

FINAL

**PROGRAM ENVIRONMