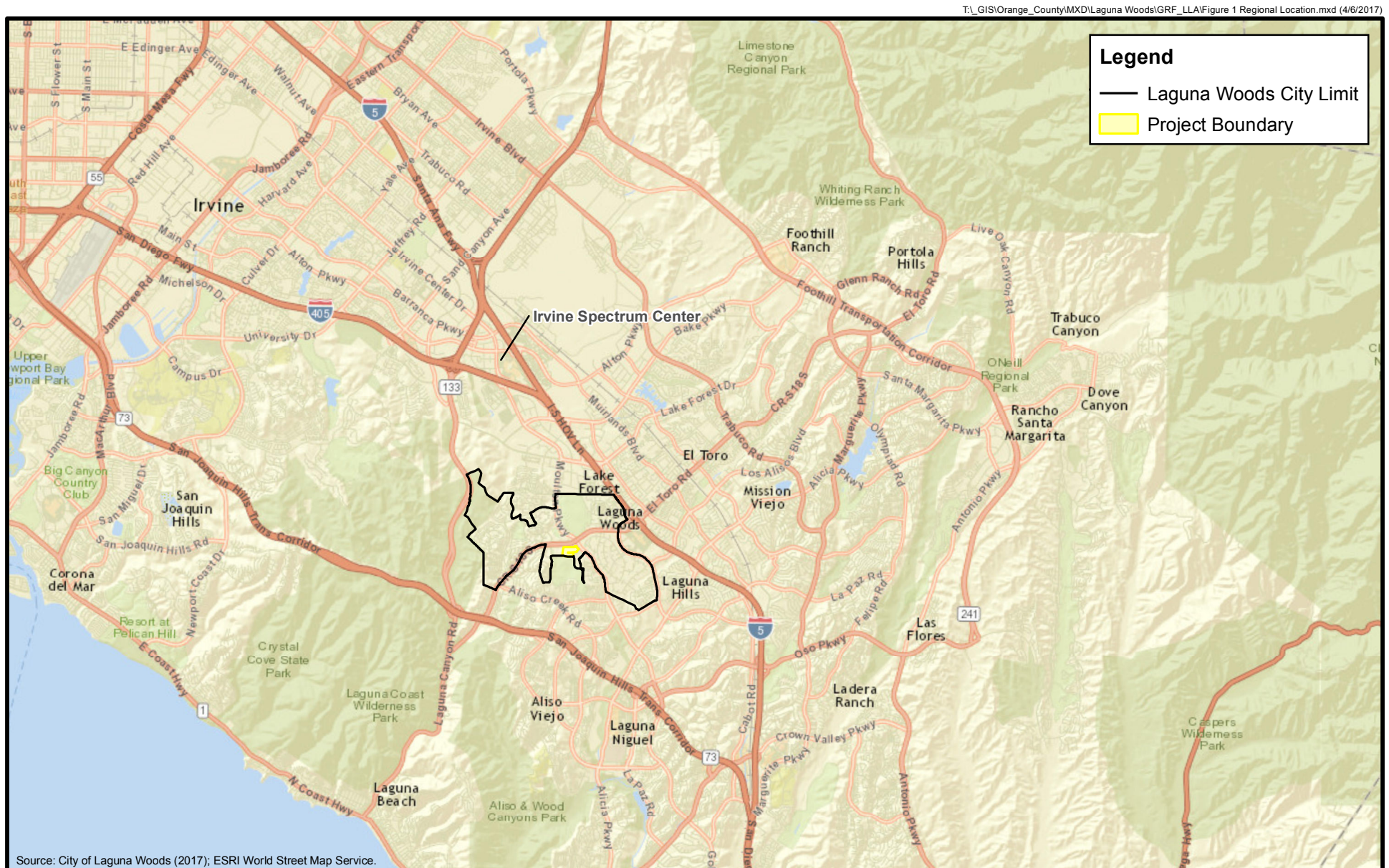
Site	APN	Land Use Designation		Zoning District	
		Current	Proposed	Current	Proposed
1	621-131-06	UAC	RC	UAC	RC:RC-MT
2	621-131-07	UAC	RC	UAC	RC:RC-MT
3	621-131-23	UAC	RC	UAC	RC:RC-MT
4	621-131-18	UAC	RC	UAC	RC:RC-MT
5	621-131-19	UAC	RC	UAC	RC:RC-MT
6	621-131-20	Portions OS and portions UAC	OS	Portions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

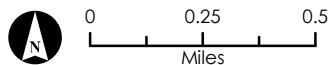
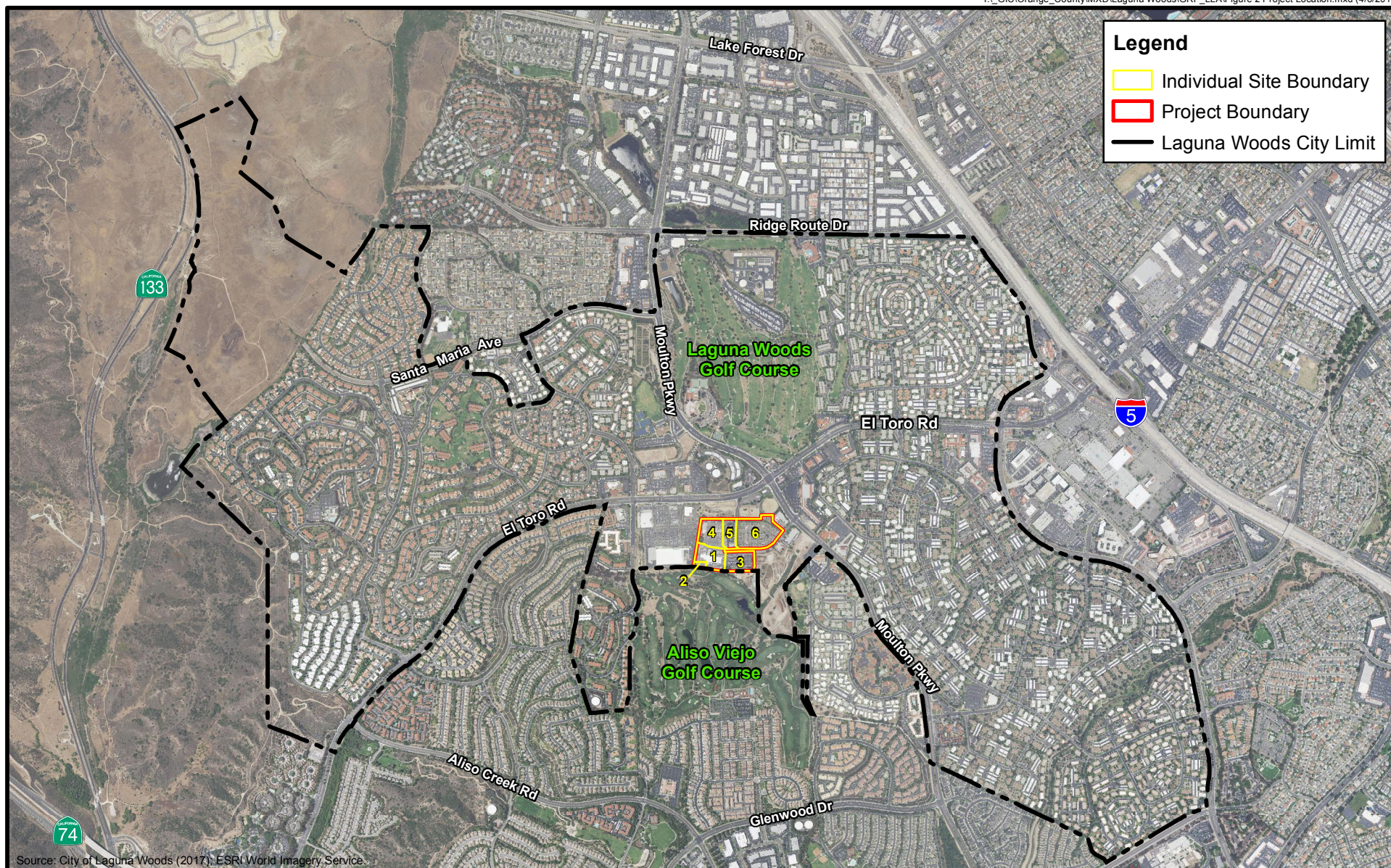


FIGURE 2

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)

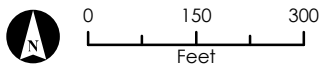
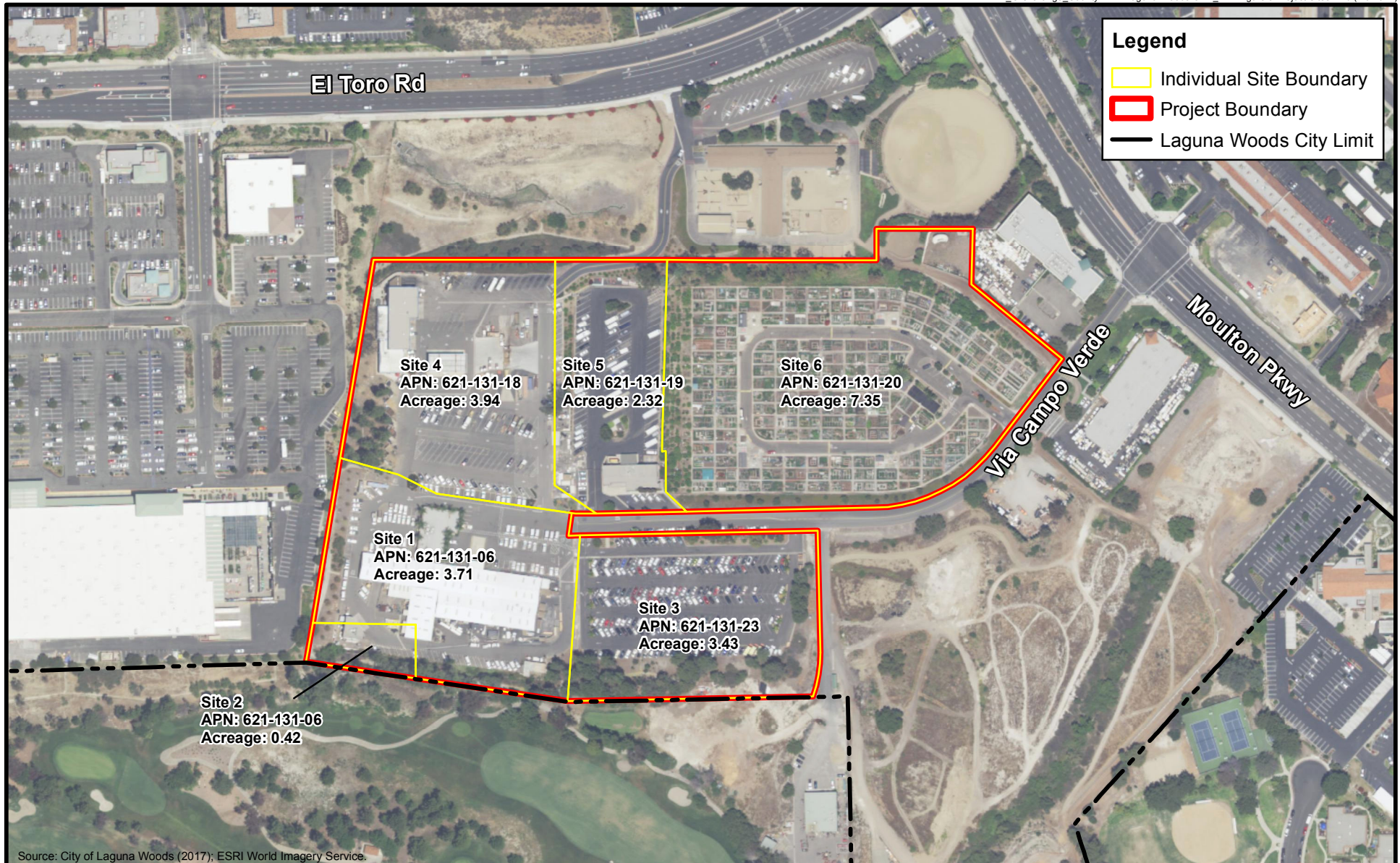


FIGURE 3
Project Sites

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.

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	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

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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

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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.

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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.

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- 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.

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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

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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?	☐	☐	☐	☒

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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.

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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.

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	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

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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.

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	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.

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	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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~~I.~~ 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.

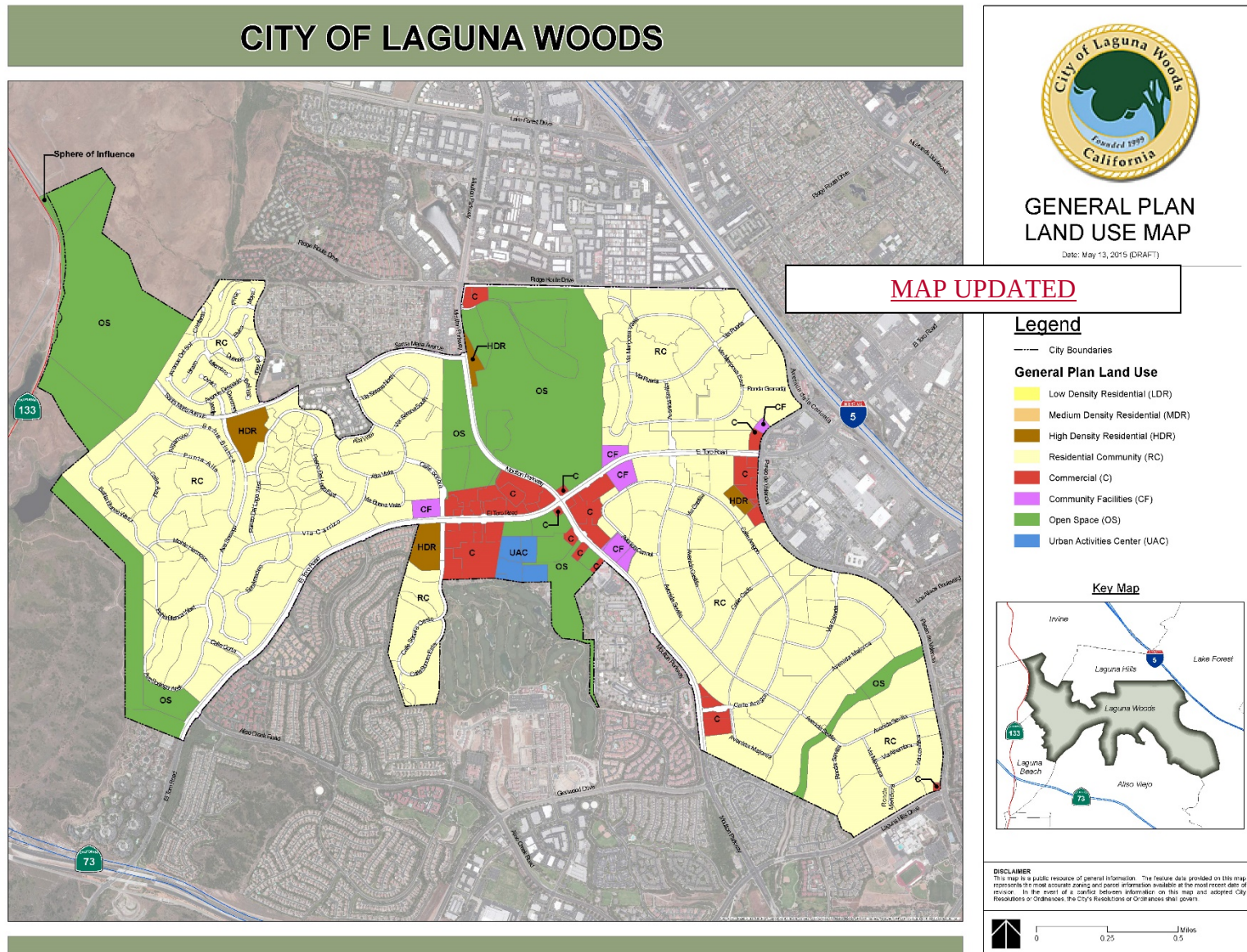
Planners conducted public workshops using results of their research to inform and elicit responses from community members about the future of the City of Laguna Woods and the General Plan. The Background Report is the product of analysis and interpretation of public input by the planners and provides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

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~~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

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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 ($\text{FAR} = \text{Floor Area of Building} \div \text{Lot Area}$). 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.~~

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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

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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.

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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.~~

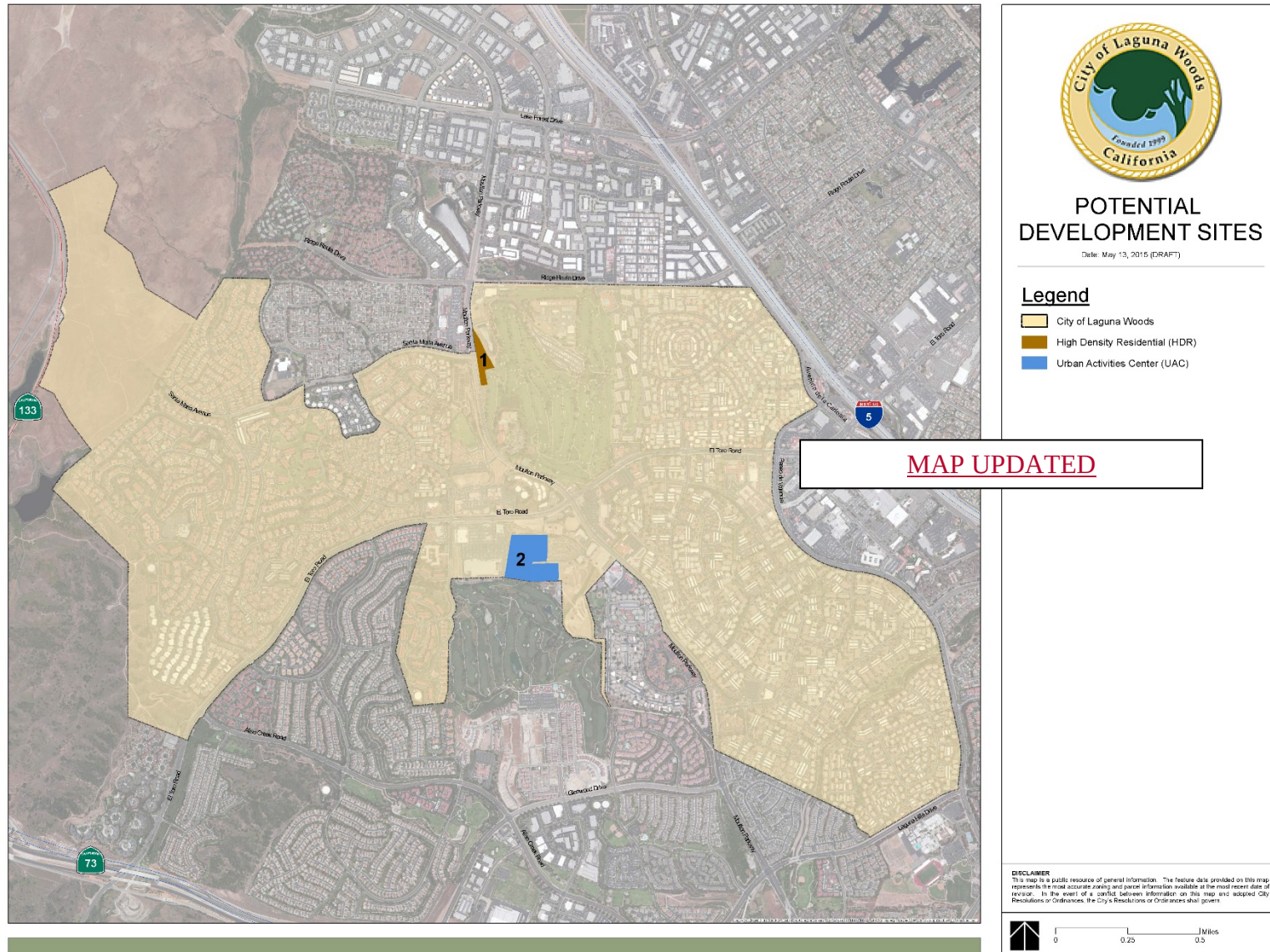
The Land Use Plan reflects changed land use designations for some parcels as necessary to achieve consistency among the General Plan land use designations, existing uses, and zoning designations.

1. Potential Development Sites

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

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Exhibit B: Potential Development Sites



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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.~~

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~~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~~

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- ~~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

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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

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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.

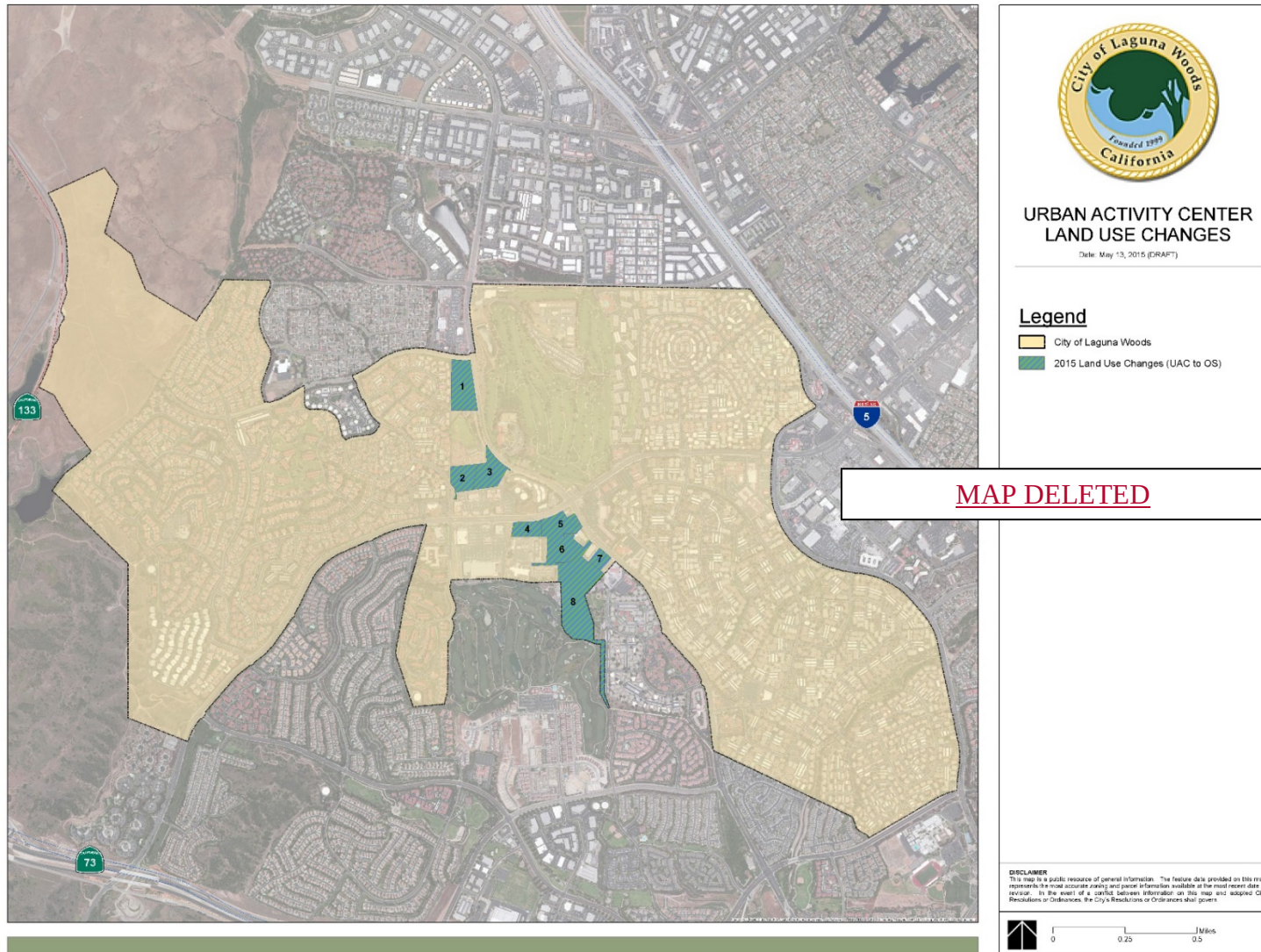
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In 2017, the City also amended the General Plan Land Use Element to remove the sphere of influence in accordance with Orange County Local Agency Formation Commission (OCLAFCO) Resolution SOI 15-01 (8/12/2015).

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Exhibit C: Urban Activity Center Land Use Changes

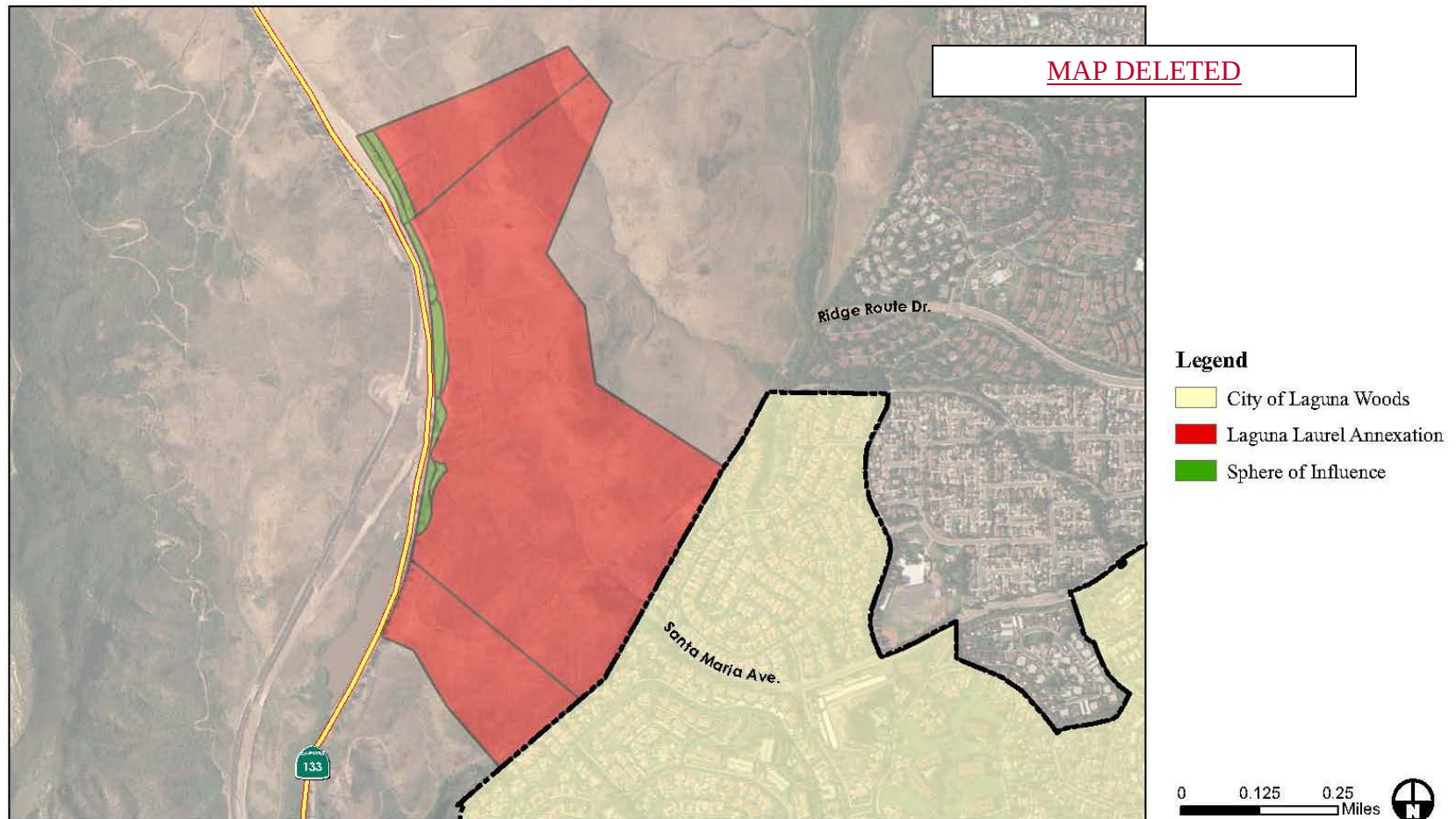
N/A – The Urban Activities Center land use designation was deleted in 2017.



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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).



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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>

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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.

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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

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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.

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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.

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II.A.5 Continue the current Code Enforcement program including inspection and compliance provisions associated with the City’s Stormwater Program.

II.A.6 ~~Adopt a Zoning Ordinance provision requiring preparation of a Specific Plan for the “Urban Activities Center” designated on the Land Use Plan prior to approval of development on any of the subject parcels and including performance and development standards consistent with Section II.C.2, Specific Plan Concept.--~~

II.A.7 Incorporate stormwater design considerations or Standard Urban Stormwater Mitigation Plans (SUSMP’s) and the implementation of Best Management Practices (BMP’s), to the maximum extent practicable, in new development and significant redevelopment projects to improve water quality and ensure compliance with the City Local Implementation Plan (LIP).

Policy II.B: Monitor land use decisions and legislation of other units of government that may affect the quality and value of properties in the City of Laguna Woods.

Implementation Measure:

II.B.1 Actively participate as a City in area-wide and regional forums in opposing a commercial airport at the former Marine Corps Air Station at El Toro.

II.B.2 Monitor legislative updates provided by the California League of Cities.

II.B.3 Work with nearby cities and special districts on issues of mutual benefit or interest.

Objective III: Promote innovation in design and development of properties that reflects the unique needs of the City of Laguna Woods market.

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Policy III.A: Identify opportunities in new construction and re-use projects for optimizing accessibility for people with special needs.

**Implementation
Measure:**

III.A.1 Consider adopting zoning and subdivision requirements for connecting sidewalks and multi-purpose trails between new and existing commercial, institutional, and residential destinations.

III.A.2 Consider adopting zoning ordinance standards for alternative modes of transportation in commercial, institutional, and multiple family residential development.

Objective IV: Maintain and enhance revenues to the City.

Policy IV.A: Consider the fiscal impacts of land use decisions.

**Implementation
Measure:**

IV.A.1 Require applicants for new uses, to be defined by project size or type, to submit fiscal impact analyses including projected revenues to the City and costs of municipal services.

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III. BACKGROUND REPORT

This Section describes conditions prior to the City’s incorporation. Changes have been made since incorporation, as reflected in the General Plan.

A. Community Profile

The City of Laguna Woods encompasses a land area of approximately 3.3 square miles with a population of 16,507². The bulk of commercial and institutional uses are situated along El Toro Road and Moulton Parkway within four-tenths of a mile of their intersection. Two smaller retail nodes are located at the El Toro Road and Paseo de Valencia intersection and at the Moulton Parkway and Ridge Route Drive intersection.

The City of Laguna Woods is unique in that nearly all existing residential uses are age-restricted for adults aged 55 years and older. Of the 13,252 dwelling units in the City of Laguna Woods, 12,736 are located in the gated community of Leisure World, which represents 80% of the City’s total land area. Three other residential communities provide an additional 516 dwelling units in the City of Laguna Woods.

The Renaissance at the Regency adult residential care community includes 192 rental apartments. Another 140 apartments are located at The Fountains adult residential development adjacent to The Renaissance. The Alterra Wynwood at Palm Terrace includes 184 assisted living apartment units. A 99-bed residential care facility at Alterra is not included in the dwelling unit count. The Renaissance and the Fountains are located in planning unit 4-B, and Alterra Wynwood is located in planning unit 7-E. The location of each planning unit is shown on *Exhibit E, Planned Community Land Use Map*.

The Golden Rain Foundation, on behalf of itself, the Golden Rain Trust, and each of three “mutual benefit corporations” (mutuals) representing the homeowners and shareholders of Leisure World, owns and operates all clubhouse facilities, entrance gates, swimming pools, golf courses, riding stables, and various other recreational facilities within Leisure World. These facilities as well as the bus system owned by the Trust are for the exclusive use of Leisure World residents. Cul-de-sacs within each of the mutuals in

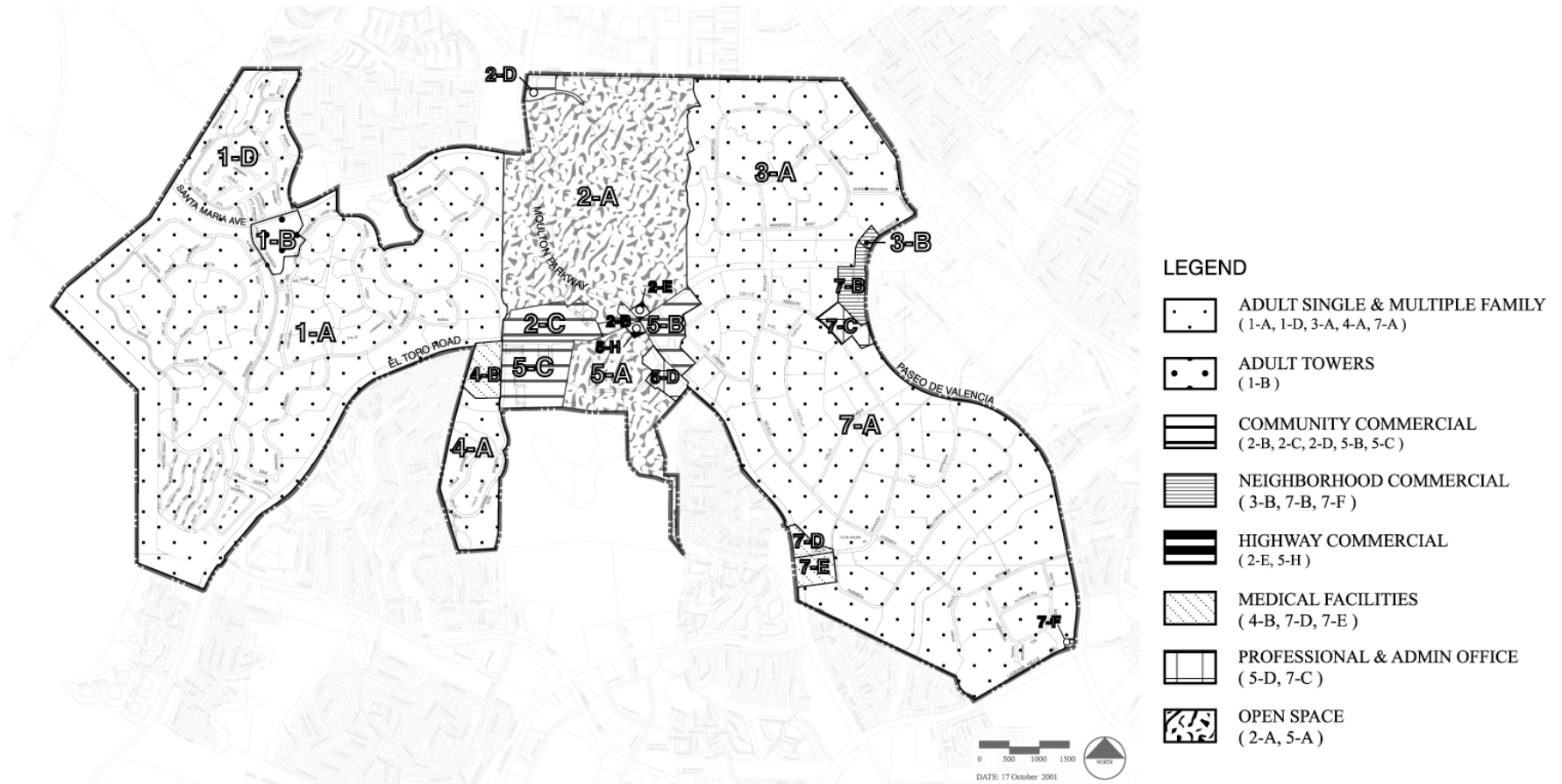
² Data is from U.S. Census 2000 and does not reflect results of a successful appeal of the City of City of Laguna Woods to the Bureau of the Census challenging total population and age cohort data that will establish year 2000 population as 18,208.

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

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Exhibit E: Planned Community Land Use Map



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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

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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.

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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.

H.—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.

H.—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

H.—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

H.—LAND USE ELEMENT

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

4. Flood Zones

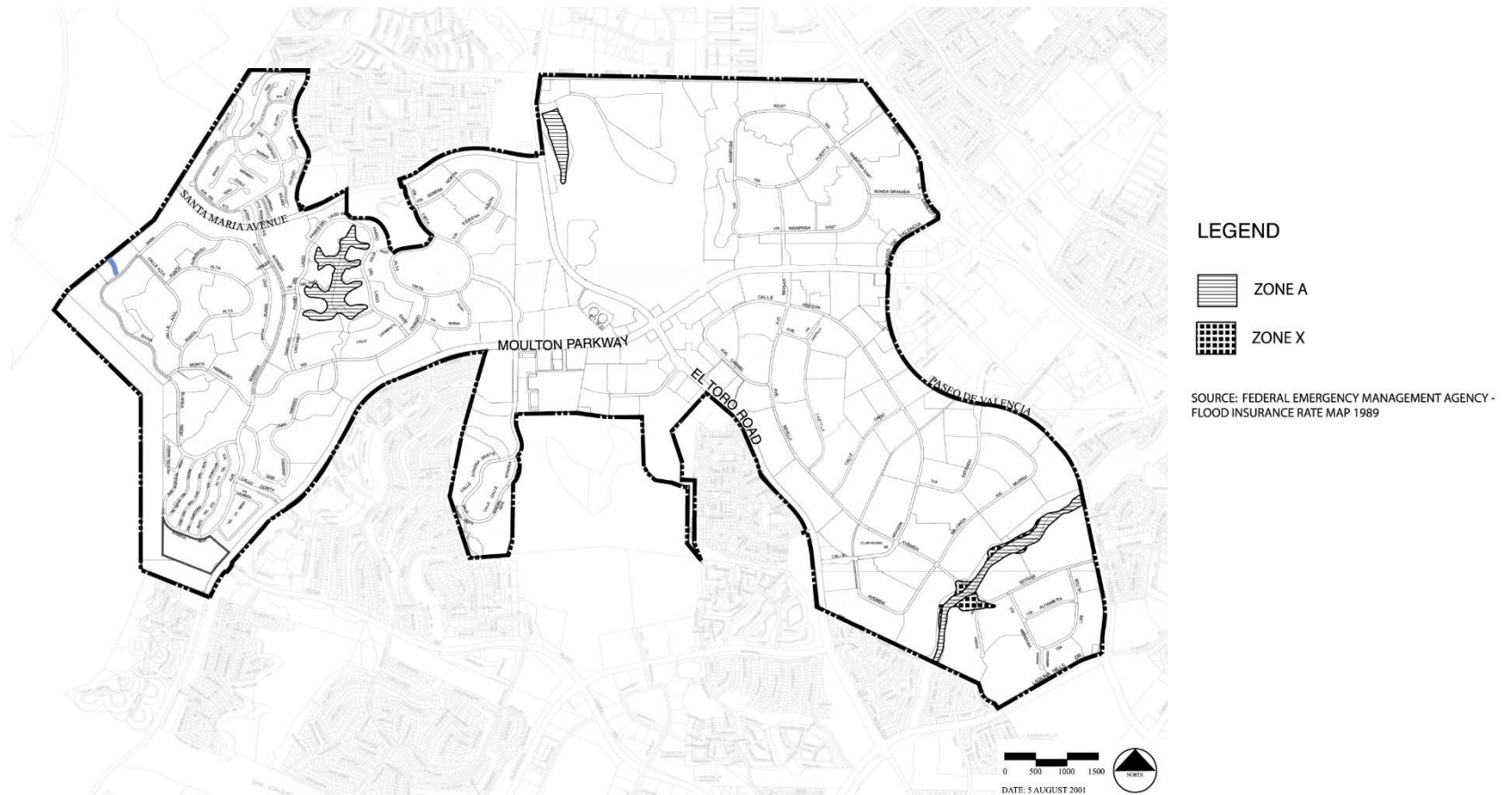
Consistent with requirements of state law, the *Flood Hazards Map, Exhibit F*, includes four flood hazard areas within the City of Laguna Woods as identified by the Federal Emergency Management Agency (FEMA).

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.

H. LAND USE ELEMENT

Exhibit F: Flood Hazards Map



H.—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.

H.—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.

H.—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

H.—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.

Public Comment and Response

Public Comment Received

From: Bob Sherwood [REDACTED]
Sent: Monday, July 3, 2017 2:06 PM
To: villagenews@lagunawoodsvillage.com
Cc: City Hall - City of Laguna Woods <CityHall@cityoflagunawoods.org>
Subject: Public Notice GPA/ZC-1169

Dear Laguna Woods Village:

I'm a present unit owner since 2009 and don't reside at my unit, but rather lease it out to a tenant who has been with me since 5-1-09. Prior to that, the unit had been owned since 1984 by my parents who passed away in 2008 and 2009. As a result, the property has been in and owned by my family for many years.

My unit address: [REDACTED] (a 3 bedroom unit)

My personal view is as follows. I'm not in favor of the below proposed adoption of a mitigated negative declaration and proposed General Plan Amendment, Zoning Code Amendment and Zone Changes. The reason is as proposed it will result in a down zone of what otherwise is the highest and best use for the property, which will significantly reduce the economic value of the property. In addition, I would prefer that Laguna Woods Village retain the ongoing option to one day lease the property (as opposed to sell) for the purpose of deriving long term rental income that will benefit LWV and all of its homeowners (that would include potential offsets to each resident's monthly HOA dues for example). Though a sale of the property would also be an option, I would urge Laguna Woods Village to never consider selling it, but rather lease it instead (to a commercial use likely). In the event of considering development of it at a future date with a multi-unit residential project, I would be in favor of a joint venture development with an experienced residential developer who would be responsible for incurring all costs, responsibility and liability of the development, while Laguna Woods Village would be putting the property into the deal. As described, this venture would include Laguna Woods Village maintaining a long term interest and ownership in the property, while getting a pre-agreed return from the JVP in terms of ongoing rental income and a pre-agreed long term profit sharing agreement with the JVP in addition, who would also be responsible for executing on the operation and management of the property.

Please feel free to share my view above with other residents, as well as Laguna Woods Village Management. Also, I would be happy to be further involved at the request of Laguna Woods Village in pursuing my above view.

Respectfully,

Bob Sherwood

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Reference Notice:

Notice

You may have read in the Globe that the City is holding a public hearing on August 16, 2017 to consider adoption of a mitigated negative declaration and proposed General Plan Amendment, Zoning Code Amendment and Zone Changes. Updates to General Plans and Zoning documents are very common in municipalities. This particular proposal deals with five parcels that are designated and zoned Urban Activities Center, as well as one parcel that is designated and zoned both Open Space and Urban Activities Center. The proposal is to change the General Plan designation on five parcels to Residential Community and on one parcel to Open Space. Zoning would be changed to Residential Community and Open Space Recreation. A Residential Community Maintenance zoning overlay would be established for the five Residential Community parcels to provide for the continued development and preservation of specialized maintenance and operational support facilities that provide services to the base Residential Community (Laguna Woods Village) and prohibit incompatible and retail commercial uses. VMS supports this proposal as several residents through the years have expressed their desire to retain the support facilities southwest of Moulton Parkway and El Toro Road and to not allow sale of the parcels that could lead to high-rise residential and retail commercial uses. Left unchanged, the existing land use designations and zoning would potentially allow both residential and commercial uses. If you have questions or comments please direct them to cityhall@cityoflagunawoods.org, reference GPA/ZC-1169 by July 31, 2017.

Response to Public Comment Received

The following is in response to the comment from Mr. Sherwood received for the Golden Rain Foundation General Plan Amendment, Zoning Code Amendment, and Zone Changes for Urban Activities Center Properties (GPA/ZC-1169).

Comment 1 - Sherwood

This comment is in regards to the future development potential of the six parcels owned by the Golden Rain Foundation. The commenter states that the proposed action would result in a down zone of what otherwise is the highest and best use for

the property. The commenter is not in support of the proposed General Plan Amendment, Zoning Code Amendment, and Zone Changes. This is not a direct comment on the content or adequacy of the Initial Study and Mitigated Negative Declaration and is specific to the Golden Rain Foundation's use of the property. Comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

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7.2

**SIGN PROGRAM SP-1193 TO ALLOW FOR
VARIOUS SIGNAGE AT 24281 MOULTON
PARKWAY, LAGUNA WOODS, CA 92637**

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City of Laguna Woods Agenda Report

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

FOR: August 16, 2017 Regular Meeting

SUBJECT: Sign Program SP-1193 to allow for various signage at 24281 Moulton Parkway, Laguna Woods, CA 92637

Recommendation

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING SIGN PROGRAM SP-1193 TO ALLOW FOR VARIOUS SIGNAGE AT 24281 MOULTON PARKWAY, LAGUNA WOODS, CA 92637

Background

The City has received a sign program application from Promotional Signs Inc. (“Applicant”) to allow for various signage at 24281 Moulton Parkway, Laguna Woods, CA 92637. The initial tenant for the building that is being constructed at the subject address will be Starbucks.

Project Location: 24281 Moulton Parkway
Laguna Woods, CA 92637

Surrounding land uses are listed in Table 1.

A vicinity map is included as Attachment B.

Table 1: Surrounding Land Uses

General Location	General Plan Land Use Designation	Land Use
North	Commercial	ARCO Gas Station & AM/PM / Moulton Parkway Auto Spa
South	Open Space	Laguna Woods Village Equestrian Center
East	Commercial	Mobil Gas Station / Willow Tree Center
West	Commercial / Open Space	Laguna Hills Animal Hospital / Laguna Woods Village Equestrian Center

The project location is zoned as Community Commercial, which designates areas to “provide for the development and preservation of high intensity commercial uses which serve the local community and regional area and are compatible with surrounding residential uses” (Laguna Woods Municipal Code Section 13.10.010).

Sign programs are intended to “provide incentive and latitude to achieve effectiveness, attractive appearance, compatible design and variety in permanent signage” (Laguna Woods Municipal Code Section 13.20.160). The City Council is responsible for approving or denying sign programs and subsequent amendments, subject to certain minimum findings set forth in Laguna Woods Municipal Code.

Discussion

The proposed sign program includes seven wall signs across four elevations; two pedestrian crossing signs; drive-thru entrance and exit signage; a preview board

and menu board; a canopy with an order screen; a vehicle clearance sign; and, a monument sign. Locations, dimensions, and additional design details are included in the proposed Sign Program (Exhibit B to Attachment A).

Laguna Woods Municipal Code Section 13.20.160 allows for sign regulations to be supplemented by a sign program approved by the City Council. In this case, a sign program is required due to the proposed combination of more than three permanent signs and permanent signage that does not comply with the City's sign regulations (variations in size and additional sign types are proposed).

Environmental Review

The proposed project is categorically exempt under Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) guidelines.

Fiscal Impact

The City's costs related to this project are recovered from the applicant.

Report Prepared With: Rebecca M. Pennington, Development Programs Analyst

Attachments: A – Proposed Resolution
 Exhibit A – Proposed Conditions of Approval
 Exhibit B – Proposed Sign Program
 B – Vicinity Map

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RESOLUTION NO. 17-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING SIGN PROGRAM SP-1193 TO ALLOW FOR VARIOUS SIGNAGE AT 24281 MOULTON PARKWAY, LAGUNA WOODS, CA 92637

WHEREAS, on August 16, 2017, the City Council of the City of Laguna Woods, after giving notice thereof as required by law, held a public hearing concerning the requested sign program, to allow for various signage at 24281 Moulton Parkway in the Community Commercial District (“CC”); and

WHEREAS, the City Council has carefully considered all pertinent testimony, as well as all information contained in the agenda report prepared for this application, as presented at the public hearing; and

WHEREAS, staff has reviewed the environmental form submitted by the applicant in accordance with the City’s procedures. Based upon the information received and staff’s assessment of the information, the project has been determined to be categorically exempt pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act (“CEQA”); and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution; and

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

1. The proposed signs are well-designed, consistent with any design criteria otherwise applicable to the sign property, compatible with community character and harmonious with surrounding properties, buildings, and streetscapes.

The proposed sign program provides regulations for permanent signage that are aesthetically appealing and compatible with signage on surrounding properties, buildings, and streetscapes.

2. The proposed signs are clear and legible in the circumstances in which they are seen, including for purposes of promoting awareness of local businesses and activities.

The proposed signage would help promote business for the initial tenant. The project location will initially house a Starbucks, including both walk-up and drive-thru facilities. The sign program includes wall signs, pedestrian crossing signs, drive-thru entrance and exit signs, a preview board, a menu board, a canopy with an order screen, a vehicle clearance sign, and a monument sign. Those types of signs are similar in type and scale as those commonly associated with walk-up and drive-thru facilities and would help to promote visibility and safe circulation practices within the site.

3. The proposed signs are appropriate to the type of business or activity to which they pertain.

The sign program identifies signage that would be appropriate in type, location, size/scale, and design to walk-up and drive-thru facilities.

4. The proposed signs are displayed in a manner that does not harm public health, safety and welfare.

As proposed, the regulations within the sign program would not harm the public health, safety, and welfare. All new signs constructed pursuant to the sign program would be required to obtain all necessary planning and building approvals and permits. Additionally, Section 13.20.020(d) of the Laguna Woods Municipal Code requires that all signs to be maintained in good condition and allows the City to “order the repair or removal of any sign that is unsafe, defective, damaged, or unsatisfactorily maintained.”

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council approves Sign Program SP-1193 subject to the conditions of approval found in Exhibit A and plans found in Exhibit B.

SECTION 3. The Deputy City Clerk shall certify to the adoption of this resolution.

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

SHARI L. HORNE, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

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

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do
HEREBY CERTIFY that the foregoing **Resolution No. 17-XX** was duly adopted
by the City Council of the City of Laguna Woods at a regular meeting thereof, held
on the XX day of XX 2017, by the following vote:

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

YOLIE TRIPPY, Deputy City Clerk

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Exhibit A to Resolution No. 17-XX

Conditions of Approval for Sign Program SP-1193

1. The proposed project shall be constructed, developed, used, operated, and permanently maintained in accordance with the terms of the application, plans, drawing, and conditions imposed in the resolution of approval.
2. The Applicant(s)/Owner(s) shall comply with all of the requirements of Resolution No. 17-XX, adopted as part of Sign Program SP-1193.
3. The Applicant(s)/Owner(s) shall comply with all requirements of the Laguna Woods Municipal Code, as it pertains to this application, and any signs erected and maintained pursuant to the approved sign program, and such requirements are made a condition of permit approval. This includes, but is not limited to, all requirements related to building permits, engineering review, and plan review, generally, of proposed construction plans.
4. This approval does not eliminate the need for building permits or include any action or finding as to compliance or approval of any other applicable federal, state or local ordinance, regulation, rule, or requirements. All project signage shall be reviewed and constructed under separate permits.
5. Except as otherwise provided herein, or as permitted pursuant to the Laguna Woods Municipal Code, this approval is for the location and design of the specified signage shown on Exhibit B to Resolution No. 17-XX only. No additional approval is granted or to be implied.
6. A proposed sign program change may be submitted to the City Manager for any relocation, alteration, or addition to any feature or material not specifically approved in the original application. If the City Manager determines, in his or her reasonable discretion, that the proposed sign program change proposes non-substantial deviations from the approved sign program, and still complies with the provisions, spirit, intent, and findings of this approval action, the proposed sign program change may be approved by the City Manager without requiring a new public hearing or City Council approval. Notwithstanding the foregoing, the City Manager may refer any such determination to the City Council, or for additional public hearing.

ITEM 7.2 – Exhibit A to Attachment A

7. The Applicant(s)/Owner(s) are solely responsible for ensuring that signage does not, at any time, create an actual or reasonably foreseeable nuisance for properties located within line of sight, passing motorists, or any other party including, but not limited to, any nuisance caused either entirely or in part by the brightness, intensity, or direction of sign illumination. The Applicant(s)/Owner(s) shall take all steps necessary to prevent and immediately resolve such situations and shall immediately implement any direction received by City staff, which the Applicant(s)/Owner(s) understand and acknowledge may include, but not necessarily be limited to, any or all of the following:
 - a) Reducing the intensity or brightness of sign illumination;
 - b) Installing additional landscaping to screen illuminated signs, including obtaining approval for amendments to applicable landscape plans and complying with all then-applicable laws and regulations; and/or
 - c) Installing additional shielding or filters for illuminated signs.

For the purpose of this condition, “reasonably foreseeable” shall include any determination made based upon the judgement and discretion of the City Council or City Manager. City staff’s discretion shall not be directed toward the content or wording of signage.

8. All signs erected and maintained pursuant to the approved sign program shall be kept clean, complete, and in good structural and functional working order, and shall not be allowed to fall into a state of disrepair, damage, or decrepitude.
9. Graffiti on the property shall be removed at the Applicant(s)’/Owner(s)’ expense within 24 hours.
10. City staff, or their authorized representatives, shall have the right to enter the property to make reasonable scheduled or unscheduled inspections to observe and enforce compliance with the criteria set forth herein.
11. This approval may be modified or revoked by the City Council, after applicable notice and public hearing procedures have been satisfied, should it be determined that the conditions under which the project has been operated or maintained is detrimental to the public health, safety or welfare, or materially injurious to property or animals in the vicinity, or if the project is operated or maintained so as to constitute a public nuisance, or if the

ITEM 7.2 – Exhibit A to Attachment A

project is operated or maintained in violation of any of the conditions of approval set forth herein, or for any other reason permitted by law.

12. In accordance with policies adopted by the City, the Applicant(s)/Owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigation/inspections that result in a finding of violation of any applicable laws and/or conditions of approval.
13. Termination: Upon approval, the permit shall become null and void 180 days after such time the approved use at the approved location ceases to be operated as noted by lapse of City business license, lapse of California State Board of Equalization permit, or date noted by city official with proper site verification of abandonment or discontinuance. This permit shall be deemed immediately terminated should the approved location be occupied by a use not in accord with this approval.
14. The Applicant(s)/Owner(s), or successor in interest, shall as a condition of issuance of this permit, at its sole expense, defend, indemnify, and hold harmless the City and its respective elected and appointed boards, officials, officers, agents, employees and volunteers from any claim, action, or proceeding against the City and its respective elected and appointed boards, officials, officers, agents, employees and volunteers to attach, set aside, void or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this sign program approval, or its implementation. The Applicant(s)/Owner(s) shall pay all of the City's defense costs incurred by counsel of the City's choosing, and shall reimburse the City for any and all court costs and other parties' attorney fees that the City may be required by a court to pay as a result of such defense. The Applicant(s)/Owner(s) may at its sole discretion participate in the defense of any such action under this condition, with its own counsel.

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SIGN PROGRAM

STARBUCKS

24281 Moulton Parkway,
Laguna Woods, California 92637

Prepared By:



3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

DIRECTORY

PROJECT:

Starbucks
24281 Moulton Parkway
Laguna Woods, CA 92637
SWC Moulton Parkway
& El Toro Road
Laguna Woods, CA 92637

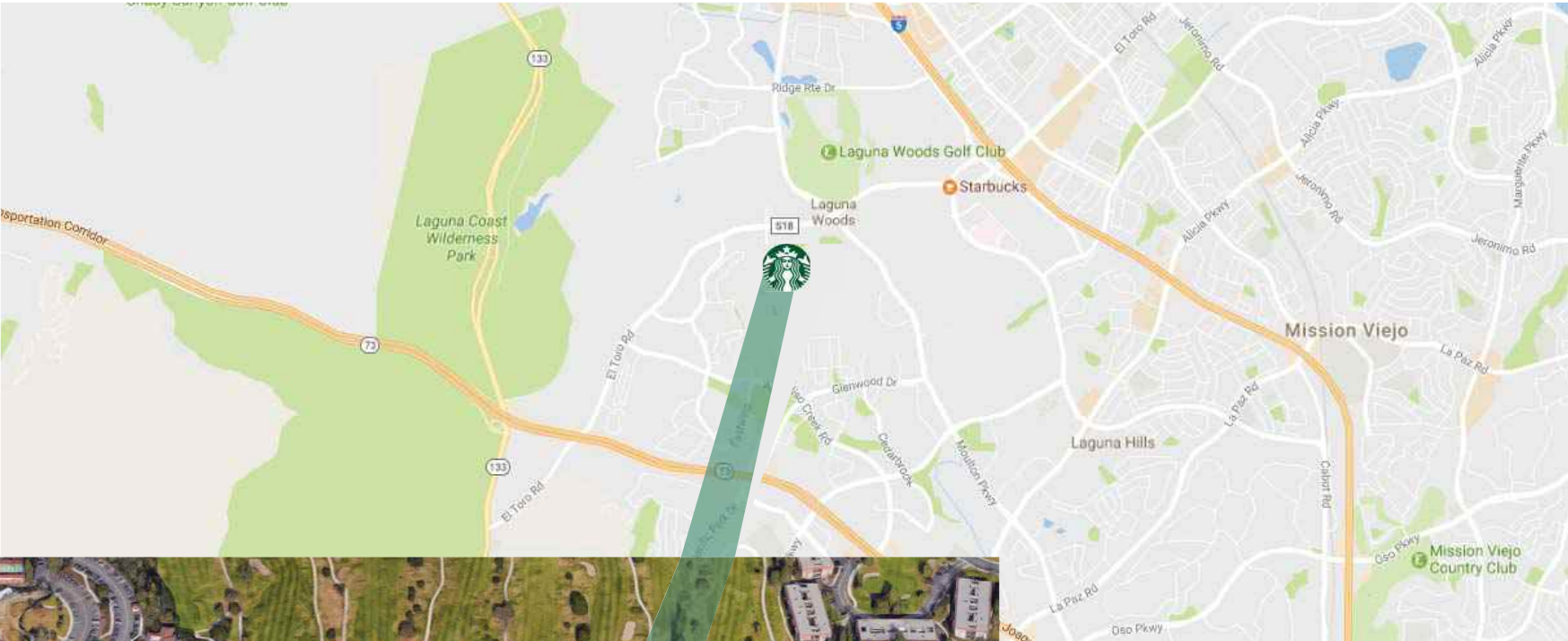
SIGN CONSULTANT AND
PREFERRED SIGN VENDOR:

Promotional Signs, Inc.
3301 S. Susan
Santa Ana, CA 92704

714-540-5454 Phone
714-540-5959 Fax

Contact: Dick Christie
dick.christie@promosigns.us
dick.christie@promosigns.us

Information not covered
within sign program will
default to current Laguna Woods
municipal code regulations



VICINITY MAP
NO SCALE



SATELLITE IMAGE
NO SCALE



24281 Moulton Parkway
Laguna Woods, CA 92637

SIGN PROGRAM

Prepared By:
Promotional Signs

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

Date: August 2, 2017

DIRECTORY
AND MAPS



24281 Moulton Parkway
Laguna Woods, CA 92637

SIGN PROGRAM

Prepared By:
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714-540-5959 Fax

Date: August 2, 2017

Scale: 3/16"=1'-0"

Legend:

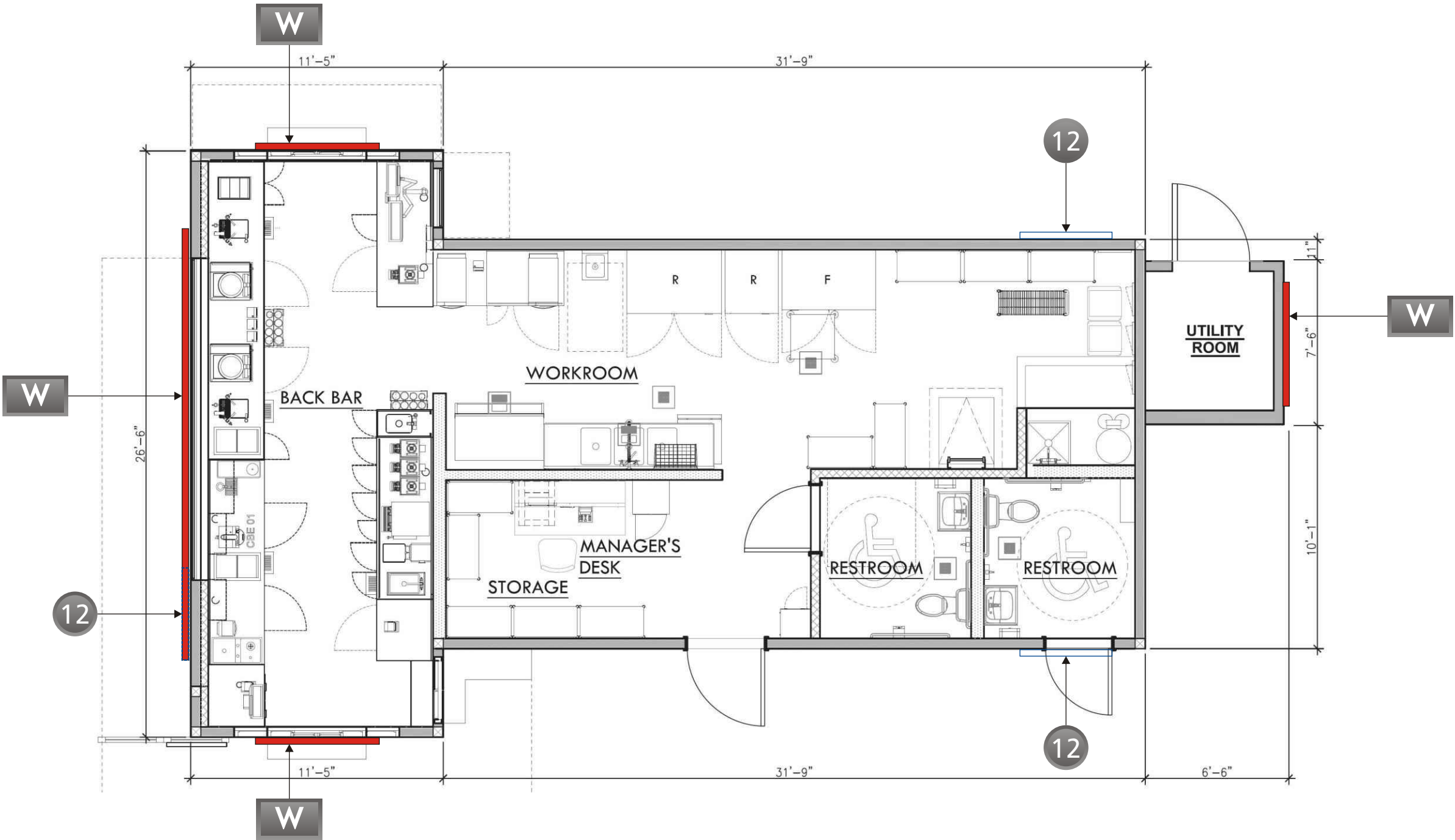


Tenant Wall Sign



Drive-Thru Directional

FLOOR PLAN





24281 Moulton Parkway
Laguna Woods, CA 92637

SIGN PROGRAM

Prepared By:



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Date: August 2, 2017

Scale: 3/32"=1'-0"

Legend:



Tenant Wall Sign



Drive-Thru Directional

BUILDING
ELEVATIONS

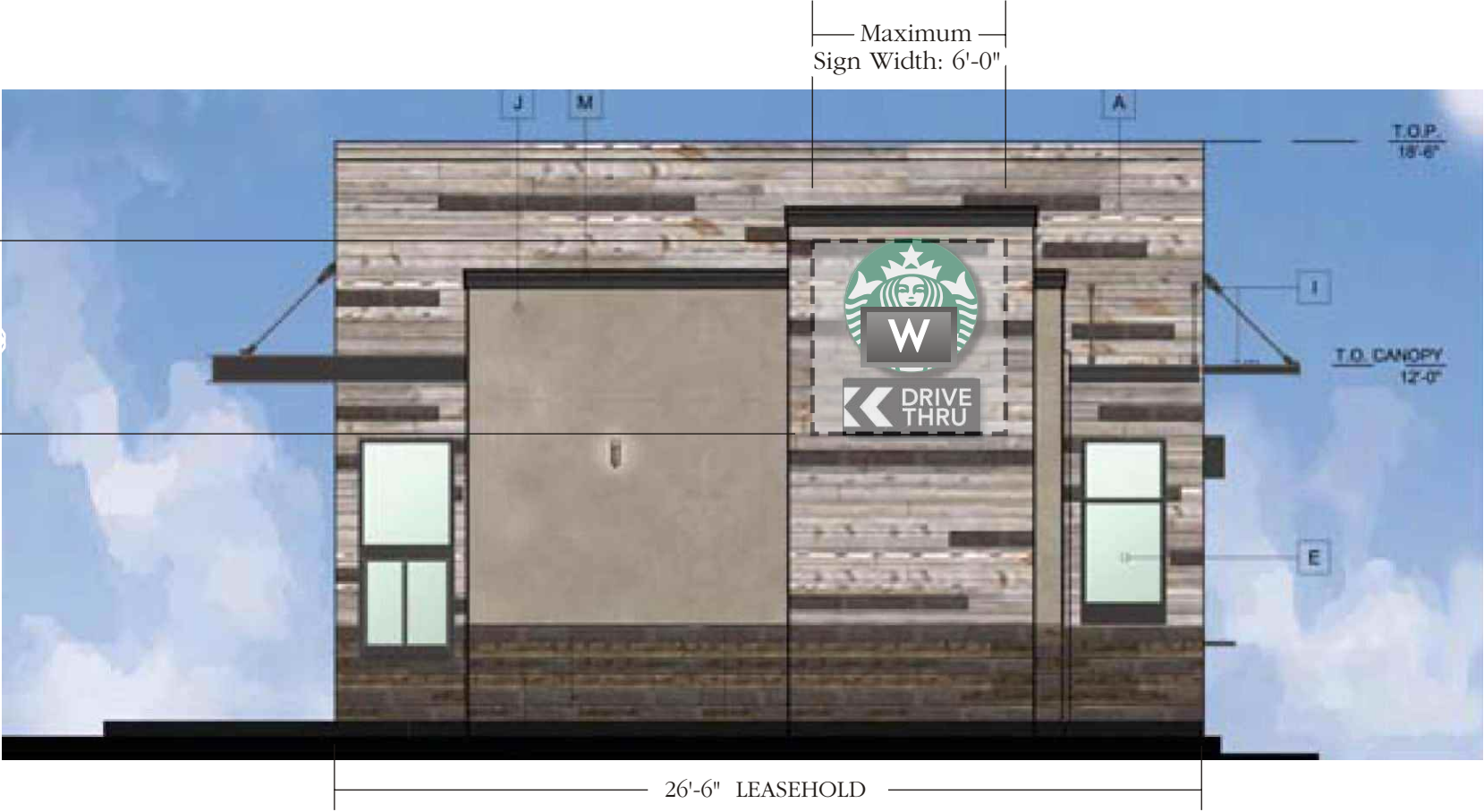
West and East



WEST STORE ELEVATION

WEST ELEVATION	
Width:	26'-6"
Maximum Wall Sign Area:	122.0 Sq. Ft.

Note: Total wall sign area to include area of drive-thru directional sign.



EAST STORE ELEVATION

EAST ELEVATION	
Width:	26'-6"
Maximum Wall Sign Area:	36.0 Sq. Ft.



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Date: August 2, 2017

Scale: 3/16"=1'-0"

Legend:



Tenant Wall Sign



Drive-Thru Directional

BUILDING
ELEVATIONS

South and North



SOUTH ELEVATION	
Width:	49.8"
Maximum Wall Sign Area:	64.0 Sq. Ft.

Note: Total wall sign area to include area of drive-thru directional sign.

SOUTH STORE ELEVATION



NORTH ELEVATION	
Width:	49.8"
Maximum Wall Sign Area:	64.0 Sq. Ft.

Note: Total wall sign area to include area of drive-thru directional sign.

NORTH STORE ELEVATION

SIGN TYPE: **W** TENANT WALL SIGN

Quantity: Wall signage is allowed on all four elevations.

Area: Maximum of 1 square foot of wall sign area per 1 lineal foot of leasehold width, measured separately per elevation. Combined area of all wall signs not to exceed 150 square foot. Note: Wall sign area on any elevation to include area of sign type 12 (wall-mounted directional sign for drive-thru), if used.

Area Calculation: The area of a wall sign is the area which encloses all copy, logos, and graphics with a maximum of eight perpendicular lines.

Construction: Individual fabricated aluminum channel letter / logo type signage.

Illumination: Internal L.E.D.

Installation: Flush to wall, with power supplies located within signage or remotely.

Color: Tenant's choice, pending approval of all governing agencies.

Font: Tenant's choice, pending approval of all governing agencies.



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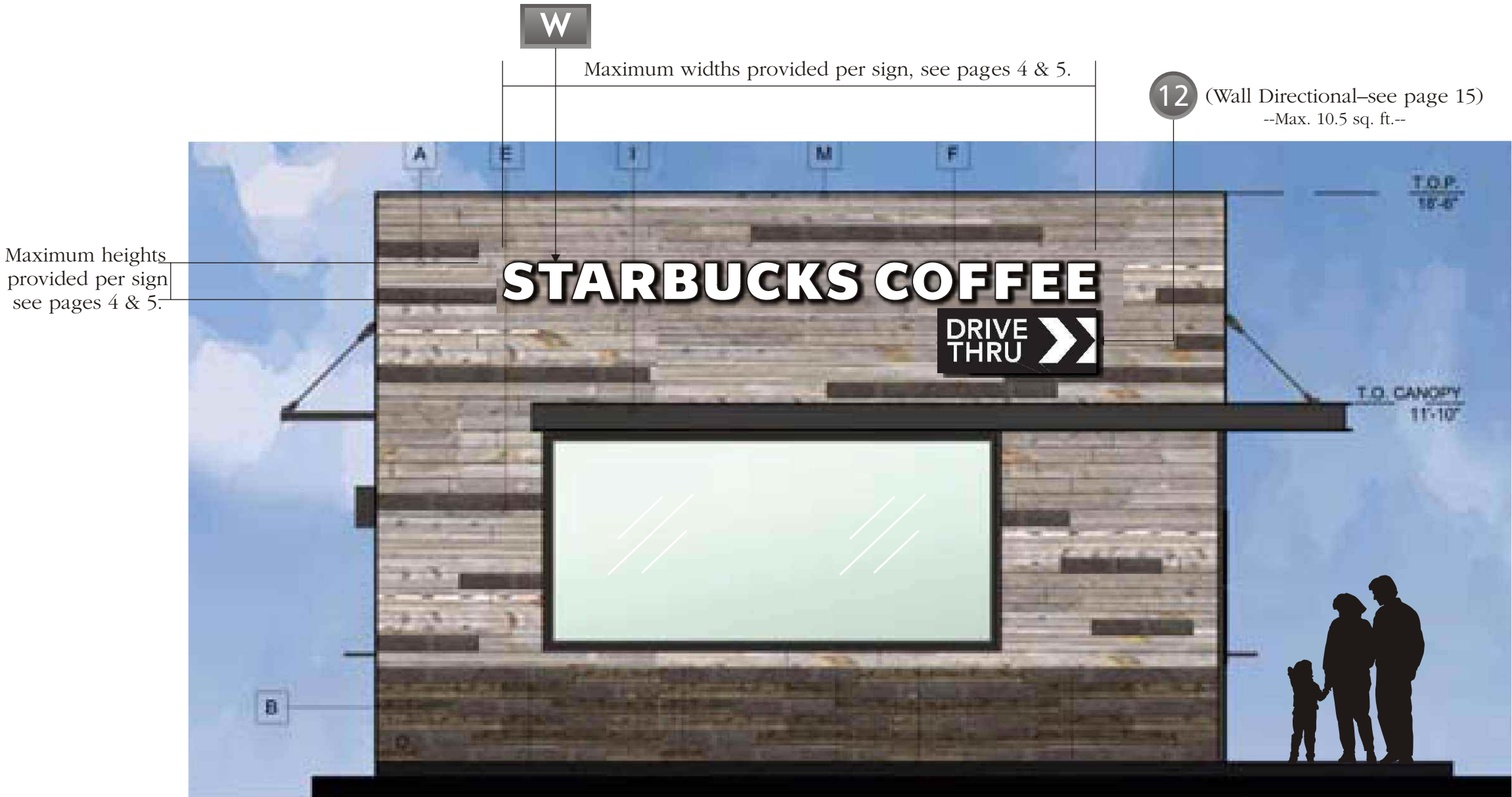
Date: August 2, 2017

Scale: 3/16"=1'-0"+/-

TENANT WALL SIGN



General Specifications



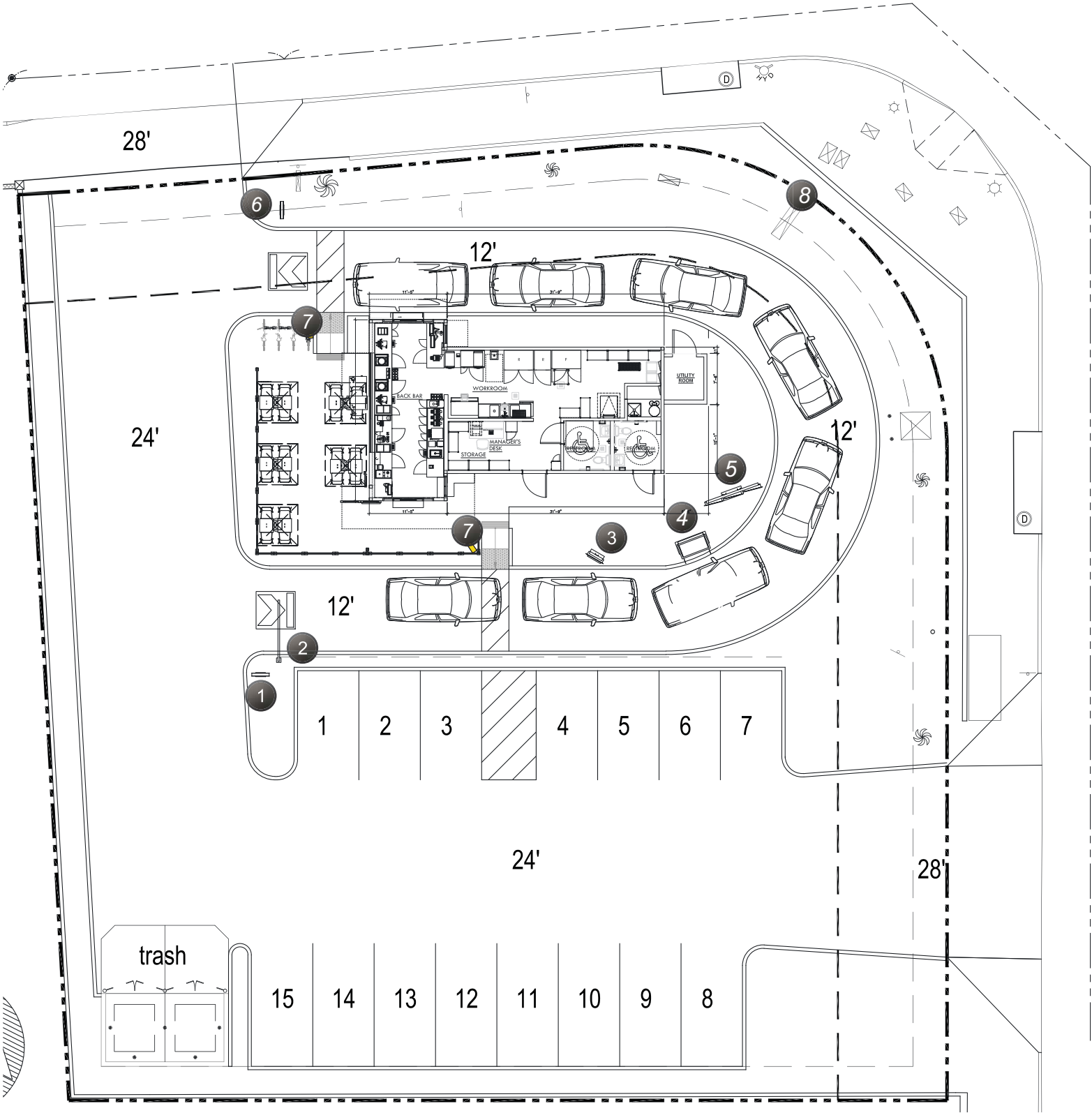
SAMPLE STORE ELEVATION WITH SIGNAGE

PROPOSED

- 1. DRIVE THRU LANE DIRECTIONAL
- 2. HEIGHT RESTRICTION BAR

- 3. PRE MENU
- 4. CANOPY & ORDER SCREEN
- 5. 5 PANEL MENU BOARD

- 6. DIRECTIONAL THANK YOU / EXIT ONLY
- 7. PEDESTRIAN CROSSING
- 8. MONUMENT SIGN



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Date: August 2, 2017

Scale: 1/4"=1'-0"+/-

DRIVE-THRU SIGNAGE



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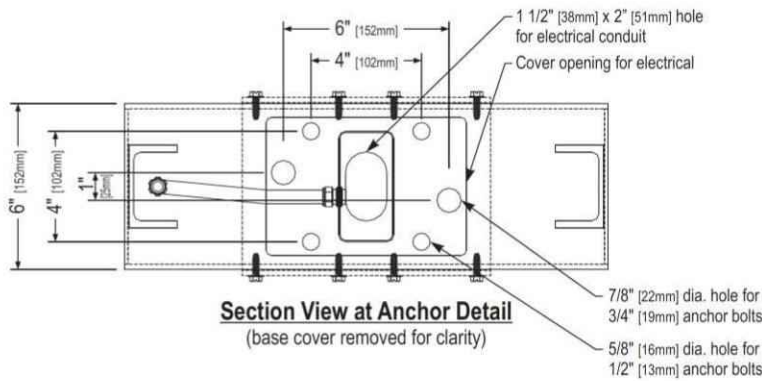
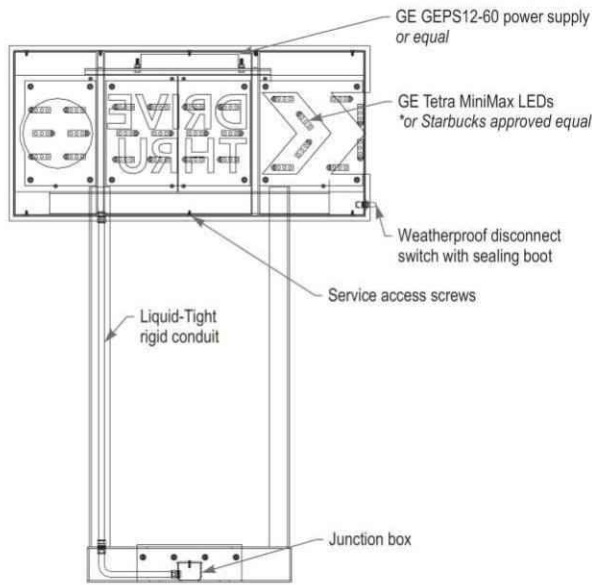
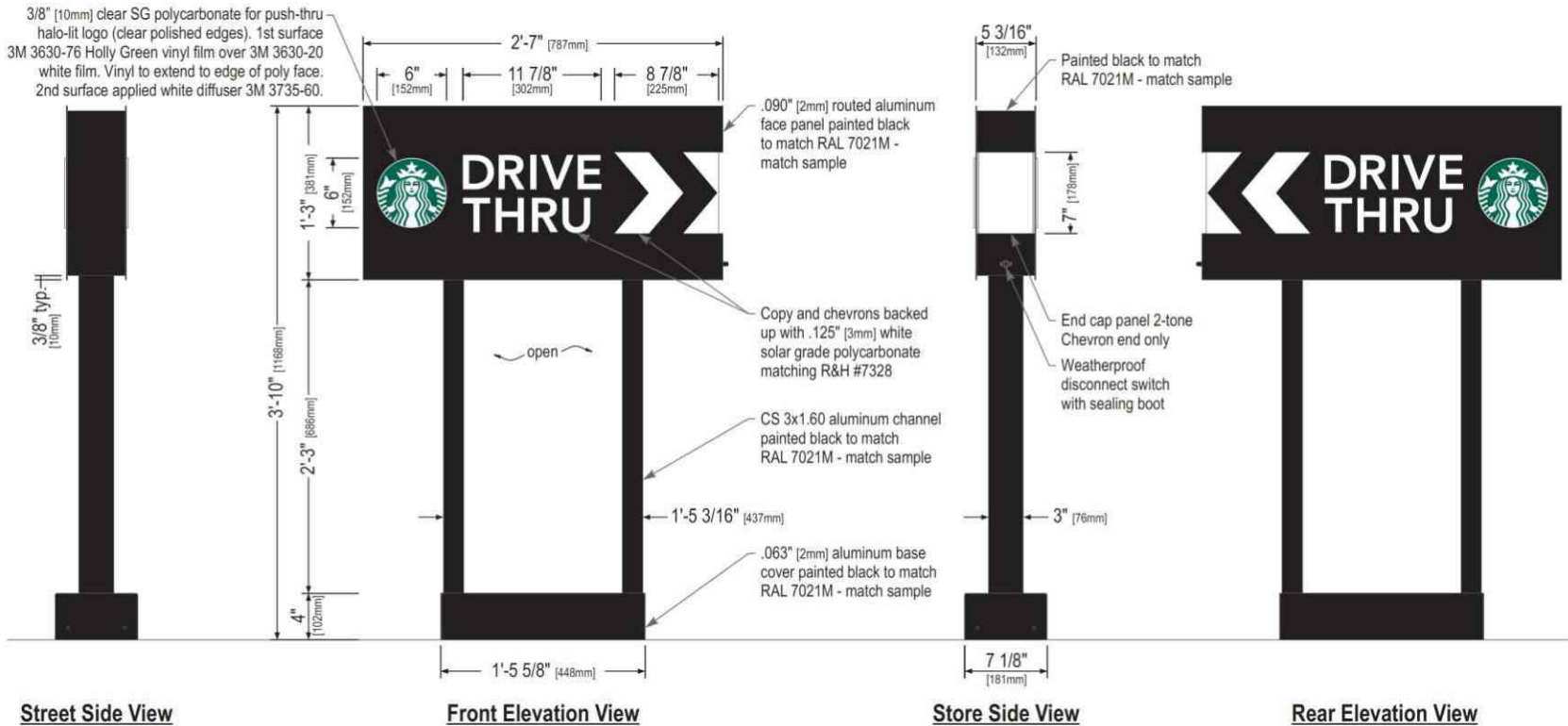
Date: August 2, 2017

No Scale

DRIVE-THRU
SIGNAGE

1

Lane Directional



Sign Specifications:

- Cabinet:
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
 - Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
 - Directional copy and chevrons backed up with .125" [3mm] white solar grade polycarbonate matching R&H #7328. Siren logo is 6" [152mm] diameter, 3/8" [10mm] clear SG polycarbonate for push-thru halo-lit logo (clear polished edges). 1st surface applied 3M 3630-76 Holly Green vinyl film over 3M 3630-20 white film. Vinyl to extend to edge of poly face. 2nd surface applied white diffuser 3M 3735-60.
 - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
 - Welded aluminum construction. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.

- Support:
- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021M as per approved shop drawings and shall be integral to the sign cabinet.
 - Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
 - Base will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

- Regulatory:
- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
 - As per NEC 600.6, sign is equipped with a service disconnect switch.
 - Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
 - Primary power by electrical contractor per NEC.



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This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1168mm)	1.51	9.90	120	0.85

1: Figured as illuminated center part
2: Figured as complete signage



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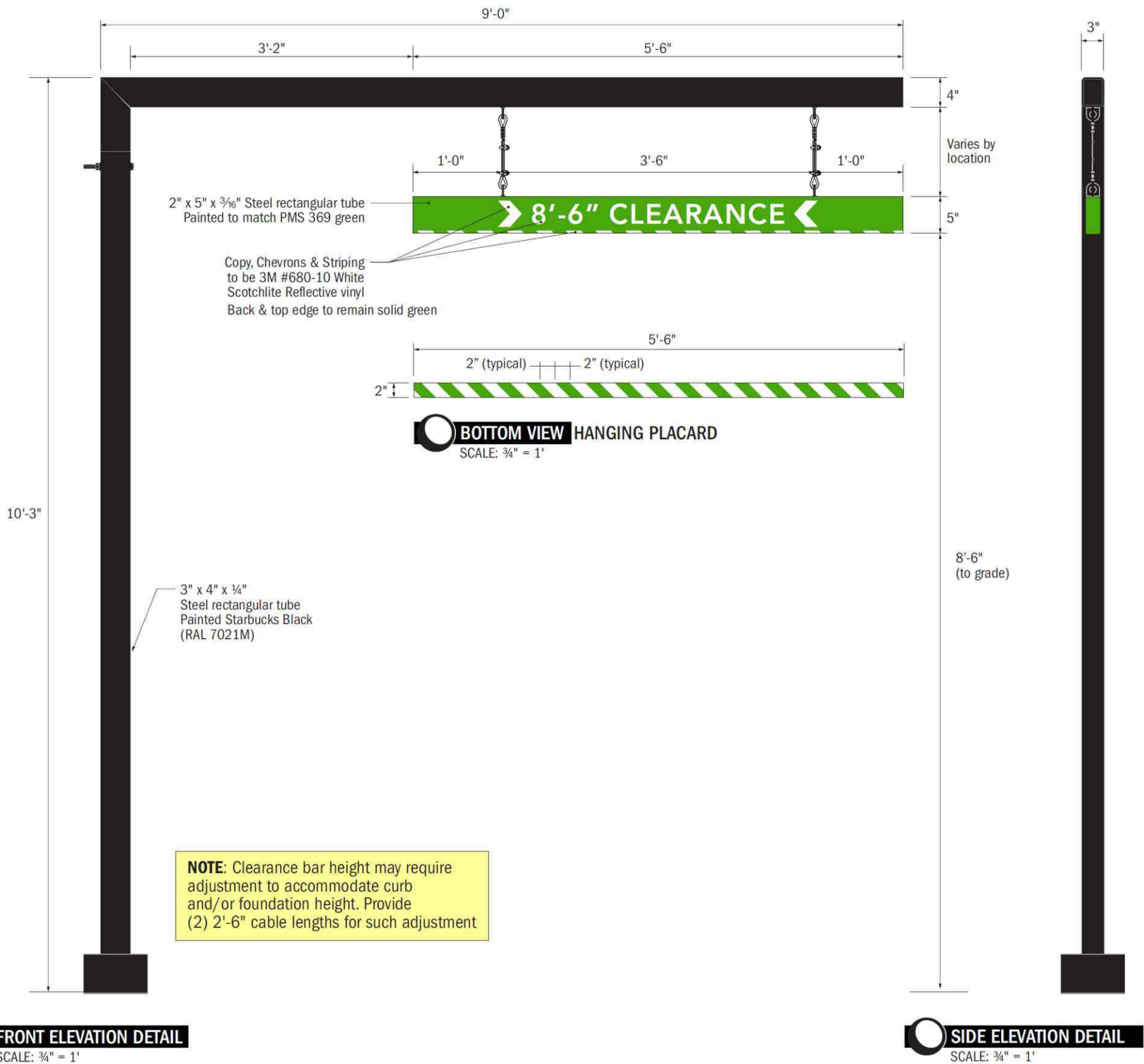
Date: August 2, 2017

No Scale

DRIVE-THRU
SIGNAGE

2

Height Restriction
Bar





24281 Moulton Parkway
Laguna Woods, CA 92637

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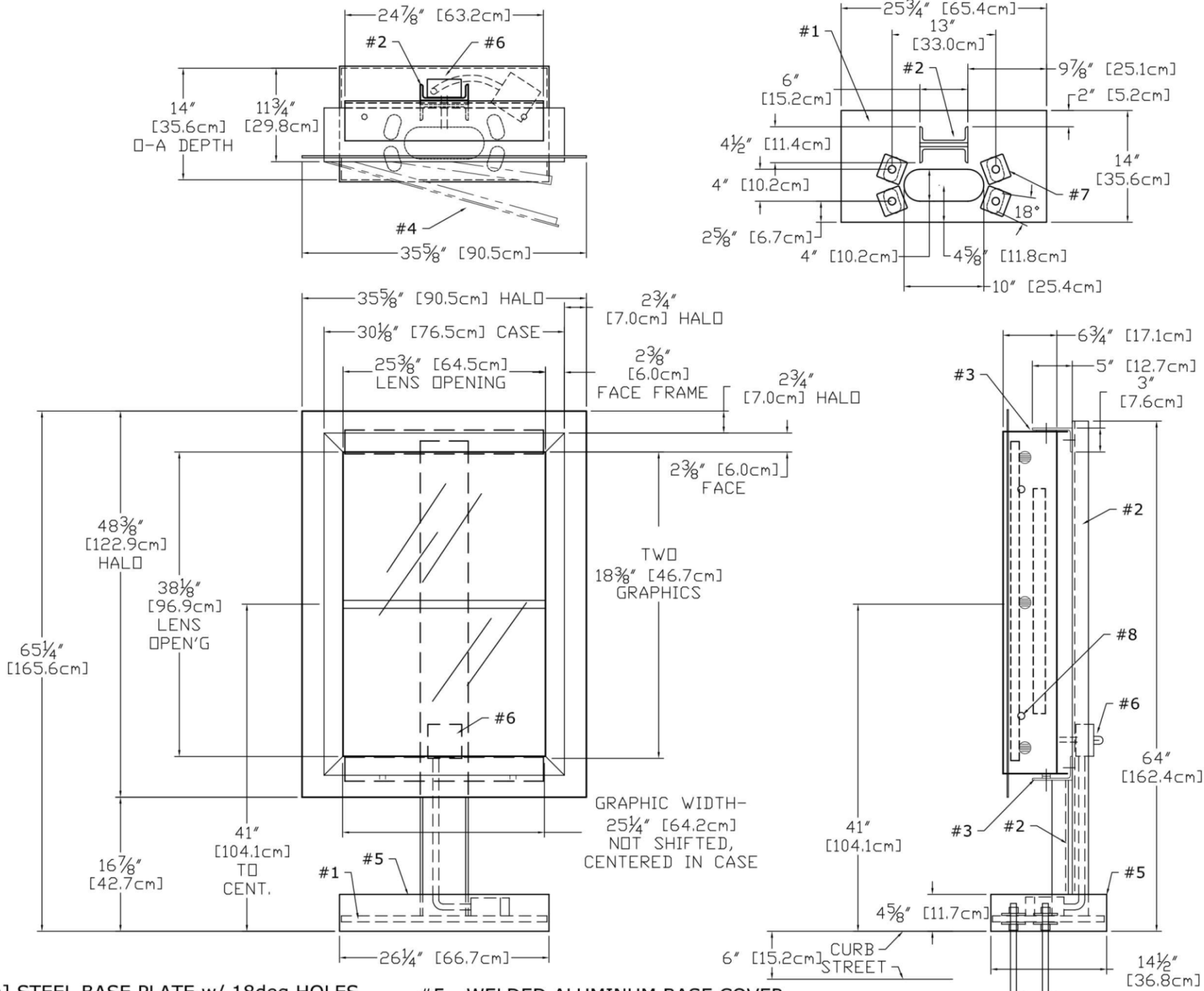
Date: August 2, 2017

No Scale

DRIVE-THRU
SIGNAGE

3

Pre-Menu



- #1 - 3/4" [19mm] STEEL BASE PLATE w/ 18deg HOLES PATTERN LEFT SQUARE / SYMETRICAL
- #2 - C6X10.5 (6"x2"x5 1/16") STEEL POST (1x)
- #3 - 5"x3"x1/4" STEEL SUPPORT ANGLES (2x) (WELDED TO STEEL POST)
- #4 - EXTRUDED ALUMINUM MENU BOARD (1x)
ONE SPLIT PANEL LIGHTBOX
TWO 25 1/4"x18 3/8" GRAPHICS
GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED
STANDARD LED TUBE LIGHTING, SIDE LOCKS

- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX w/SWITCHES & SENSOR, RIDGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.30Aac
- #7 - 8 BASE WASHERS, 1/4" THICK
- #8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING KEY #E3-26-819-15

RAL7021 BLACK GREY, 10% SHEEN, EXT

DT PRE ORDER FREESTANDING			14120	
		DRIVE THRU PRE ORDER w/ STAND		
PAH	DATE 02/06/14	CQSBDTPRELED		SCALE 1 : 20 SHT 1 OF 1



24281 Moulton Parkway
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Date: August 2, 2017

No Scale

DRIVE-THRU
SIGNAGE

4

Digital Order
Screen

46" MIDAS LCD ORDER POST (digital order screen)

DISPLAYS

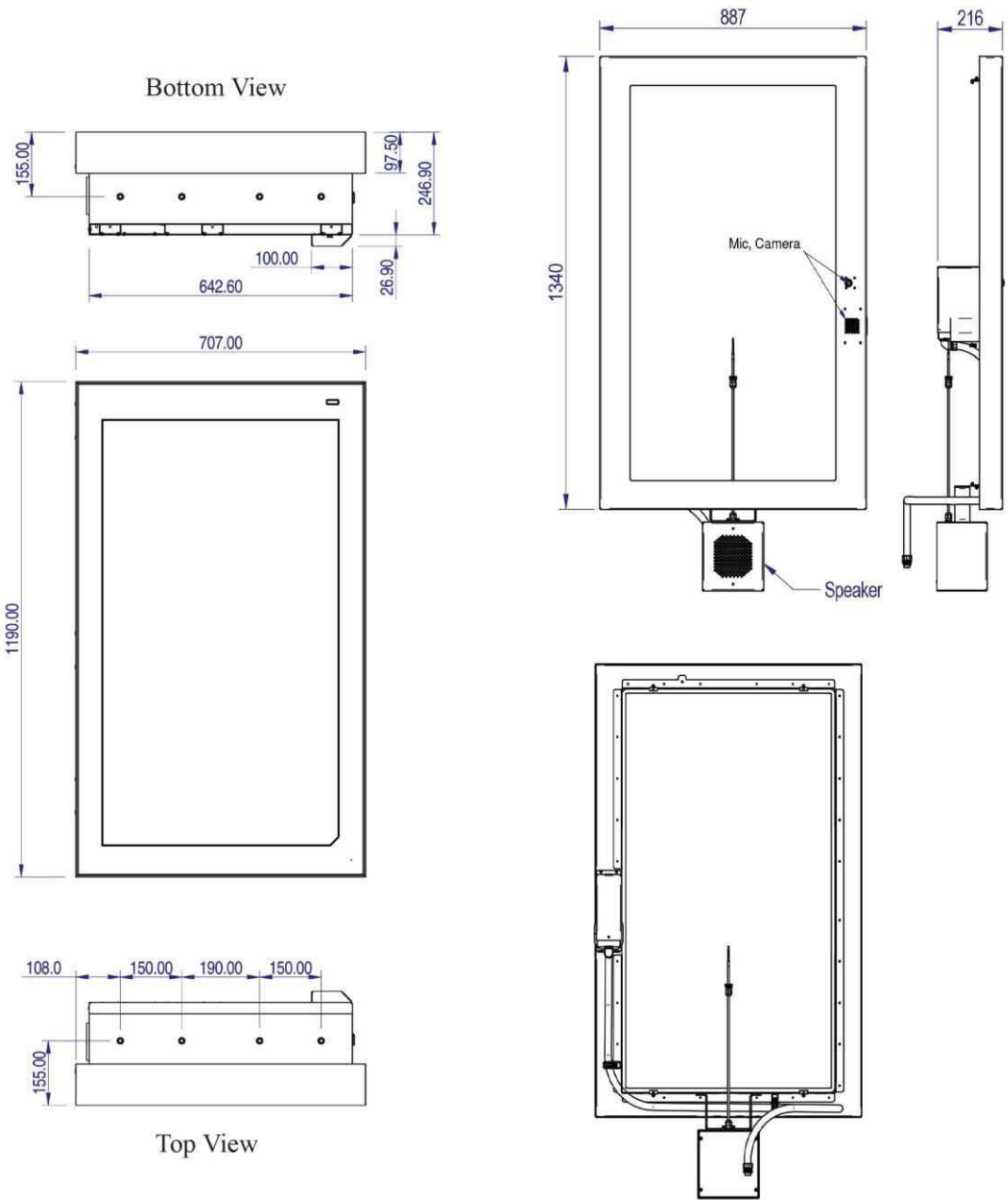


Part Number	Description
G4600102	Bundle of one Display (G4600107) and one Bezel Assembly (PAR02854)
G4600107	MIDAS V Outdoor LCD Display -SEE ATTACHED SPECIFICATIONS
PAR02854	Bezel Assembly for field mounting to G4600107 Display Includes: *Costar Camera *HME Microphone *HME Speaker *KanexPro HDMI Extender (TX and RX) *Costar Balun - Bezel Frame - Mounting for Camera - Speaker Housing - Speaker Brackets - Mounting for Microphone - Flexible Conduit that includes - approx 72" AC Power Wire - approx 72" Microphone wire - approx 24" Data cable

* Customer Supplied through Zones

46" MIDAS - STARBUCKS

G4600102 - Mechanical Dimensions (digital order screen)



Global Display Solutions - www.gds.com

GDS Europe
T. +39 0445 428991
E. emea@gds.com

GDS America
T. +1 815 282 2328
F. +1 815 282 0297
E. america@gds.com

GDS Asia
T. +886 2 2298-1480
F. +886 2 2298-1131
E. asiapacific@gds.com



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SIGN PROGRAM

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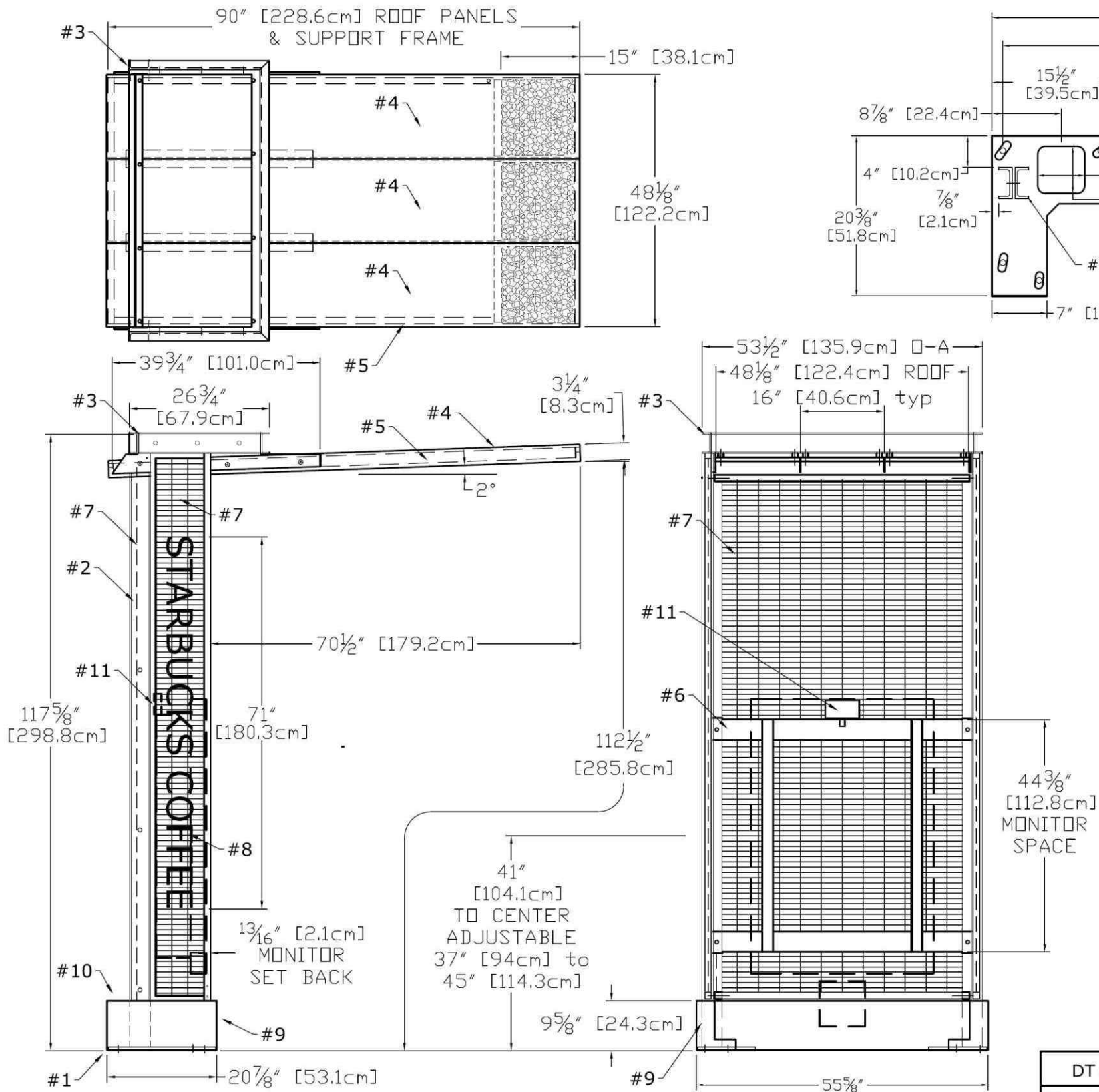
Date: August 2, 2017

No Scale

DRIVE-THRU
SIGNAGE

4

Canopy



- #1 - TWO - 3/4" [19mm] STEEL BASE PLATES w/ OVAL HOLES FOR SWIVEL/POSITION
16 - 1/4" WASHERS SUPPLIED
- #2 - TWO - BACK TO BACK C4X7.25 (4"x1 3/4"x5 1/16") STEEL POSTS
- #3 - WELDED ALUMINUM HEADER, C4"x1.58" CHANNEL
- #4 - THREE - ALUMINUM ROOF PANELS SEAMLESS RAISED SIDE EDGES 15" OF LASERED PATTERN W/ DRIP EDGE BEHIND
- #5 - WELDED STEEL PERIMETER ROOF FRAME
- #6 - WELDED 3/16" STEEL [5mm] MONITOR SUPPORT FRAME WITH HGT ADJUSTMENT
- #7 - WELDED STEEL 1" [25.4mm] O-C WIRE GRID BACK & SIDE PANELS IN WELDED RECTANGULAR STEEL TUBE FRAMES
- #8 - 4 7/16" X 1/2" [11.3cmX12.7mm] WHITE ACRYLIC LETTERS. FIXED TO LH GRID PANEL w/ANTI-TAMPER SCREWS
- #9 - WELDED ALUMINUM BASE COVERS
- #10 - WELDED ALUMINUM WATER-TIGHT ELECTRIC ENCLOSURE (REAR HATCH)
- #11 - LED CEILING FLOODLIGHT, WIRED COMPLETE

DT ORDER POINT CANOPY FREESTANDING		
ALL DESIGN, OPERATIVE AND PROCESS DATA PERTAINING TO THE ARTICLE SHOWN ON THIS SHEET IS THE PROPERTY OF DSA PHOTOTECH. IT IS DISCLOSED IN CONFIDENCE AND IS NOT TO BE COPIED, REPRODUCED, REVEALED TO, OR APPROPRIATED BY OTHERS, IN PART OR IN WHOLE, WITHOUT THE EXPRESS CONSENT OF DSA PHOTOTECH. THIS PRINT IS LOANED AND MUST NOT BE USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF DSA PHOTOTECH.		DSA/PHOTOTECH 16961 Central Avenue, Carson, CA 90746 (310) 537-5000 (310) 537-7060 Fax phubbell@dsaphototech.com
		OPC, NO MONITOR OR ORDER BOARD
PAH	DATE 02/13/14	CQSBEOPCMON
SCALE 1 : 30		SHT 1 / 1

RAL7021 BLACK GREY, 10% SHEEN, EXT

DESIGNED TO HOLD STARBUCKS MONITOR or
14239 ORDER LIGHTBOX (not included)

APPROVED
02/04/14



24281 Moulton Parkway
Laguna Woods, CA 92637

SIGN PROGRAM

Prepared By:

**Promotional
Signs**

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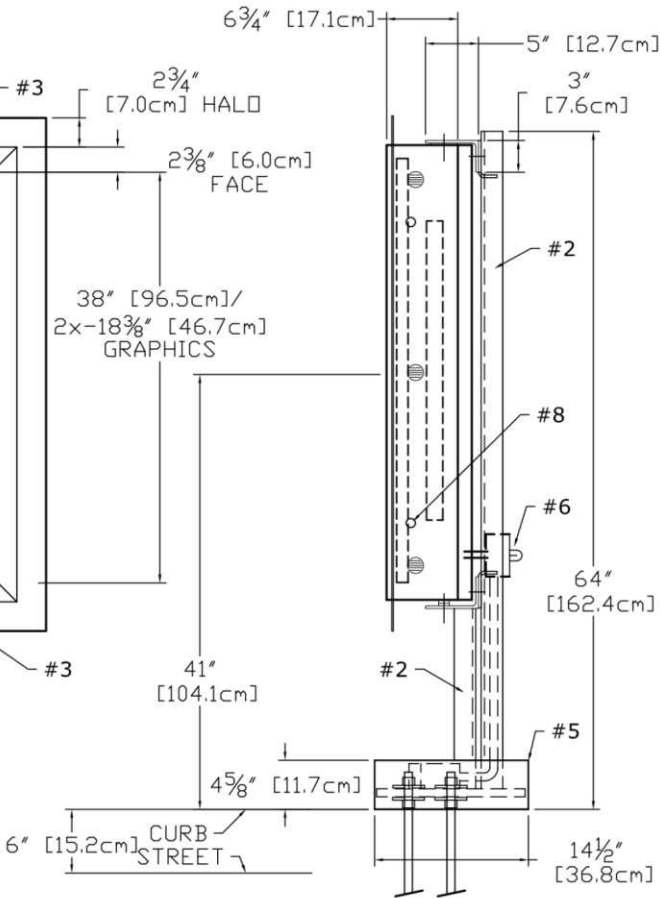
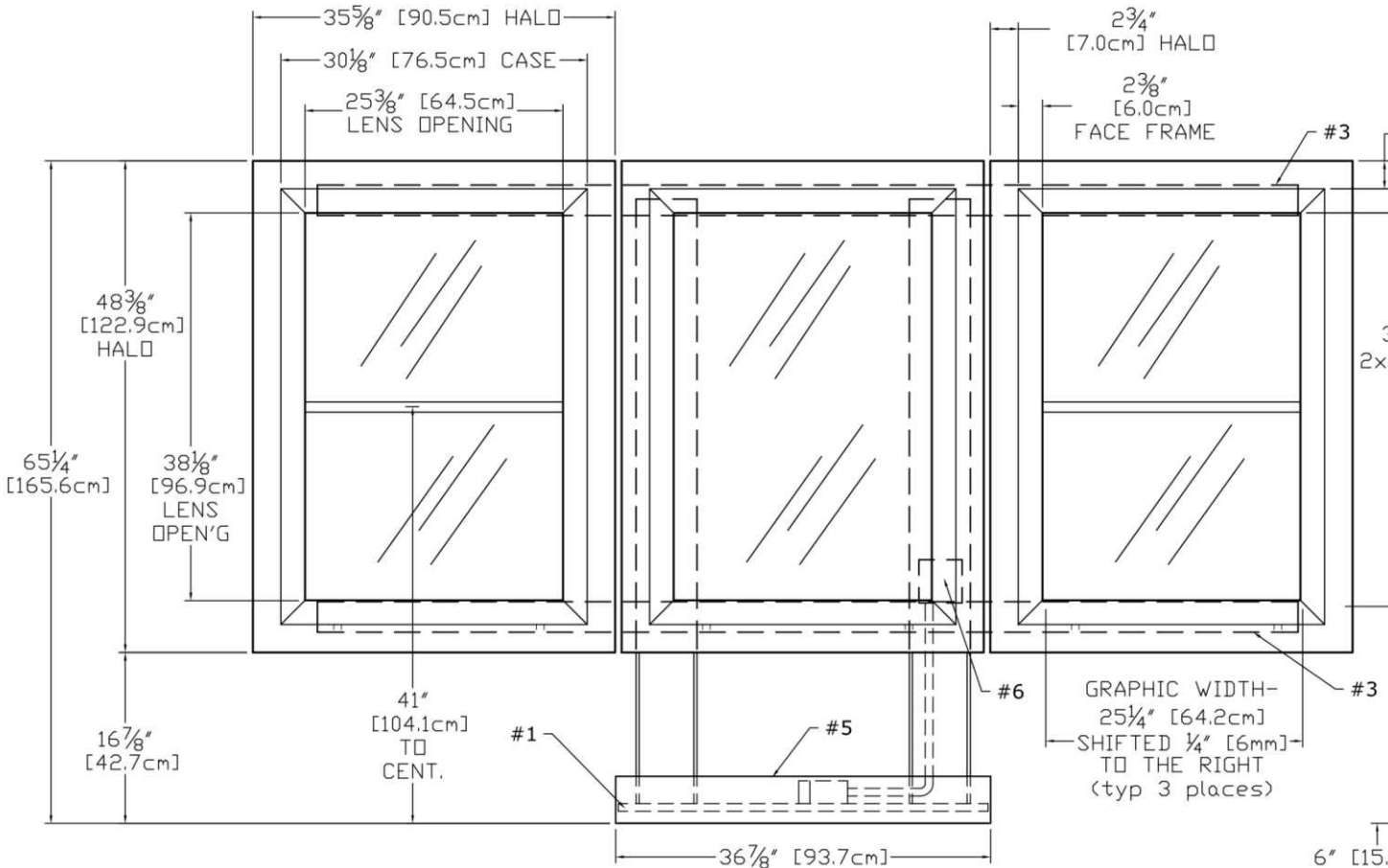
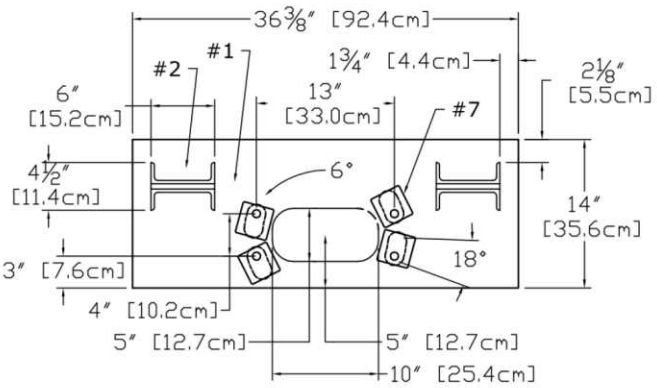
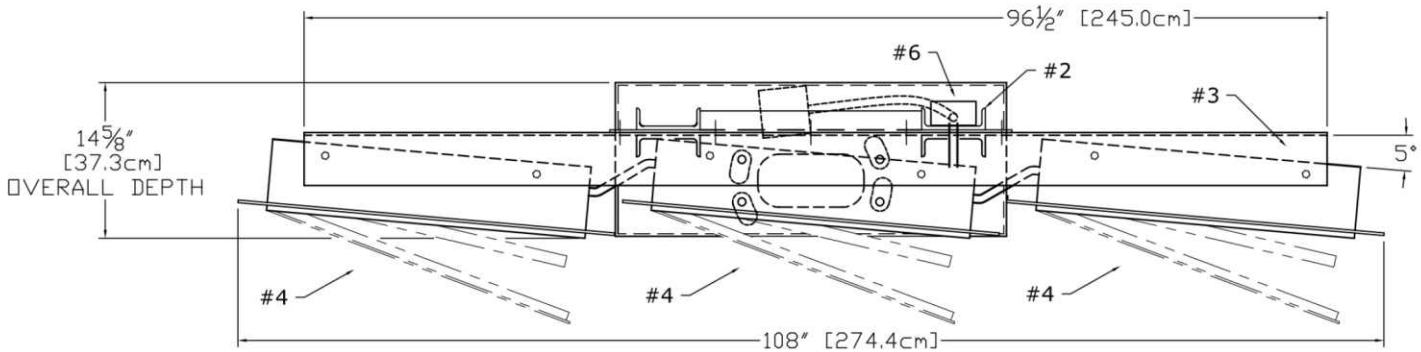
Date: August 2, 2017

No Scale

DRIVE-THRU
SIGNAGE

5

5-Panel
Menu Board



- #1 - 3/4" [19mm] STEEL BASE PLATE w/ 18deg HOLES PATTERN ROTATED FOR 15deg THRU 3deg POSITION
- #2 - C6X10.5 (6"x2"x5/16") STEEL POST (2x)
- #3 - 5"x3"x1/4" STEEL SUPPORT ANGLES (2x) (BOLTED TO WELDED 1/4" STEEL CROSSBARS)
- #4 - EXTRUDED ALUMINUM MENU BOARDS (3x) ONE FULL AND TWO SPLIT PANEL LIGHTBOXES ONE - 25 1/4"x38" AND FOUR 25 1/4"x18 3/8" GRAPHICS ALL GRAPHIC ASSEMBLIES SHIFTED 1/4" TO RIGHT STANDARD LED TUBE LIGHTING, SIDE LOCKS

- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX w/SWITCH & SENSOR, RIDGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.90Aac
- #7 - 8 BASE WASHERS, 1/4" THICK
- #8 - TWO SIDE MOUNT LOCKS per MENUBOARD RETAIN EXISTING KEY #E3-26-819-15

RAL7021 BLACK GREY, 10% SHEEN, EXT

DT 5 PANEL FREESTANDING		14119
DRIVE THRU 5 PANEL w/ STAND		
PAH	DATE 02/06/14	CQSBDT5LED
SCALE 1 : 20		SHT 1 OF 1



24281 Moulton Parkway
Laguna Woods, CA 92637

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714-540-5959 Fax

Date: August 2, 2017

No Scale

DRIVE-THRU
SIGNAGE

6

Thank You/Exit Only
Directional

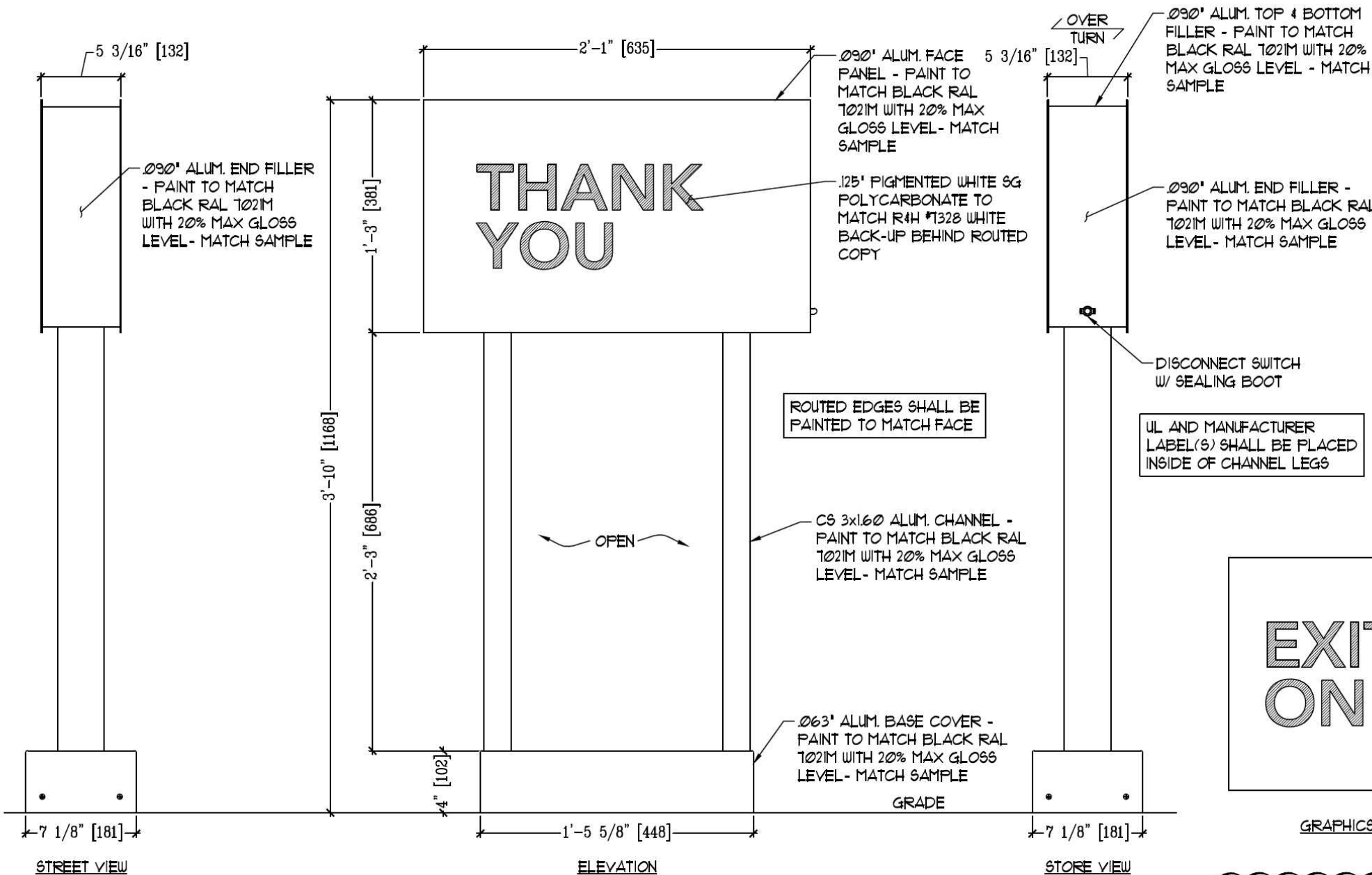
NOTES:

1. Design is based on 90 mph 3 second gust design wind speed per IBC 2009, Category II, Exposure C.
2. Support members shall be free from defects. Aluminum shapes shall be extruded from 6061-T6 alloy. Aluminum plate shall be fabricated from 5052-H14 alloy. Aluminum sheet shall be fabricated from 3003-H14 alloy.
3. Structural fasteners shall be zinc coated A307 unless otherwise noted.
4. Aluminum welds shall be made with 4000 series filler by persons qualified in accordance with AWS standards within the past two years.
5. This design is prototypical and should not be used for site specific applications unless reviewed and deemed suitable for use at that site by a competent Professional Engineer.

ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH
THE EXTERIOR CABINET FINISH

GRAPHICS ON REVERSE SIDE

DIMENSIONS ON THIS DRAWING ARE
DISPLAYED AS FEET & INCHES FOLLOWED
BY MILLIMETERS IN BRACKETS. THE
METRIC UNITS ARE ROUNDED TO THE
NEAREST WHOLE MILLIMETER.



9/24/14	REVISED SIGNAGE	TFR	IK
7/10/14	ROTATED I-BOX IN BASE 90 DEGREES, CHANGED WHITE PAINT TO VINYL ON ENDS	TFR	DS4
12/3/13	MODIFIED DIMENSIONS TO INCLUDE METRIC UNITS	ART	IK

7 PEDESTRIAN CROSSING SIGNS - MAKE (2) TWO

Construction: Aluminum construction, mounted to 2" aluminum sq. tube pole



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Date: August 2, 2017

Scale: 3/16"=1'-0"

**PEDESTRIAN CROSSING
SIGNAGE**

7



24281 Moulton Parkway
Laguna Woods, CA 92637

SIGN PROGRAM

Prepared By:



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714-540-5454 Phone
714-540-5959 Fax

Date: August 2, 2017

DRIVE-THRU
SIGNAGE

12

Wall
Directional

Sign Specifications:

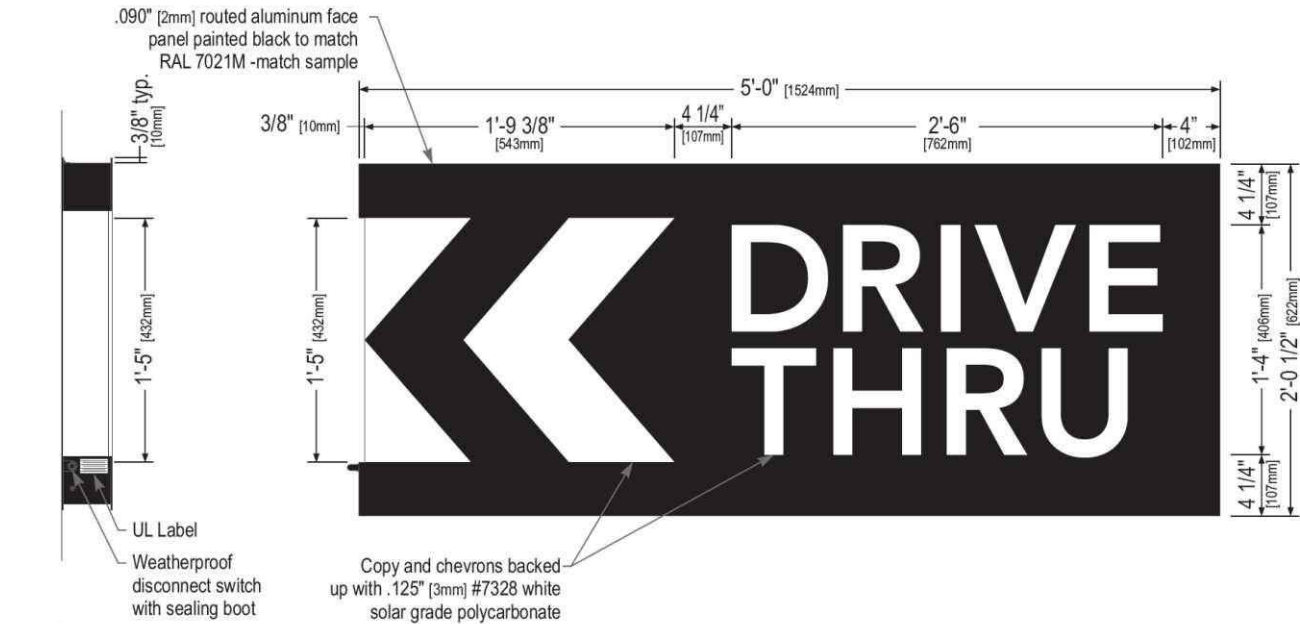
- Cabinet:
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end caps as shown.
 - Back to be .125" [3mm] aluminum.
 - Directional copy and chevrons backed up with .125" [3mm] #7328 white solar grade polycarbonate. All polycarbonate face elements to be attached to aluminum face panel with weld studs.
 - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
 - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

- Regulatory:
- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
 - As per NEC 600.6, sign is equipped with a service disconnect switch.
 - Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
 - Primary power by electrical contractor per NEC.



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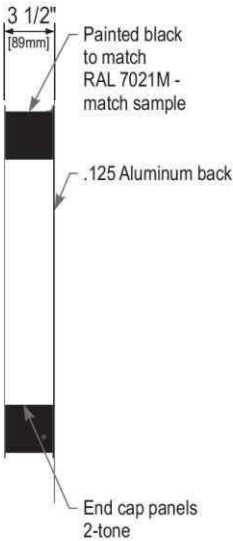
This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.



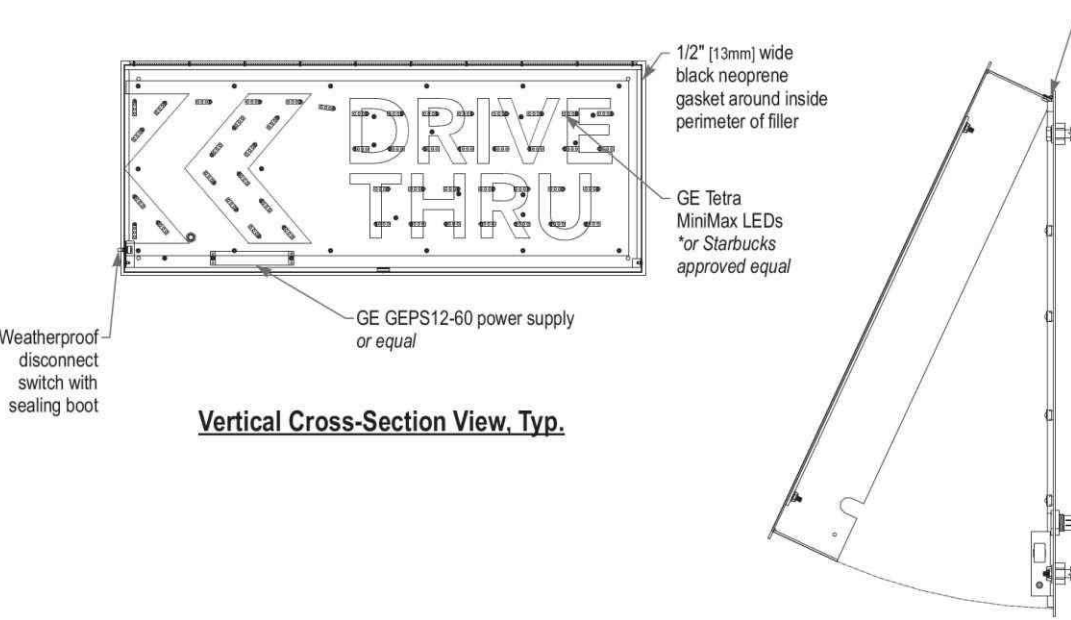
Left Side View

Front Elevation View

Note: Arrow direction to be determined by sign location.

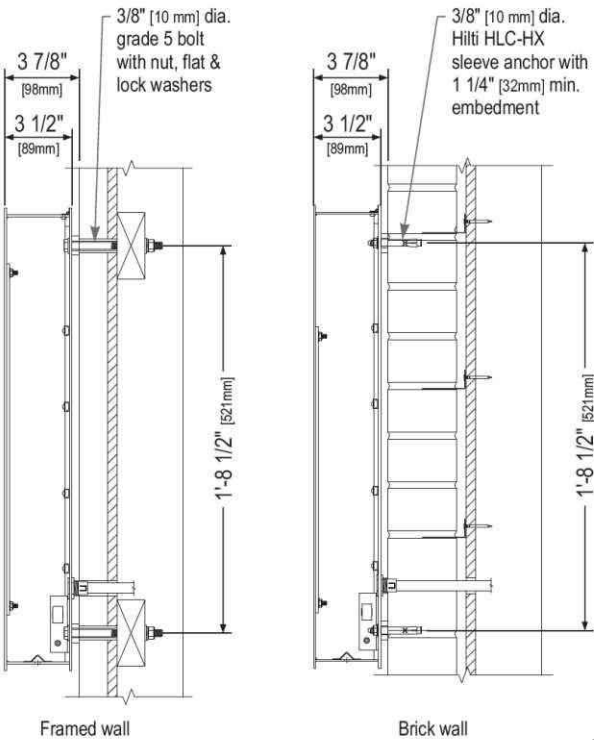


Right Side View



Vertical Cross-Section View, Typ.

Service Position View



Section View at Installation Detail

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
24.50" (622mm)	6.61	10.21	120	0.85

1: Figured as illuminated center part
2: Figured as complete signage

SIGN **8** MONUMENT SIGN - 38.50 S.F.

- Quantity: 1.
- Area: Maximum 40 square feet.
- Height: Maximum 5 1/2 feet high, including base
- Construction: Fabricated aluminum monument with wood clad to match building
- Tenant Panel: Internally Illuminated plex faced channel letters
- Illumination: Internally illuminated with white L.E.D.



DOUBLE-FACED MONUMENT SIGN ELEVATION
SCALE: 1/2"=1'-0"

SIGN PROFILE
SCALE: 1/2"=1'-0"



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Scale: 1/2"=1'-0"

MONUMENT
SIGN

8

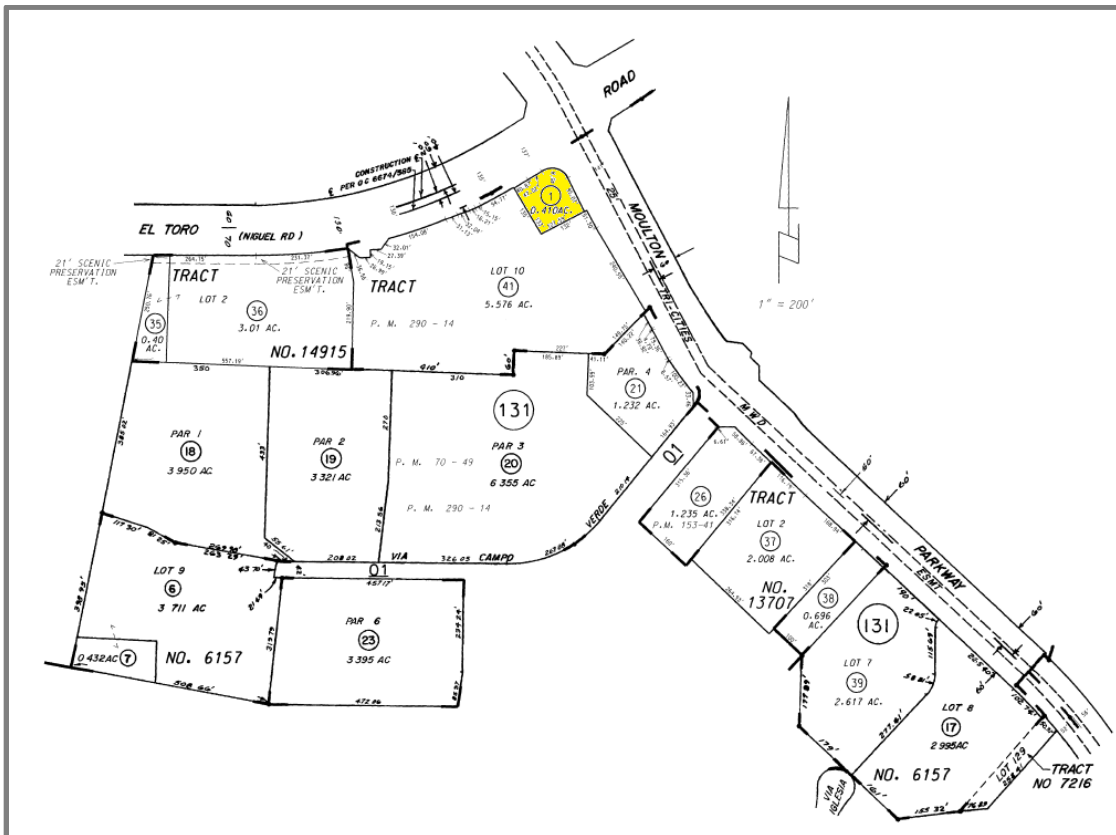
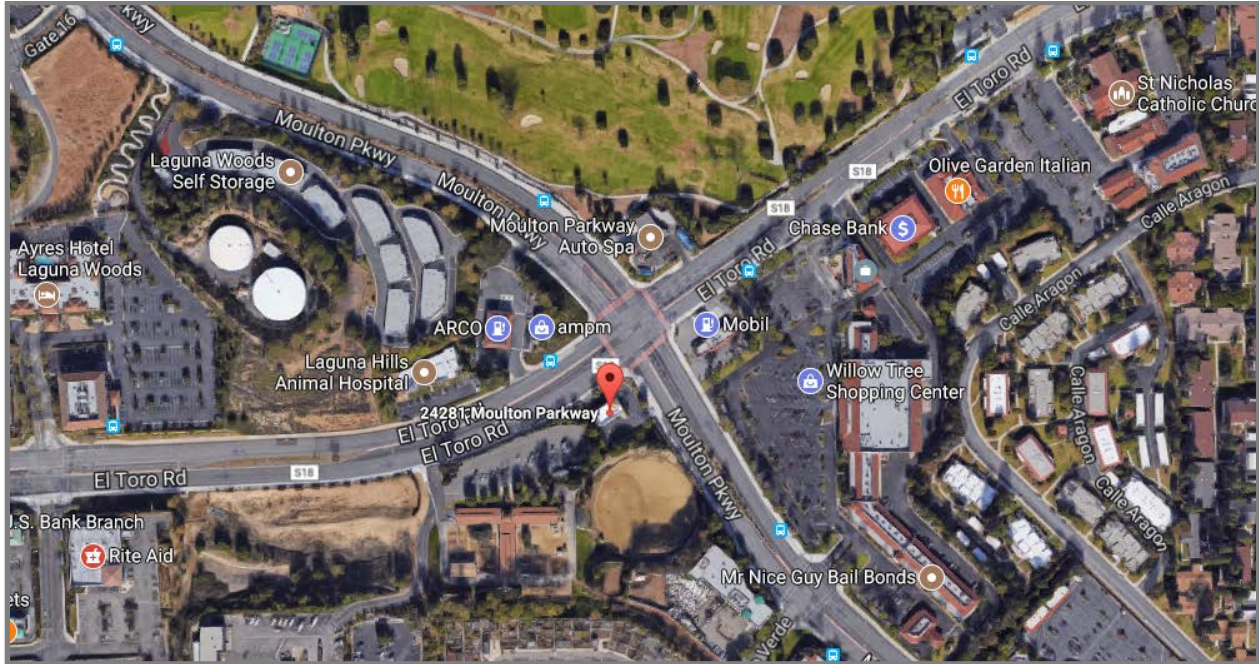
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Vicinity Map

24281 Moulton Parkway

Laguna Woods, CA 92637

Project Area



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7.3 ELECTRIC VEHICLE CHARGING STATIONS REGULATIONS

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City of Laguna Woods Agenda Report

TO: Honorable Mayor and City Councilmembers
FROM: Christopher Macon, City Manager
FOR: August 16, 2017 Regular Meeting
SUBJECT: Electric Vehicle Charging Stations Regulations

Recommendation

1. Receive staff report.

AND
2. Open public hearing.

AND
3. Receive public testimony.

AND
4. Close public hearing.

AND
5. Approve the introduction and first reading of an ordinance – read by title with further reading waived – entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADDING CHAPTER 10.34 TO THE LAGUNA WOODS MUNICIPAL CODE RELATED TO AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

AND

6. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING AN APPLICATION CHECKLIST FOR EXPEDITED, STREAMLINED PROCESSING OF PERMITS FOR ELECTRIC VEHICLE CHARGING STATIONS

Background

On October 8, 2015, Governor Brown signed Assembly Bill 1236 into law, adding Section 65850.7 to the Government Code. Section 65850.7(a) provides that it is the policy of the State to “promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use.” In furtherance of that policy, Section 65850.7(g)(1) requires that, on or before September 30, 2017, all cities with a population of less than 200,000 residents create an expedited, streamlined permitting process for electric vehicle charging stations.

As defined by Government Code Section 65850.7(i)(3), an “electric vehicle charging station” is “any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.”

Among other requirements, Assembly Bill 1236 requires cities to accept permit applications for electric vehicle charging stations electronically. The City is unable to deny electric vehicle charging station applications or require additional permits unless there is “substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.”

Discussion

Today’s meeting is an opportunity for City Council action, as well as public input, on proposed electric vehicle charging stations regulations, including an ordinance (Attachment A) and application checklist (Attachment B). Staff recommends that the City Council adopt the application checklist and initiate the adoption process for the proposed ordinance, in order to ensure compliance with state law.

If the City Council takes the recommended action at today's meeting, the proposed ordinance would be agendized for a second reading and consideration of adoption at an upcoming meeting. The ordinance would take effect 30 days after adoption. The application checklist would become effective concurrent with the ordinance.

Environmental Review

The proposed ordinance and application checklist are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations section 15061, subsection (b)(3), in that they are consistent with California law, specifically Government Code Section 65850.7. It can be seen with certainty that the proposal will have no significant effect on the environment. In addition, the proposal is exempt under Title 14 California Code of Regulations Section 15303(d), relating to extensions of electrical utility installations of reasonable length.

Fiscal Impact

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

Attachments: A – Proposed Ordinance
 Exhibit A – Code Amendment Text
 B – Proposed Resolution
 Exhibit A – Application Checklist

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ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADDING CHAPTER 10.34 TO THE LAGUNA WOODS MUNICIPAL CODE RELATED TO AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR ELECTRIC VEHICLE CHARGING STATIONS

WHEREAS, on October 8, 2015, Governor Brown signed Assembly Bill 1236 into law, adding Section 65850.7 to the Government Code; and

WHEREAS, Assembly Bill 1236 provides that it is the policy of the State to “promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use”; and

WHEREAS, Government Code Section 65850.7 now requires every city to create an expedited, streamlined permitting process for electric vehicle charging stations; and

WHEREAS, staff has recommended proposed electric vehicle charging station regulations as set forth in the attached Exhibit A to this Ordinance (the “Code Amendments”) which, if adopted, will comply with the requirements of Government Code Section 65850.7; 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 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 at which it considered all of the information, evidence, and testimony presented, both written and oral; and

WHEREAS, in conjunction with the public meeting on the Code Amendments, the City Council also held a duly noticed public hearing on an resolution to adopt a new “Application Checklist for Expedited Processing of Permits for Electric Vehicle Charging Stations” to list the requirements with which electric vehicle charging

stations shall comply to be eligible for expedited review, a copy of which was included with the City Council’s agenda report for this item, dated August 16, 2017.

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

SECTION 1. The City Council hereby finds and determines that (i) each of the recitals to this Ordinance are true and correct, and are adopted herein as findings; (ii) the Code Amendments comply with all applicable requirements of State law; (iii) the Code Amendments will not adversely affect the health, safety, or welfare of the residents within the community; (iv) the Code Amendments are in the public interest of the City of Laguna Woods; and, (v) the Code Amendments are consistent with the Laguna Woods General Plan and its various elements.

SECTION 2. After reviewing the entire project record, the City Council hereby determines and certifies that the proposed amendments to the Laguna Woods Municipal Code and the associated checklist are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations section 15061, subsection (b)(3), in that they are consistent with California law, specifically Government Code Section 65850.7. It can be seen with certainty that the proposal will have no significant effect on the environment. In addition, the City Council determines and certifies that the proposal is exempt under Title 14 California Code of Regulations Section 15303(d), relating to extensions of electrical utility installations of reasonable length.

SECTION 3. A new Chapter 10.34 (“Electric Vehicle Charging Stations”) of the Laguna Woods Municipal Code is hereby adopted to read as set forth in Exhibit A, attached to this Ordinance and incorporated herein by this reference.

SECTION 4. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase added by this Ordinance, or any part thereof, 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 of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions,

paragraphs sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 6. The Deputy City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

SECTION 7. 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

**EXHIBIT A
CODE AMENDMENTS**

Chapter 10.34 (“Electric Vehicle Charging Stations”) of Title 10 (“Buildings and Construction”) of the Laguna Woods Municipal Code is added to the Laguna Woods Municipal Code, to read as follows:

CHAPTER 10.34. - ELECTRIC VEHICLE CHARGING STATIONS

Sec. 10.34.010. - Purpose and intent.

The purpose and intent of this chapter is to:

- (a) Provide for clear, expedited procedures for the application and permitting of electric vehicle charging stations;
- (b) Ensure the design and location of electric vehicle charging stations are consistent all health and safety requirements of local, state, and federal law;
- (c) Ensure that electric vehicle charging stations do not create specific, adverse impacts on public health or safety; and
- (d) Comply with State policy to achieve the timely and cost effective installation of electric vehicle charging stations, as required by Government Code Section 65850.7, and as may be amended from time to time.

Sec. 10.34.020. - Definitions.

The following definitions shall govern the meaning of words and phrases used in this chapter:

- (a) *Application checklist* shall mean the rules, regulations, guidelines, and checklist adopted by resolution of the City Council that set forth implementing and additional requirements for electric vehicle charging stations consistent with Government Code Section 65850.7, including any non-substantive and clarifying revisions to the same, which may be adopted administratively by the Building Official from time to time.
- (b) *Building Official* shall mean the City’s Building Official or his or her designee.

(c) *Electric vehicle charging station* shall have the same meaning as the term is defined in subsection (i)(3) of Government Code Section 65850.7, as amended from time to time or replaced by a successor statute.

(d) *Electronic submittal* shall have the same meaning as the term is defined in subsection (i)(2) of Government Code Section 65850.7, as amended from time to time or replaced by a successor statute.

(e) *EVCS permit* shall mean a particularized building permit for the erection, construction, installation, alteration, or replacement of an electric vehicle charging station.

(f) *Feasible method to satisfactorily mitigate or avoid the specific, adverse impact* shall have the same meaning as the term is defined in subsection (i)(1) of Government Code Section 65850.7, as amended from time to time or replaced by a successor statute.

(g) *Specific, adverse impact* shall have the same meaning as the term is defined in subsection (i)(4) of Government Code Section 65850.7, as amended from time to time or replaced by a successor statute.

Sec. 10.34.030. - Applicability.

(a) This chapter applies to the permitting of all electric vehicle charging stations within the City.

(b) All electric vehicle charging stations shall require an EVCS permit issued in accordance with the provisions of this chapter. It shall be unlawful for any person to erect, construct, install, alter, or replace an electric vehicle charging station without a required permit being secured from the Building Official by the owner or owner's agent.

(c) Any electric vehicle charging station established or permitted prior to the effective date of this chapter shall not require an EVCS permit, unless physical modifications or alterations are undertaken that materially change the type, size, components, capacity, or dimensions of the electric vehicle charging station. Routine operation and maintenance, or like-kind replacements of components in the normal course of usage, shall not be considered a material change.

Sec. 10.34.040. - Application; documents and requirements.

(a) All documents required for the submission of an EVCS permit application shall be made available on the City's website. The applicant may submit the permit application and associated documentation to the City in-person or by electronic submittal, together with any required permit processing and inspection fees. For electronic submittal, the City shall accept an electronic signature on all forms, applications, and other documentation in lieu of a wet signature by an applicant to the extent permitted by law and to the extent such electronic submittal complies with the requirements set forth in this chapter and the application checklist.

(b) Any electric vehicle charging station erected, constructed, installed, altered, or replaced shall comply with all provisions of applicable health and safety standards and requirements of local, state, and federal law, including the Laguna Woods Municipal Code.

(c) Any electric vehicle charging station erected, constructed, installed, altered, or replaced shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

Sec. 10.34.050. - Review and approval.

(a) The Building Official shall implement an administrative review process to expedite review and approval of applications for EVCS permits. The Building Official's review shall be limited to the compliance of the electric vehicle charging station with local, state, and federal health and safety requirements, and the mitigation or elimination of any specific, adverse impact upon public health or safety. Where an application meets the requirements of this chapter and the application checklist, and where there are no specific, adverse impacts upon public health or safety, the Building Official shall deem the application complete and issue the permit, which shall be non-discretionary. Upon receipt of an incomplete application, the Building Official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

(b) In the event that the Building Official finds a specific, adverse impact upon public health and safety, the applicant for the EVCS permit may be required to pursue a discretionary use permit under Section 13.24.020 of this Code. Such use permit review shall be limited, however, to the compliance of the electric vehicle charging station with local, state, and federal health and safety requirements, and the mitigation or elimination of any specific, adverse impact upon public health or safety. Any condition imposed on an applicant for an EVCS permit shall be designed to implement feasible mitigation to eliminate or materially reduce the specific, adverse impact at the lowest cost possible. A use permit shall not be denied unless written findings are made based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact.

(c) The decision of the Building Official pursuant to subsections (a) and (b) above may be appealed to the Planning Commission in accordance with the procedure set forth in Section 13.24.050 of this Code.

Sec. 10.34.060. - Approval by association not required.

The City shall not condition approval for any electric vehicle charging station permit on the approval of the system by an “association,” as that term is defined in the Civil Code Section 4080. Notwithstanding the foregoing, applicants for City approval of electric vehicle charging stations should be aware that the City will require association approval when the association owns the property on which the electric vehicle charging station will be located, and that association approval may be separately required by the association under the circumstances set forth in the Civil Code Section 714.1 (e.g., the electric vehicle charging station will be located in a “common area,” as defined in the Civil Code sections 4095 or 6532, or the electric vehicle charging station will be located on another person’s “separate interest,” as defined in the Civil Code sections 4185 or 6564). It is the applicant’s responsibility to determine whether an association’s approval is required for an electric vehicle charging station and, if so, to comply with any and all association approval requirements.

RESOLUTION NO. 17-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING AN APPLICATION CHECKLIST FOR EXPEDITED, STREAMLINED PROCESSING OF PERMITS FOR ELECTRIC VEHICLE CHARGING STATIONS

WHEREAS, on October 8, 2015, Governor Brown signed Assembly Bill 1236 into law, adding Section 65850.7 to the Government Code; and

WHEREAS, Assembly Bill 1236 provides that it is the policy of the State to “promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use”; and

WHEREAS, Government Code Section 65850.7 now requires every city to create an expedited, streamlined permitting process for electric vehicle charging stations; and

WHEREAS, staff has recommended a proposed “Application Checklist for Expedited Processing of Permits for Electric Vehicle Charging Stations” as set forth in Exhibit A attached to this Resolution (the “Checklist”) which, if adopted, will comply with the requirements of Government Code Section 65850.7; and

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

WHEREAS, in conjunction with the public meeting on the Checklist, the City Council also held a duly noticed public hearing on an ordinance to add a new Chapter 10.34 to the Laguna Woods Municipal Code to create an expedited, streamlined permitting process for electric vehicle charging stations, a copy of which was included with the City Council’s agenda report for this item, dated August 16, 2017.

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

SECTION 1. The City Council hereby finds and determines that (i) each of the recitals to this Ordinance are true and correct, and are adopted herein as findings; (ii) the Code Amendments comply with all applicable requirements of

State law; (iii) the Code Amendments will not adversely affect the health, safety, or welfare of the residents within the community; (iv) the Code Amendments are in the public interest of the City of Laguna Woods; and, (v) the Code Amendments are consistent with the Laguna Woods General Plan and its various elements.

SECTION 2. After reviewing the entire project record, the City Council hereby determines and certifies that the proposed amendments to the Laguna Woods Municipal Code and the associated checklist are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations section 15061, subsection (b)(3), in that they are consistent with California law, specifically Government Code Section 65850.7. It can be seen with certainty that the proposal will have no significant effect on the environment. In addition, the City Council determines and certifies that the proposal is exempt under Title 14 California Code of Regulations Section 15303(d), relating to extensions of electrical utility installations of reasonable length.

SECTION 3. A new “Application Checklist for Expedited Processing of Permits for Electric Vehicle Charging Stations” is hereby adopted to read as set forth in Exhibit A, attached to this Resolution and incorporated herein by this reference.

SECTION 4. This Resolution shall take effect and be in full force and operation thirty (30) days after adoption of the ordinance to add a new Chapter 10.34 to the Laguna Woods Municipal Code to create an expedited, streamlined permitting process for electric vehicle charging stations.

SECTION 5. The Deputy City Clerk shall certify to the adoption of this Resolution.

SECTION 6. 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 on this XX day of XX 2017.

SHARI L. HORNE, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

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

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do
HEREBY CERTIFY that the foregoing **Resolution No. 17-XX** was duly adopted
by the City Council of the City of Laguna Woods at a regular meeting thereof, held
on the XX day of XX 2017, by the following vote:

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

YOLIE TRIPPY, Deputy City Clerk

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APPLICATION CHECKLIST FOR EXPEDITED PROCESSING OF PERMITS FOR ELECTRIC VEHICLE CHARGING STATIONS

City of Laguna Woods
Planning & Environmental Services Department
24264 El Toro Road, Laguna Woods, CA 92637
Ph: (949) 639-0500 Fax: (949) 639-0591
www.cityoflagunawoods.org

INTRODUCTION. To be eligible for expedited permit processing pursuant to Chapter 10.34 of the Laguna Woods Municipal Code, applicants for electric vehicle charging stations must follow this Application Checklist (“Checklist”)¹. An application that provides all of the information required by this Checklist, as determined by the City, shall be deemed complete and shall be processed as expeditiously as practicable. For additional information, please contact the City’s Planning & Environmental Services Department during business hours: Monday through Friday, from 8:00 a.m. to 5:00 p.m.

Please be advised that the information provided in this document is general and intended to be used as a guide only. Each project is unique and the City may enforce additional requirements, as necessary.

ELECTRONIC SUBMITTAL. Applicants may also choose to submit application materials electronically, via email. For assistance, please contact the City’s Planning & Environmental Services Department.

I. GENERAL REQUIREMENTS

The term “electric vehicle charging station” is defined in Subsection (i)(3) of Section 65850.7(i)(3) of California Government Code, as amended from time to time or replaced by a successor statute. To qualify as an “electric vehicle charging station,” electric vehicle supply equipment must meet all of the following requirements:

- A. The electric vehicle charging station would be designed and built in compliance with Article 625 of the California Electrical Code. ☐ Yes ☐ No
- B. The electric vehicle charging station would deliver electricity from a source outside an electric vehicle into a plug-in electric vehicle. ☐ Yes ☐ No

II. PERMITTING CHECKLIST

	Residential	Non-Residential
Phase 1 Pre-Work Contractor	✓ Understands intended use of the EVSE (i.e. personal)	✓ Obtain an address for the location ✓ Determine the ownership of the site and/or authorization to install equipment at site ✓ Understands intended use of the EVSE (i.e., fleet, employee, customer, visitor, etc.)

¹ If Chapter 10.34 of the Laguna Woods Municipal Code is amended or renumbered subsequent to the City Council’s adoption of this Checklist, those amendments may be incorporated into this Checklist administratively without the need for City Council approval. In addition, the Building Official may from time to time amend this Checklist pursuant to his or her authority under Chapter 10.34 of the Laguna Woods Municipal Code.

ITEM 7.3 – Exhibit A to Attachment B

		✓ Determine number of vehicles charging and connectors per charging station ✓ Determine source of power and authorization to use source
	✓ Determine type of vehicle(s) to be charged at EVSE ✓ Evaluate mounting type options (i.e., bollard, pole-mount, wall-mount, ceiling-mount) ✓ Clarify communication requirements (i.e., Ethernet, cellular, Wi-Fi, none or other) ✓ Determine the NEMA Enclosure type ✓ Determine the physical dimensions of the space(s) ✓ Inspect the type of circuit breaker panel board intended for the installation	
Phase 2 Pre-Work Customer	✓ Identify incentives or rate structures through the utility ✓ Determine size of electrical service at the site ✓ Identify and contact applicable local permit office(s) to identify specific requirements, including local fire, environmental, construction, building, concealment and engineering requirements ✓ Identify incentives available through local, state or federal programs ✓ Contact insurance company to acquire additional insurance or separate coverage as needed ✓ Hire the contractor and verify credentials with all subcontractors; ensure electrical contractor's license for electrical work is current	
Phase 3 On-Site Evaluation	✓ Verify EVSE meets UL requirements and is listed by UL or another nationally recognized testing laboratory ✓ Verify EVSE has an appropriate NEMA rated enclosure (NEC 110.28) based on environment and customer needs, such as weatherization or greater levels of resistance to water and corrosive agents ✓ Determine the level or charger meets customer's PEV requirements (most vehicles require the maximum of a 240V/32A (40A breaker) ✓ Based on proposed EVSE location, determine if cord length will reach a vehicle's charging inlet without excessive slack and does not need to be more than 25' in length (NEC 625.17) ✓ Cord management methodologies have been considered to reduce the risk of tripping hazards and accidental damage to the connector ✓ Mounting type selection based on requirements to meet site guidelines ✓ Determine whether EVSE communication options are beneficial to customer and/or local utility	
Phase 4 On-Site Survey	✓ Ensure overhead doors and vehicle parking spot do not conflict with EVSE location ✓ Place EVSE in a location convenient to charging port on vehicle and typical orientation of the vehicle in garage (i.e., backed in or head-first) ✓ Ensure functionality of lighting in the garage to meet NEC code 210-70	✓ Space(s) should be visible to drivers and pedestrians ✓ Determine proximity to building entrance (could be considered an incentive for PEV use) ✓ Select spaces proximate to existing transformer or panel with sufficient electrical capacity ✓ EVSE installation should maintain a minimum parking space length to comply with local zoning requirements ✓ If available, use wider spaces to reduce the risk of cord damage and minimize the intersection of cords with walking paths

ITEM 7.3 – Exhibit A to Attachment B

		✓ Ensure sufficient lighting at proposed space(s) to reduce the risk of tripping and damage to charging station from vehicle impact or vandalism; light levels above two foot candles are recommended ✓ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information) ✓ Determine availability of space for informative signing ✓ EVSE with multiple cords should be placed to avoid crossing other parking spaces ✓ All available charging station mounting options should be considered and optimized for the space ✓ Determine if hazardous materials were located at the site PARKING DECKS ✓ Place EVSE towards the interior of a parking deck to avoid weather-related impacts on equipment PARKING LOTS ✓ Avoid existing infrastructure and landscaping to mitigate costs, potential hazards and other negative impacts ON-STREET ✓ Install on streets with high foot and vehicle traffic to mitigate vandalism ✓ Avoid existing infrastructure to mitigate costs, potential hazards and other negative impacts ✓ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information) ✓ For pull-in spaces, EVSE should be placed in front of the space and either centered on the space if placed between two spaces (if two connectors are available); EVSE with more than two connectors should not be used in on-street applications ✓ For parallel parking locations, the charging station should be installed at the front third of the parked vehicle and based on the direction of traffic flow; EVSE with a single connector is recommended to reduce potential trip hazards
	✓ Mount the connector at a height between 36" and 48" from the ground (NEC 625.29) unless otherwise indicated by the manufacturer	

ITEM 7.3 – Exhibit A to Attachment B

	✓ Install wall or pole-mount stations and enclosures at a height between 36" and 48" ✓ Ensure sufficient space exists around electrical equipment for safe operation and maintenance (NEC 110.26); recommended space is 30" wide, 3' deep and 6'6" high ✓ Minimize tripping hazards and utilize cord management technologies when possible ✓ Equipment operating above 50 volts must be protected against physical damage (NEC 110.27); ensure the vehicle is out of the line of vehicle travel and use wheel stops or other protective measures ✓ EVSE must be located such that ADA routes maintain a pathway of 36" at all times	
Phase 4 Contractor Installation Preparation	✓ Price quote submitted to customer and approved including utility upgrades ✓ Order equipment ✓ Provide stamped engineering calculations as needed ✓ Provide site plan modification with diagrams as necessary ✓ Complete all necessary service upgrades and/or new service assessments ✓ Complete permit applications as required by local permitting department ✓ Ensure permit is approved and collected ✓ Schedule all necessary contract work (i.e., boring, concrete and/or paving restoration) and utility work (i.e., utility marking, service upgrade, new service and/or meter pull) ✓ Ensure utility marking of existing power lines, gas lines or other infrastructure is completed and utilize "call before you dig" services	
Phase 5 Installation	✓ Residential garages may permit the use of nonmetallic-sheathed cable in lieu of conduit	✓ Run conduit from power source to station location ✓ For EVSE greater than 60 amperes, a separate disconnect is required (NEC 625.23) and should be installed concurrently with conduit and visible from the EVSE
	✓ Post permit at site in visible location ✓ Remove material to run conduit and/or wiring (i.e., drywall, insulation, pavers, concrete, pavement, earth, etc. ✓ Contractors are encouraged to examine requirement for installation sites and types of wiring in Chapter 3 of the NEC ✓ Pull wiring; charging stations require a neutral line and a ground line and equipment is considered to be a continuous load ✓ Conductors should be sized to support 125% of the rated equipment load (NEC 625.21) ✓ Preparing mounting surface and install per equipment manufacturer instructions ✓ Floor-mount: typically requires a concrete foundation with J-bolts on station base; place with space to allow conductors to enter through the base ✓ Wall/pole/ceiling-mount: install brackets for mounting of the equipment ✓ Install bollard(s) and/or wheel stop(s) as needed ✓ Install informative signage to identify the EVSE and potential trip hazards ✓ Install additional electrical panels or subpanels as needed ✓ Install service upgrades, new service and/or new meter as needed; utility may also pull a meter to allow for charging station wires to be connected to a panel ✓ Make electrical connection ✓ Perform finish work to repair existing infrastructure, surfaces and landscaping	
Phase 6 Inspection	✓ An initial electrical inspection by applicable building, fire, environmental and electrical authorities should occur after conduit has been run and prior to connecting equipment and running wires; if necessary, contractor should correct any issues and schedule a second rough inspection	

ITEM 7.3 – Exhibit A to Attachment B

	✓ If required, the inspector will perform a final inspection to ensure compliance with NEC and other codes adopted within the jurisdiction by inspecting wiring, connections, mounting and finish work ✓ Contractor should verify EVSE functionality
Additional Resources	✓ National Codes and Standards ✓ American National Standards Institute (ANSI) ✓ National Fire Protection Association (NFPA) ✓ Underwriters Laboratories, Inc. (UL) ✓ International Association of Electrical Inspectors (IAEI) ✓ International Code Council (ICC) ✓ NECA-NEIS Standards ✓ NECA and NFPA Webinars ✓ Electrical Vehicle Infrastructure Training Program (EVITP) Installer Training Course/Certification

III. SUBMITTAL REQUIREMENTS

Applicants must submit all of the following items prior to obtaining permits:

1. City Building Permit Application Form (with required fees)
2. Plans with the following minimum information:
 - ☐ Property Information: Address of the property; name, address, and telephone number of the property owner; occupancy type; and, description of the scope of work
 - ☐ Site plans showing the current and proposed locations of the building, street, electric vehicle charging stations, electric service meters, conduit location, and disconnects
 - ☐ A single line diagram must be included in the submittal with the following information:
 - ☐ Conductor types and sizes
 - ☐ Size of the over current device (circuit breaker) supplying the charging station
 - ☐ Conduit size, type, and location
 - ☐ Manufacturer and model of the charging station
 - ☐ Size of the main electric panel, distribution panels (sub panels), and disconnects.
 - ☐ Type of the charging station (Level 1, 2, or 3)
 - ☐ Electrical Load Calculation Sheet: Provide size of the existing electrical panel, existing load on the panel, and proposed load/circuits from the electric vehicle charging system, in order to determine if there is adequate capacity in the existing panel (CEC 220)
 - ☐ Detail for post/bollard installations where protection of electrical equipment is required (CEC 110.27)
3. Manufacturer's installation instructions and specifications for the electric vehicle charging station

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7.4 WIRELESS FACILITIES REGULATIONS

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City of Laguna Woods Agenda Report

TO: Honorable Mayor and City Councilmembers
FROM: Christopher Macon, City Manager
FOR: August 16, 2017 Regular Meeting
SUBJECT: Wireless Facilities Regulations

Recommendation

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve the introduction and first reading of an ordinance – read by title with further reading waived – entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING SECTION 13.26.210 OF THE LAGUNA WOODS MUNICIPAL CODE RELATED TO THE INSTALLATION AND MODIFICATION OF WIRELESS FACILITIES

Background

Section 13.26.210 of the Laguna Woods Municipal Code (Attachment B) contains regulations related to the design and location of wireless communication facilities. Those regulations were last amended earlier this calendar year.

Discussion

Today's meeting is an opportunity for City Council action, as well as public input, on the proposed wireless facilities regulations (Attachment A). Staff recommends that the City Council initiate the adoption process for the proposed regulations in order to add additional flexibility for the City to permit new wireless facilities in a manner that would reduce visual obtrusiveness in the surrounding area (see pages 1, 9, and 10 of Exhibit A to Attachment A for the amendments proposed to the existing regulations). Doing so would help to protect local interests.

If the City Council takes the recommended action at today's meeting, the proposed ordinance would be agendized for a second reading and consideration of adoption at an upcoming meeting. The ordinance would take effect 30 days after adoption.

Environmental Review

This project has no possibility of directly impacting the environment, nor is it reasonably foreseeable that the adoption of this ordinance will have indirect impacts on the environment. Therefore, the adoption of this ordinance is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. Furthermore, even if CEQA did apply, this project would be categorically exempt under sections 15303 (New Construction or Conversion of Small Structures), 153011 (Accessory Structures), and 15322 (In-Fill Development Projects) of Title 14 of the California Code of Regulations.

Fiscal Impact

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

Attachment: A – Proposed Ordinance
Exhibit A – Code Amendment Text

ORDINANCE NO. 17-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING SECTION 13.26.210 OF THE LAGUNA WOODS MUNICIPAL CODE RELATED TO THE INSTALLATION AND MODIFICATION OF WIRELESS FACILITIES

WHEREAS, wireless facilities regulations are codified, in part, at Section 13.26.210 of the Laguna Woods Municipal Code; and

WHEREAS, staff has recommended amendments to the existing wireless facilities regulations as set forth in the attached Exhibit A to this Ordinance (the “Code Amendments”) which, if adopted, would add additional flexibility for the City to permit new Wireless Facilities in a manner that would reduce visual obtrusiveness in the surrounding area; 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 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 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. The City Council hereby finds and determines that (i) each of the recitals to this Ordinance are true and correct, and are adopted herein as findings; (ii) the Code Amendments comply with all applicable requirements of State law; (iii) the Code Amendments will not adversely affect the health, safety, or welfare of the residents within the community; (iv) the Code Amendments are in the public interest of the City of Laguna Woods; and, (v) the Code Amendments are consistent with the Laguna Woods General Plan and its various elements.

SECTION 2. After reviewing the entire project record, the City Council hereby determines and certifies that there is no possibility that the Code Amendments could

have a significant effect on the environment. Accordingly, pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations, the City Council certifies that the Code Amendments are not subject to CEQA. The City Council further determines and certifies that, even if the Code Amendments were subject to CEQA, they are categorically exempt from the requirements of CEQA pursuant to sections 15303 (New Construction or Conversion of Small Structures), 15311 (Accessory Structures), and 15332 (In-Fill Development Projects) of Title 14 of the California Code of Regulations.

SECTION 3. Section 13.26.210 of the Laguna Woods Municipal Code is hereby amended to read as set forth in Exhibit A, attached to this Ordinance and incorporated herein by this reference.

SECTION 4. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase added by this Ordinance, or any part thereof, 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 of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 6. The Deputy City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

SECTION 7. 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**

Section 13.26.210 (“Wireless communication facilities”) of Chapter 13.26 (“Special Regulations”) of Title 13 (“Zoning”) of the Laguna Woods Municipal Code is amended to read as follows (additions shown with underlining and deletions shown with ~~strike through~~):

Sec. 13.26.210. - Wireless ~~F~~facilities.

(a) *Purpose and intent.* The purpose of these requirements and guidelines is:

- (1) To regulate the location and design of Wireless Facilities as defined herein to facilitate the orderly deployment and development of wireless communications services in the City;
- (2) To ensure the design and location of Wireless Facilities are consistent with policies of the City previously adopted to guide the orderly development of the City;
- (3) To promote the public health, safety, comfort, convenience, quality of life and general welfare of the City’s residents;
- (4) To protect property values and enhance aesthetic appearance of the City by maintaining architectural and structural integrity;
- (5) To protect views from obtrusive and unsightly accessory uses and facilities; and
- (6) To ensure the City’s requirements and guidelines for Wireless Facilities are consistent with state and federal law, including without limitation, Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (codified at 47 U.S.C. § 1455(a)) and its implementing regulations (set forth in 47 C.F.R. § 1.40001), Section 332(c) of the Communications Act of 1934 (codified at 47 U.S.C. § 332), and California Assembly Bill No. 57 (“AB 57”), effective January 1, 2016 (codified at Gov. Code § 65964.1).

(b) *Scope.* This Section does not intend to, and shall not be interpreted to apply to:

- (1) Prohibit or effectively prohibit Personal Wireless Services; or

(2) Unreasonably discriminate among providers of functionally equivalent Personal Wireless Services; or

(3) Regulate the installation, operation, Collocation, modification or removal of Wireless Facilities on the basis of the environmental effects of RF emissions to the extent that such emissions comply with all applicable FCC regulations; or

(4) Prohibit or effectively prohibit any Collocation or modification that the City may not deny under California or federal law; or

(5) Preempt any applicable state or federal law.

(c) *Implementing Policies and Procedures.* The Director may adopt such policies and procedures as he or she deems necessary to implement the requirements of this Section, or to otherwise preserve and maintain the public health, safety, welfare, and convenience, provided such policies and procedures are consistent with this Section and not in conflict with all applicable state and federal laws.

(d) *Definitions.* For purposes of this Section only, the following words, phrases, and terms as used in this Section shall have the meaning as indicated below. The “definitions” and “general rules for construction of language” set forth in Section 13.06.010 of this Code shall also apply to this Section.

(1) *Applicant:* any Person submitting an Application for a Permit.

(2) *Application:* an application for a Permit.

(3) *Base Station:* has the same meaning as the term is defined in 47 C.F.R. § 1.40001(b)(1), as amended from time to time or replaced by a successor regulation.

(4) *Collocation:* has the same meaning as the term is defined in 47 C.F.R. § 1.40001(b)(2), as amended from time to time or replaced by a successor regulation.

(5) *CPUC:* the California Public Utilities Commission.

(6) *Department:* the City’s Community Development Department.

(7) *Director:* the City Manager or his or her designee.

(8) *Eligible Facilities Request*: has the same meaning as the term is defined by 47 C.F.R. § 1.40001(b)(3), as amended from time to time or replaced by a successor regulation.

(9) *Eligible Facility Request Permit* or *EFR Permit*: a permit issued pursuant to this Section authorizing a Eligible Facilities Request.

(10) *Eligible Support Structure*: has the same meaning as the term is defined by 47 C.F.R. § 1.40001(b)(4), as amended from time to time or replaced by a successor regulation.

(11) *Existing*: only when capitalized, has the same meaning as the term is defined by 47 C.F.R. § 1.40001(b)(5), as amended from time to time or replaced by a successor regulation.

(12) *FCC*: the Federal Communications Commission.

(13) *Historic Resource*: Any building, site, structure, object, or district, which may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance and is 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, including without limitation, any historically or architecturally significant, decorative, or specially designed utility, transit, or street light pole located in the public right-of-way.

(14) *Historic Protected Location*:

a. Any site that has a Historic Resource or is in the Immediate Vicinity of a Historic Resource; or

b. Any eligible national register historic district, listed or eligible California register historic district, or local historic or conservation district.

(15) *Immediate Vicinity*: only when capitalized, “Immediate Vicinity” shall mean within two hundred (200) feet of the property lines surrounding a Historic Resource, Park, Residence or public right-of-way.

(16) *Over-the-Air Reception Devices* or *OTARDs*: any antennae or mast listed in 47 C.F.R. § 1.4000(a)(i)-(iv), as amended from time to time or replaced with a successor regulation.

- (17) *Park*: any public park located in the City.
- (18) *Park Protected Location*: any site that is a Park or is in the Immediate Vicinity of a Park.
- (19) *Permit*: a Wireless Use Permit or an Eligible Facility Request Permit.
- (20) *Permittee*: a Person issued a Permit.
- (21) *Person*: any individual, group, company, partnership, association, joint stock company, trust, corporation, society, syndicate, club, business, or governmental entity. "Person" shall not include the City.
- (22) *Personal Wireless Service*: shall have the same meaning as the term is defined in 42 U.S.C. § 332(c)(7)(C)(i), as amended from time to time or replaced by a successor statute.
- (23) *Protected Location*: a Historic Protected Location, Park Protected Location, or Residential Protected Location.
- (24) *Replace*: only when capitalized, "Replace" means to remove previously permitted equipment and install new equipment at a permitted Wireless Facility that is identical in size or smaller than the previously permitted equipment.
- (25) *Residence*: any structure intended for lawful use as a dwelling, including single-family attached and detached homes and multiple-family structures.
- (26) *Residential Protected Location*: any site that has a Residence or is in the Immediate Vicinity of a Residence.
- (27) *Reviewing Authority*:
- a. For requests for an Eligible Facility Request Permit, the "Reviewing Authority" is the Director.
 - b. For requests that require a Wireless Use Permit and appeals of any decision of the Director, the "Reviewing Authority" is the City Council.

(28) *Section 6409(a)*: Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (codified at 47 U.S.C. § 1455(a)) and its implementing regulations (codified at 47 C.F.R. § 1.40001), as that statute and those regulations are amended from time to time or replaced with a successor statute or regulation.

(29) *Site*: only when capitalized, “Site” has the same meaning as the term is defined by 47 C.F.R. § 1.40001(b)(6), as amended from time to time or replaced by a successor regulation.

(30) *Substantial Change or Substantially Change*: has the same meaning as the term is defined by 47 C.F.R. § 1.40001(b)(7), as amended from time to time or replaced by a successor regulation.

(31) *Tower*: has the same meaning as the term is defined by 47 C.F.R. § 1.40001(b)(9), as amended from time to time or replaced by a successor regulation.

(32) *Transmission Equipment*: has the same meaning as the term is defined by 47 C.F.R. § 1.40001(b)(8), as amended from time to time or replaced by a successor regulation.

(33) *Unprotected Location*: means a site that is not a Historic Protected Location, Park Protected Location, nor a Residential Protected Location.

(34) *Wireless Facility*: has the same meaning as the term “personal wireless service facilities” is defined by 47 U.S.C. § 332(c)(7)(C)(ii), as amended from time to time or replaced by a successor statute. The term “Wireless Facility” also includes any Base Station, Tower or Transmission Equipment.

(35) *Wireless Use Permit*: a permit issued pursuant to this Section authorizing a Permittee to construct, install, and maintain a Wireless Facility.

(e) *Applicability; Exemptions.*

(1) *Applicability*. This Section applies to all new Wireless Facilities and all modifications to Existing Wireless Facilities unless the Wireless Facility qualifies for an exemption under state or federal law or subsection (e)(2) below.

(2) *Exemptions.* In addition to any exemptions provided by state or federal law, this Section does not apply to:

- a. Amateur radio facilities;
- b. Antennas for OTARDs; or
- c. Wireless Facilities owned and operated by the City for its use.

(f) *Development Requirements.* Wireless Facilities shall comply with each of the following requirements.

(1) *Signage.* A Wireless Facility shall not bear any signs or advertising devices other than certification, public safety, warning, or other required seals or required signage that are required by governmental agencies acting in their regulatory capacity.

(2) *Screening and Camouflage.*

a. Any and all Transmission Equipment shall be located within a building, an enclosure, or an underground vault in a manner that complies with the development standards of the zoning district in which such Transmission Equipment is located. In addition, if Transmission Equipment is located above ground, it shall be visually compatible with the surrounding buildings and either shrouded by sufficient landscaping to screen the Transmission Equipment from view, or designed to match the architecture of adjacent buildings. If Transmission Equipment will be visible from a Protected Location or a public street, the Applicant shall provide a solid masonry block wall, or another material that is acceptable to the Reviewing Authority, that will screen the Transmission Equipment from the Protected Location or public street. If no recent and/or reasonable architectural theme is present, the Reviewing Authority may require a particular design that is deemed suitable to the subject location.

b. All screening used in connection with a wall mounted and/or roof mounted Wireless Facility shall be compatible with the architecture, color, texture, and materials of the building or structure to which it is attached.

c. A Wireless Facility's exterior finish shall be comprised of nonreflective material(s) and painted, screened, or camouflaged to blend with the materials and colors of surrounding buildings, structures, or environments.

d. A roof mounted Wireless Facility that extends above the existing parapet of the building on which it is mounted shall be screened by a material and in a manner that is compatible with the existing design and architecture of the building to the satisfaction of the Reviewing Authority.

e. A roof mounted Wireless Facility requiring the placement of any guy wires, supporting structures, or accessory equipment shall be located and designed so as to minimize the visual impact as viewed from surrounding properties and public rights-of-way, including any public views from higher elevations.

(3) *Illumination.* Wireless Facilities may not be illuminated unless specifically required by the Federal Aviation Administration ("FAA") or other governmental agencies acting in their regulatory capacity.

(4) *Consent to Collocation.* The Permittee and the property owner, if different from the Permittee, shall consent to future Collocation of other Wireless Facilities on or with the Permittee's Wireless Facility, unless such Collocation is technically infeasible; provided however, this requirement shall not be construed to encourage the installation of a larger Wireless Facility (such as a Tower) where a smaller and more discrete Wireless Facility (such as a distributed antennae system or "DAS") would be sufficient to meet the Personal Wireless Service needs of the community.

(5) *Setbacks.* A Wireless Facility shall be considered an accessory structure for the purpose of determining applicable setback requirements. If the Wireless Facility is located in a residential zoning district or a Protected Residential Location, then the Wireless Facility shall comply with the setback requirements for the nearest residential zoning district. In all other instances, the Wireless Facility shall comply with the applicable setback requirements for the zoning district in which it is located.

(6) *Height.* A Wireless Facility shall not exceed the maximum building height for the zoning district in which it is located; provided however:

a. A roof mounted Wireless Facility may exceed the height of the structure on which it is mounted by up to fifteen (15) feet if the Applicant demonstrates to the Reviewing Authority's satisfaction that: (i) the extended height is technically necessary for operation of the Facility, (ii) the Facility is Collocated, or contains adequate space suitable for future Collocation, and the extended height is necessary for such Collocation, and (iii) the extended height is otherwise consistent with the requirements set forth in this Section;

b. A utility mounted Wireless Facility may exceed the height of the structure on which it is mounted by up to four (4) feet if the Applicant demonstrates to the Reviewing Authority's satisfaction that the extended height: (i) is technically necessary for operation of the Wireless Facility, and (ii) is otherwise consistent with the requirements set forth in this Section; and

c. A ground mounted Wireless Facility may exceed the maximum building height for the zoning district in which it is located if: (i) the Applicant demonstrates to the Reviewing Authority's satisfaction that exceeding the height limitation is technically necessary for operation of the Wireless Facility; (ii) the Wireless Facility is Collocated, or contains adequate space suitable for future Collocation, and the extended height is necessary for such Collocation, and (iii) the extended height is otherwise consistent with the requirements set forth in this Section.

(7) *Horizontal Protrusion.*

a. No portion of a Wireless Facility may protrude beyond property lines or into any portion of property where such Wireless Facility is not itself permitted (such as in a required setback); provided, however, the Reviewing Authority may approve the location of guy wires in a required setback if the Applicant demonstrates to the Reviewing Authority's satisfaction that such approval is technically necessary for the operation of the Wireless Facility and otherwise consistent with the requirements set forth in this Section.

b. A utility mounted Wireless Facility shall not protrude horizontally from the side(s) of the structure on which it is mounted

by more than eighteen (18) inches; provided however, the Wireless Facility may exceed the protrusion requirement if the Applicant demonstrates to the Reviewing Authority's satisfaction that the extended protrusion is technically necessary for operation of the Facility.

(8) *Location and Siting.*

a. Unless specifically exempt by federal law, state law or this Section, the following types of Wireless Facilities are prohibited in Historic Protected Locations:

1. Ground mounted Wireless Facilities; and

2. Wall mounted, utility mounted, or roof mounted Wireless Facilities that: (i) are not screened by solid material on four sides; (ii) are not architecturally compatible with surrounding land uses; and (iii) exceed the maximum height of the applicable zoning district in which the Wireless Facility is located. For the purposes of determining such maximum height, no additional height that may be otherwise permissible under subsection (f)(6) above shall be considered.

b. A new Wireless Facility shall not be located within 1,500 feet of any existing Wireless Facility unless:

1. The new Wireless Facility is wall mounted, utility mounted, or roof mounted and: (i) is screened by solid material on four sides; (ii) is architecturally compatible with surrounding land uses; and (iii) does not exceed the maximum height of the applicable zoning district in which the Facility is located. For the purposes of determining such maximum height, no additional height that may be otherwise permissible under subsection (f)(6) above shall be considered; ~~or~~

2. The Reviewing Authority determines that: (i) the Applicant has demonstrated to the Reviewing Authority's satisfaction that a shorter distance between the new and existing Wireless Facilities is technically necessary, (ii) the area served by the new Wireless Facility could not be served by one or more Wireless Facilities that meet the criteria set forth in subsection "1" above, (iii) the selected Site would result in less

visual obtrusiveness in the surrounding area, and (iv) the new and existing Wireless Facilities are not located within 500 feet of each other; or

3. The Reviewing Authority determines that the installation of the new Wireless Facility would result in less visual obtrusiveness in the surrounding area as compared to otherwise available Collocations located within 1,500 feet of the existing Wireless Facility.

c. A ground mounted Wireless Facility:

1. Shall not be located in any required setback;

2. Shall not be located in a required parking area, vehicle maneuvering area, vehicle/pedestrian circulation area, or area of landscaping such that it interferes with, or in any way impairs, the utility or intended function of such area; and

3. To the extent possible, shall be located in close proximity to existing above ground utilities, such as electrical towers or utility poles (not scheduled for removal or undergrounding within eighteen (18) months of the date the Application is deemed complete), light poles, trees of comparable height, water tanks and other areas where the Wireless Facility will not detract from the image or appearance of the City.

d. *City-Owned Property and Public Right-of-Way.*

1. The City Council may approve by resolution, following a duly noticed public hearing, a list of sites located on City-owned property or within the public right-of-way that are pre-approved for Wireless Facilities. Each site shall include a description of permissible development and design characteristics of the permissible types of Wireless Facility, including but not limited to maximum height requirements. The City shall make such resolution available to all persons upon request. The City Council may subsequently amend the list of preapproved sites or Wireless Facilities by resolution from time to time. Wireless Facilities on preapproved sites require an Eligible Facilities Request Permit or a Wireless Use Permit, as

applicable, and must otherwise comply with the Laguna Woods Municipal Code.

2. Unless otherwise exempt by federal or state law, Wireless Facilities on City-owned property or in the public right-of-way require a written lease agreement, license, or other agreement acceptable to the City Attorney's Office between the City and the operator of the Wireless Facility. The existence of a lease agreement, license, or similar agreement shall not relieve the operator of any obligations to obtain appropriate Permits for the Wireless Facility or otherwise comply with the Laguna Woods Municipal Code.

3. All lease agreements, licenses, or similar agreements for Wireless Facilities on City-owned property or in the public right-of-way shall be nonexclusive. To the extent technically feasible, the operator of a Wireless Facility located on City-owned property or in the public right-of-way shall make the supporting structure of the Facility available to any other Applicant wishing to Collocate.

(9) *Safety and Security.*

a. A ground mounted Wireless Facility shall be secured from access by the general public with a fence or other form or screening of a type and dimensions approved by the Reviewing Authority.

b. A ground mounted Wireless Facility shall be covered with a clear anti-graffiti material of a type approved by the Reviewing Authority. The Reviewing Authority may waive this requirement if the Applicant demonstrates to the satisfaction of the Reviewing Authority that there is adequate other security around the Wireless Facility to prevent graffiti.

(10) *Backup Power Requirement.*

a. This provision shall only apply to applications for the construction of new ground-mounted Wireless Facilities, or modification to a preexisting ground-mounted Wireless Facility, that require the issuance of a Wireless Use Permit.

b. All construction of new ground-mounted Wireless Facilities, or modification to an existing ground-mounted Wireless Facility, that require the issuance of a Wireless User Permit, shall be required to install and maintain an on-site backup generator, or similar on-site energy source, that is of sufficient capacity and maintained in such condition as to be readily capable of powering all of the equipment located on said Wireless Facility so as to allow the Wireless Facility to continue to function for a period of not less than 24 hours of continuous use when regular energy systems as provided by the local utility company to the subject Wireless Facility are inoperable, interrupted, or otherwise experiencing shortages.

c. Other Standards.

1. *Number.* More than one on-site backup generator or similar on-site energy source may be installed to serve a single ground-mounted Wireless Facility in order to meet the requirements of this section.

2. *Aesthetics.* On-site backup generators and similar on-site energy sources shall be architecturally integrated into one or more concealing structures or otherwise screened from view from public right-of-way and residential properties by topography, plantings, walls, or fencing.

3. *Noise.* On-site backup generators and similar on-site energy sources shall be installed and operated in a manner that results in compliance with the noise standards set forth in this Code.

4. *Water Quality.* On-site backup generators and similar on-site energy sources shall be installed in a manner that results in compliance with applicable National Pollutant Discharge Elimination System (NPDES) requirements and water quality-related best management practices, as may be required at the City's discretion.

5. *Limitations on Operation.* In order to control noise and minimize operational impacts, on-site backup generators and similar on-site energy sources shall only be operated when regular energy systems as provided by the local utility company

to the subject automobile service station are inoperable, interrupted, or otherwise experiencing shortages.

d. *Permitting.* To the greatest extent authorized by state and federal law, the installation of on-site backup generators, or similar on-site energy sources, shall be included as a condition of approval for the conditional use permit sought from the City, or as a site development permit when no conditional use permit is required. The applicant shall be responsible for determining whether additional permits or approvals are required from the City, Orange County Fire Authority, South Coast Air Quality Management District, and other regulatory agencies.

e. *Submittals.* The City may require such submittals and fees as are reasonably necessary to implement and enforce this section including, but not limited to, site plans, visual renderings, and reports from qualified professionals to substantiate the demand and power-generating adequacy of the on-site backup generator or similar on-site energy source.

(g) *Types of Permits Required.*

(1) *Wireless Use Permit.* Unless specifically exempt by federal law, state law or this Section, all new Wireless Facilities and modifications or Collocations to existing Wireless Facilities that do not qualify as an Eligible Facilities Request require a Wireless Use Permit.

(2) *Eligible Facility Request Permit.* Unless specifically exempt by federal law, state law or this Section, all Eligible Facilities Requests require an Eligible Facilities Request Permit.

(h) *Applications; Fees; Deposits.*

(1) *Contents of Application.* Except as set forth in subsections “m” and “n” below, Applications for a Permit must include all of the following:

a. *Use Permit Application Materials.* Any and all materials required for a “Use Permit” under Chapter 13.24 of this Code, including a fully completed and executed form application required by Section 13.24.030(a) of this Code, as may be amended from time-to-time or replaced by a successor ordinance. Unless otherwise exempt under either federal or state law, if the proposed

Wireless Facility is to be located on a City-held easement or right-of-way, on City-owned property, or on a City-owned building or structure, the form application must be signed by an authorized representative of the City. The form application must state what approval is being sought (*i.e.*, a Wireless Use Permit or an Eligible Facility Request Permit).

b. *Required Licenses or Approvals.* Evidence that the Applicant has all current licenses and registrations from the FCC, the CPUC, and any other applicable regulatory bodies where such license(s) or registration(s) are necessary to provide Personal Wireless Services utilizing the proposed Wireless Facility. Furthermore, the Applicant is required to provide any other evidence that it possesses the required licenses and approvals to provide Personal Wireless Services within the City.

c. *Prior Approvals.* For proposed modifications to Existing Wireless Facilities, the Applicant must provide copies of the approved plans, photo simulations, staff report/resolution, and/or approval letters from the original discretionary approval(s) along with the most recent discretionary approval(s) for the Existing Wireless Facility. Notwithstanding the foregoing, this requirement can be independently waived by the City to the extent the required approvals are in the City's possession.

d. *Carriers.* For modifications to Existing Wireless Facilities, the Application must identify all carriers currently using the Wireless Facility. For all proposed Wireless Facilities, the Application must identify all carriers that will use the Facility if the Permit is approved (if known).

e. *Plans.* Three (3) full-size construction-ready plans of the proposed Wireless Facility with an exact PDF copy on compact disk, wet stamped by a professional engineer, showing the entire proposed Wireless Facility and any appurtenant structures, including, where applicable, any required on-site backup generator, or similar on-site energy source, in plan and elevation views, all proposed changes in plan and elevation views, and all utility runs and points of contact. These plans must be drawn at 1" = 20' or a comparable scale and contain all of the following information:

ITEM 7.4 – Exhibit A to Attachment A

1. Location, type, dimensions, height, number, color and technical specifications of any proposed antennas.

2. Location, type, dimensions, gross floor area, height, materials and color of proposed equipment structure. Location of exhaust ports or outlets.

3. Location of existing and proposed power, telephone and other utilities serving the site.

4. Specific landscape, screening and fencing materials. Landscape plans shall include size, species, location, distance apart, plus irrigation and maintenance plans. For applications that will require compliance with Section 4.28 of the Laguna Woods Municipal Code, this particular requirement must be satisfied by providing the landscape documentation package required under that Section.

5. Proposed setbacks from property lines, nearest Residence and residentially zoned properties.

6. Location of adjacent roadways and proposed means of access.

7. Location and extent of any streams, wetlands, or landslide hazard areas on or within 100 feet of the underlying property.

8. Lot size and lot coverage calculations for the underlying property.

f. *Drawings/Simulations.* Where applicable, the Applicant must provide all of the following:

1. Two (2) color copies of photographs of the existing site conditions.

2. Two (2) color copies of photo simulations showing the proposed changes to the site.

3. Two (2) color copies of photo simulations of the proposed Wireless Facility from any Historic Resource(s),

Park(s), Residence(s), and public right(s)-of-way in the Immediate Vicinity of the Wireless Facility.

4. For modifications to Existing Wireless Facilities, dimensioned elevation drawings of the Existing Wireless Facility showing the existing and proposed antennas and equipment structures (at 1/8" = 1' or comparable scale).

g. *RF Exposure Compliance Report.* A radio frequency ("RF") report acceptable to the City prepared and certified by an RF engineer that certifies that the proposed Wireless Facility, as well as any collocated Wireless Facilities, will comply with applicable federal RF exposure standards and exposure limits. The RF report must include the actual frequency and power levels (in watts ERP) for all existing and proposed antennas at the site and exhibits that show the location and orientation of all transmitting antennas and the boundaries of areas with RF exposures in excess of the uncontrolled/general population limit (as that term is defined by the FCC) and also the boundaries of areas with RF exposures in excess of the controlled/occupational limit (as that term is defined by the FCC). Each such boundary shall be clearly marked and identified for every transmitting antenna at the site of the proposed Wireless Facility.

h. *Environmental Review.* Additional information, such as engineer diagrams, site diagrams, plans, technical information, and any other information with respect to the potential visual, noise, public health, and safety impacts of the proposed Wireless Facility to permit the City to conduct a preliminary environmental review.

i. *Letter of Justification.* A letter of justification accompanied by written documentation that explains and validates the Applicant's efforts to develop the proposed Wireless Facility is in accordance with federal and state law, as well as this Section. The letter of justification shall also include: (i) a description of the technical objectives to be achieved; (ii) an annotated topographical map that identifies the targeted service area to be benefitted; (iii) the estimated number of potentially affected users in the targeted service area; and (iv) full-color signal propagation maps with objective units of signal strength measurement that show the Applicant's current service coverage levels from all adjacent sites without the proposed

site, predicted service coverage levels from all adjacent sites with the proposed site, and predicted service coverage levels from the proposed site without all adjacent sites. The letter of Justification shall include a written statement demonstrating how the proposed Wireless Facility complies with all federal guidelines regarding interference and American National Standards Institute (“ANSI”) standards applicable to the Facility, including but not limited to nonionizing electromagnetic radiation (“NIER”) standards, and stating that the proposed Wireless Facility will comply with all applicable federal and state laws, including specifically FCC and Federal Aviation Administration (“FAA”) regulations, and the City’s General Plan, this Code, and all City ordinances, resolutions and policies.

j. *Alternative Sites Analysis.* The Applicant must provide a list of all sites considered as alternatives to the location of the proposed Wireless Facility, together with a general description of the site design considered at each alternate site. The Applicant must also provide a written explanation for why the alternative sites considered were unacceptable or infeasible, unavailable or not as consistent with the development standards in this Section as the location of the proposed Wireless Facility. This explanation must include a meaningful comparative analysis and such technical information and other factual justification as are necessary to document the reasons written explanation. If an Existing Wireless Facility is listed among the alternatives, the Applicant must specifically address why the modification of the Existing Wireless Facility is not a viable option. When an Applicant proposes a site in the public right-of-way, the initial alternative sites analysis required for a complete Application may evaluate other potential locations within the right-of-way.

k. *Exemptions.* Applications for an Eligible Facility Request Permit are exempt from the requirements set forth above for “Environmental Analysis”, “Letter of Justification” and “Alternative Site Analysis”, and subsections (c)(6) and (c)(7) of Section 13.24.030 of this Code (relating to properties within 300 feet of the site), as amended from time to time or replaced by a successor ordinance.

1. *Waivers.* The Director may waive one or more of the above-listed Application requirements only when: (i) the Applicant attends a pre-submittal consultation meeting with City staff for the proposed Wireless Facility, (ii) the Director finds that compliance with the Application requirement would create an unnecessary or unreasonable burden on the Applicant, and (iii) the Director memorializes the waiver and grounds therefor in a writing.

(2) *Filing Fee.*

a. A filing fee to defray the cost of processing and notification for each Application brought under this section shall be paid by the Applicant at the time the Application is accepted. Such fees shall be in accordance with the fee schedule currently in effect as adopted by resolution by the City Council.

b. Should the Applicant fail to provide the required filing fee, the City shall either (1) not accept the Application, or (2) deem and the Application incomplete.

c. The City may refund a filing fee in whole upon a determination that the application was erroneously required or filed. The City may refund a fee pro rata, based on the cost of processing the application, if the application is withdrawn prior to a decision thereon.

(3) *Future Application Developments and Modifications.* The City Council authorizes the Director to develop and make publicly available forms for Permit Applications and other materials specific for Wireless Facilities, and from time-to-time to update and amend such publicly available forms and materials as the Director deems appropriate.

(i) *Application Submittal and Resubmittal Meetings.*

(1) *Pre-Submittal Consultation Meeting.* Before submitting an Application for a Wireless Use Permit for a proposed Wireless Facility in a Protected Location or a public right-of-way, an Applicant shall schedule and attend a pre-submittal consultation meeting with the Director or other designated City staff. For all other Applications, pre-submittal consultation meetings are strongly encouraged but not required. City staff will endeavor to provide Applicants with a pre-submittal consultation meeting within fifteen (15) working days after receipt of a written request for a meeting.

(2) *Application Submittal Meeting.* All Applications must be submitted to the City at a pre-scheduled submittal meeting. City staff will endeavor to provide Applicants with a submittal meeting within five (5) working days after receipt of a written request for a meeting.

(3) *Application Resubmittal Meeting.* All resubmittals of Applications must be submitted to the City at a pre-scheduled resubmittal meeting. City staff will endeavor to provide Applicants with a resubmittal meeting within five (5) working days after receipt of a written request for a meeting.

(4) *Waiver of Meeting Requirements.* The Director, in his or her sole discretion, may waive in writing the requirement for any of the above-listed meetings.

(j) *Initial Review of Permit Applications.*

(1) *Completeness Determination.* Following receipt of a new or resubmitted Application for a Permit, the Director shall make an initial determination as to whether the Application is complete. If the Director determines the Application is not complete, the Director shall provide written notice to the Applicant that clearly and specifically delineates all missing documents, information, or payments within the timeframes set forth below.

a. *Eligible Facility Request Permits.* For Applications for EFR Permits, the Director shall provide the Applicant with written notice of his or her completeness determination within the timeframes set forth in 47 C.F.R. § 1.40001(c)(3), as that regulation is amended from time to time or replaced with a successor regulation.

b. *Wireless Use Permits.* For Applications for Wireless Use Permits, the Director shall provide the Applicant with written notice of his or her completeness determination within the timeframes set forth in Government Code § 65964.1, as that statute is amended from time to time or replaced with a successor statute.

c. *Tolling Agreement.* The timeframe to review any Application for completeness may be extended by mutual agreement of the Applicant and the Director.

(2) *Initial Categorization Determination.* At the time the Director determines an Application is complete, the Director shall also make an initial determination as to whether the proposal will be categorized as an Application for one of the following:

a. An Eligible Facilities Request for a modification to an Eligible Support Structure that is one of the following: (i) a Tower in the public right-of-way; (ii) a Tower that is not in a public right-of-way; or (iii) a Base Station in any location; or

b. A Wireless Use Permit for a new or modified Wireless Facility in one or more of the following locations: (i) a public right-of-way; (ii) a Historic Protected Location; (iii) a Park Protected Location; and (iv) a Residential Protected Location.

The Director shall provide written notice to the Applicant of his or her initial categorization determination.

An Application for a proposal that the Director determines is an Eligible Facilities Request shall be processed in accordance with subsections (k)(1), (l)(1), and (m)(1) of this Section.

Applications for all other proposals shall be processed in accordance with subsections (k)(2), (l)(2), and (m)(2) of this Section.

(k) *Timeframes and Reviewing Authority.*

(1) *Eligible Facility Request Permits.* The Director shall approve or deny an Application for an EFR Permit within the timeframes set forth in 47 C.F.R. § 1.40001(c)(2), as that regulation is amended from time to time or replaced with a successor regulation.

(2) *Wireless Use Permits.* The City Council shall approve, conditionally approve, or deny an Application for a Wireless Use Permit within the timeframes set forth in Government Code § 65964.1, as that statute is amended from time to time or replaced with a successor statute.

(3) *Tolling Agreement.* The timeframes to approve, conditionally approve, or deny any Application may be extended by mutual agreement of the Applicant and the Director.

(l) *Notice and Hearing Requirements.*

(1) *Eligible Facility Request Permits.* Unless otherwise required by state or federal law, Applications for EFR Permits may be acted upon administratively without notice or a public hearing.

(2) *Wireless Use Permits.* Before the City Council approves an Application for a Wireless Use Permit, the City shall comply with the notice and public hearing requirements for approval of a “Use Permit” set forth in Chapter 13.24 of this Code, including without limitation, the requirements set forth in Section 13.24.040(2), as that Section is amended from time to time or replaced with a successor ordinance. Any public hearing for a Wireless Use Permit may be continued to a time certain without further notice.

(m) *Required Findings.*

(1) *Eligible Facility Request Permits.* If the Director determines a proposal meets the criteria for an Eligible Facilities Request set forth in Section 6409(a), the Director shall issue an EFR Permit unless the Director makes one or more of the following findings:

- a. The proposal involves a structure that was constructed or modified without all regulatory approvals required at the time it was constructed or modified;
- b. The proposal Substantially Changes the physical dimensions of the Eligible Support Structure;
- c. The proposal entails excavation or deployment outside the Site;
- d. The proposal would defeat one or more of the concealment elements of the Eligible Support Structure;
- e. The proposal does not comply with one or more conditions of the underlying approval(s) for the Eligible Support Structure and any appurtenant equipment, provided however, this limitation does not apply if the proposal merely changes the physical dimensions of the Eligible Support Structure in a manner that does not qualify as a “Substantial Change”;
- f. The proposal involves the replacement of the entire Eligible Support Structure;

g. The Applicant has not paid all outstanding balances owed to the City for the reasonable and necessary costs of processing the Application, including any fees imposed pursuant to this Section; or

h. The proposal does not qualify for mandatory approval under Section 6409(a) for any other lawful reason.

(2) *Wireless Use Permits.* The City Council shall approve an Application for a Wireless Use Permit if it determines it can make all of the following findings:

a. The Applicant has paid all outstanding balances owed to the City for the reasonable and necessary costs of processing the Application, including any fees imposed pursuant to this Section.

b. The proposed Wireless Facility satisfies all of the findings required for approval of a “Use Permit” set forth in Chapter 13.24 of this Code, including without limitation, the findings required by Section 13.24.040(4)(a), as that Section is amended from time to time or replaced with a successor ordinance.

c. The proposed Wireless Facility blends into the surrounding environment or is architecturally integrated into a concealing structure and is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures. Any such improvements are appropriate for and compatible with the site and surrounding area.

d. The size, design, and operation of the proposed Wireless Facility is compatible with any supporting structures, surrounding structures, and existing uses on surrounding properties.

e. Unless infeasible, the location of the proposed Wireless Facility conforms to one or more of the following in order of preference:

1. The proposed Wireless Facility is Collocated with an Existing Wireless Facility;

2. The proposed Wireless Facility is attached to an existing structure such as an existing building, communication tower, church steeple or utility; or

3. The proposed Wireless Facility is located in an Unprotected Location.

f. *For ground mounted Wireless Facilities only*, no existing building or support structure can reasonably accommodate the proposed Wireless Facility. Evidence supporting this finding may consist of any of the following:

1. No existing buildings or support structures are located within the geographic area proposed to be served by the proposed Wireless Facility;

2. Existing buildings or support structures are not of sufficient height or structural strength to satisfy the proposed Wireless Facility's operational or engineering requirements.

3. The proposed Wireless Facility would create electromagnetic interference with another Wireless Facility on an Existing structure, or the Existing Transmission Equipment on an Existing building or support structure would create interference with the Applicant's proposed Transmission Equipment.

4. The costs, fees, or contractual provisions required by a property owner or by an incumbent wireless service provider in order to Collocate the proposed Wireless Facility on an existing building or structure, or to adapt an existing building or structure for the location of the proposed Wireless Facility, are unreasonable.

5. There are other limiting factors that render Existing buildings and structures unsuitable for use by the Applicant for the proposed Wireless Facility.

g. Alternative sites for the location of the proposed Wireless Facility are unacceptable, infeasible, unavailable, or less consistent with the development requirements in this Section.

h. The Site will provide adequate ingress and egress to the proposed Wireless Facility.

i. There is a documented public need for the proposed Wireless Facility.

j. The proposed Wireless Facility is the least intrusive means to achieve the Facility's technical objectives.

k. The proposed Wireless Facility will comply with all applicable state and federal regulations for such facilities, including safety regulations and FCC regulations regarding interference with the reception or transmission of other *wireless* service signals within the City and surrounding community.

l. *For Wireless Facilities in a Public Right-of-Way only*, the proposed Wireless Facility will not create any significant blockage to public views.

m. *For Wireless Facilities in a Historic Protected Location only*, the proposed Wireless Facility will not significantly impair the views of any Historic Resource or significantly degrade the aesthetic attributes of any Historic Resource.

n. *For Wireless Facilities in a Park Protected Location only*, the proposed Wireless Facility will not significantly impair the views of any Park or significantly degrade the aesthetic or natural attributes that define the Park.

o. *For Wireless Facilities in a Residential Protected Location only*, the proposed Wireless Facility will not significantly impair the views from any Residence or significantly detract from any of the defining characteristics of the zoning district in which it is located.

(3) *Denial of Permit.* If an Application for a Permit is denied, the Director (in the case of an EFR Permit) or City Council (in the case of a Wireless Use Permit) shall make a written determination setting forth the grounds for denial supported by substantial evidence contained in a written record, as may be required by law.

(n) *Transfers Involving a Wireless Facility or Wireless Use Permit.* Within 30 days after a Permittee transfers any interest in the Wireless Facility or any Permit(s) issued for the Facility, the Permittee shall deliver written notice to the City. The written notice must include: (1) the transferee's legal name; and (2) the transferee's full contact information, including a primary contact person, mailing address, telephone number and email address. Failure to submit the notice required herein shall be a cause for the City to revoke the applicable permits pursuant to and following the procedure set out in subsection (t) below. By accepting the transfer, the transferee shall be deemed to have accepted all Permit terms and conditions.

(o) *Preemption Exemption.* An Applicant or Permittee may seek an exemption from any requirement of this Section on the basis that it is preempted by state or federal law. An Applicant seeking an exemption on the basis that denial of a Permit would effectively prohibit Personal Wireless Service must demonstrate with clear and convincing evidence all the following:

(1) The Applicant has the legal right to access the rights-of-way or private property necessary for the proposed Wireless Facility;

(2) A significant gap in the Applicant's service coverage exists;
and

(3) All alternative sites identified in the Application review process are either technically infeasible or not available.

(p) *Notice of Decision; Appeals.*

(1) *Notice of the Decision.* Within five (5) working days after final decision by the Reviewing Authority on an Application submitted for approval pursuant to this Section, notice of the decision shall be mailed to the Applicant at the address provided on the Application and to all other persons who have filed a written request for notice of the decision with the Department. If the Application is denied, the Reviewing Authority shall provide the reasons for any denial either in the written decision or in some other written record available at the same time as the notice of decision is provided.

(2) *Appeals.* Any interested person may appeal a final decision by the Director in accordance with the appeal procedures set forth in Chapter 13.24 of this Code. The appeal must state in plain terms the grounds for the appeal and the facts that support those grounds. The appellant must pay a

fee established by a resolution of the City Council at the time the appeal is filed. The City Council shall hear the appeal.

(q) *Non-Waiver of Enforcement.* An Applicant or Permittee shall not be relieved of its obligation to comply with every provision of the Code, any Permit issued hereunder, or any applicable law or regulation by reason of any failure of the part of the City to notice, enforce or prompt compliance by the Applicant or Permittee.

(r) *Amendment of Permits.* Any Permit issued under this Section may be amended in accordance with the amendment procedures applicable to “Use Permits,” set forth in Chapter 13.24 of this Code, including Section 13.24.090 as that Section is amended from time to time or replaced by a successor ordinance. Notwithstanding the foregoing, amendments to a Permit that qualify as an Eligible Facilities Request shall be processed in accordance with the procedures applicable to EFR Permits set forth in this Section.

(s) *Reservation of Right to Review Permits for Changed Circumstances.* Any Wireless Use Permit issued under this Section shall be subject to the reservation of the City’s right and jurisdiction to review and require the Permittee obtain an amendment to the Wireless Use Permit (including any conditions of approval) based on changed circumstances. Changed circumstances include, but are not limited to, the following:

- (1) Increased height or size of the Wireless Facility without proper authorization from the City;
- (2) Additional impairment of the views from surrounding properties;
- (3) Change in the type of antenna or supporting structure;
- (4) Changed color or materials;
- (5) A substantial change in location on the site; and
- (6) An effective increase in signal output above or near the maximum permissible exposure (“MPE”) limits imposed by the revised radio frequency emissions guidelines by the FCC.

(t) *Revocation of Permits.* Any Permit issued under this Section may be revoked in accordance with the revocation procedures applicable to “Use Permits,” set forth

in Chapter 13.24 of this Code, including Section 13.24.080 as that Section is amended from time to time or replaced by a successor ordinance.

(u) *Abandonment/Discontinuation of Wireless Facility; Removal; Relocation.*

(1) *Discontinued use.* The operator of a lawfully erected Wireless Facility, and the owner of the Site upon which it is located, shall promptly notify the Director in writing in the event that use of the Wireless Facility is discontinued for any reason. In the event that discontinued use is permanent, then the owner(s) and/or operator(s) shall promptly remove the Wireless Facility, repair any damage to the site caused by such removal, and restore the Site as appropriate such as to be in conformance with applicable Zoning Codes. All such removal, repair and restoration shall be completed within ninety (90) days after the use is discontinued, and shall be performed in accordance with all applicable health and safety requirements and requirements relating to abandonment of utility facilities. . For purposes of this subsection, a discontinued use shall be permanent unless the Wireless Facility is likely to be operative and used within the immediately following three (3) month period.

(2) *Abandonment.* A Wireless Facility that is inoperative or unused for a period of six (6) continuous months shall be deemed abandoned. Written notice of the City's determination of abandonment shall be provided to the operator of the Wireless Facility and the owner(s) of the Site upon which it is located. Such notice may be delivered in person, or mailed to the address(es) stated on the Wireless Facility's Permit Application, and shall be deemed given at the time it is hand delivered or placed in first class mail. Such notice shall also provide that in the event the Wireless Facility is not removed as otherwise provided in this Section, the Wireless Facility shall be deemed to be abandoned, and may be removed, retained, or otherwise disposed of by the City.

(3) *Removal of abandoned facility or hearing.* The operator of the Wireless Facility and the owner(s) of the Site on which it is located, shall within thirty (30) days after notice of abandonment is given either (a) remove the Wireless Facility and restore the Site, or (2) provide the Department with written objection to the City's determination of abandonment and request for hearing before the City Council. If a written objection is timely received and a hearing is properly requested, the City shall conduct a hearing, and the procedures for hearings, notices and related fees set forth in Chapter 13.24 of this Code shall apply. At such hearing, the

operator and/or owner shall be given the opportunity to provide evidence that the Wireless Facility was in use during the relevant six (6) month period, and that it is presently operational. The operator and/or owner shall also be given the opportunity to rebut or cross examine any evidence provided by the City to the contrary. The City Council shall review all evidence, determine whether or not the facility was properly deemed abandoned, and provide the operator written notice of its determination. As part of its determination the City Council may, but is not required to, provide the appealing owner or operator additional time to remove or salvage the abandoned Wireless Facility.

(4) *Removal by City.* The City may remove any abandoned Wireless Facility, repair any and all damage to the Site caused by such removal, and otherwise restore the Site at any time after the latter of: (1) thirty (30) days following delivery of the notice of abandonment, or (2) immediately following delivery of a notice of decision by the City Council, or expiration of any additional time granted for approval, if applicable. The City may, but shall not be required to, store the removed Facility (or any part thereof). The owner of the Site upon which the abandoned Wireless Facility was located, and all prior operators of the Wireless Facility, shall be jointly liable for the entire cost of such removal, repair, restoration and storage, and shall remit payment to the City promptly after demand therefore is made. The City may, in lieu of storing the removed Wireless Facility, convert it to the City's use, sell it, or dispose of it in any manner deemed by the City to be appropriate.

(5) *Penalties.* The operator of the abandoned Wireless Facility, and the owners of the Site upon which the Facility is located shall be in violation of this Section for failure to timely comply with any requirements hereunder. Each such person shall be subject to penalties for each such violation, pursuant to this Code.

(6) *City lien on property.* Until the cost of removal, repair, restoration and storage is paid in full, a lien may be placed on the personal property and any real property on which the abandoned Wireless Facility was located, for the full amount of the cost of removal, repair, restoration and storage. The Director shall cause the lien to be recorded in the Orange County Recorder's Office.

(v) *Severability.* If any subsection, subdivision, paragraph, sentence, clause, or phrase of this Section or any part thereof, is for any reason held to be

unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Section or any part thereof. The City Council hereby declares that it would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsections, subdivision paragraphs, sentences, clauses, or phrases be declared unconstitutional, invalid or ineffective.

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8.1
“A PLACE FOR PAWS” DOG PARK
(NO REPORT)

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CITY COUNCIL MEETING SCHEDULE

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City of Laguna Woods

Agenda Report

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

FOR: August 16, 2017 Regular Meeting

SUBJECT: City Council Meeting Schedule

Recommendation

Approve modifications to the City Council meeting schedule for Fiscal Year 2017-18.

Discussion

Staff is recommending the following changes to the City Council meeting schedule for Fiscal Year 2017-18 that was approved on May 17, 2017. Specific proposed scheduling and accompanying notes are included as Attachment A.

- Reinstatement of the previously cancelled meeting on October 18, 2017
- Cancellation of the meeting on December 20, 2017

All proposed meetings would occur at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637, unless otherwise noticed.

Fiscal Impact

Sufficient funds to support the proposed City Council meeting schedule are included in the Fiscal Year 2017-18 Budget. Aside from noticing and reproduction expenses, recurring out-of-pocket expenses for City Council meetings are generally limited to \$100 per hour for closed captioning services.

Attachment: A – Proposed City Council Meeting Schedule for Fiscal Year 2017-18

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**CITY OF LAGUNA WOODS
CITY COUNCIL MEETING SCHEDULE
FISCAL YEAR 2017-18**

Updated on XX

MEETING DATE/TIME & TYPE	NOTES
Wednesday, July 19, 2017 at 2 p.m. Regular Meeting	
Wednesday, August 16, 2017 at 2 p.m. Regular Meeting	
Wednesday, September 20, 2017 at 2 p.m. Regular Meeting	
Wednesday, October 18, 2017 at 2 p.m. Regular Meeting	
Wednesday, November 15, 2017 at 2 p.m. Regular Meeting	
Wednesday, December 20, 2017 at 2 p.m. Regular Meeting Cancelled	December 20, 2017 regular meeting cancelled
Wednesday, January 17, 2018 at 2 p.m. Regular Meeting	
Wednesday, February 21, 2018 at 2 p.m. Regular Meeting	
Wednesday, March 21, 2018 at 2 p.m. Regular Meeting Cancelled	March 21, 2018 regular meeting cancelled
Wednesday, April 18, 2018 at 2 p.m. Regular Meeting	
Wednesday, April 25, 2018 at 2 p.m. Adjourned Regular Meeting	Budget/work plan workshop and other business
Wednesday, May 16, 2018 at 2 p.m. Regular Meeting	
Wednesday, June 20, 2018 at 2 p.m. Regular Meeting	

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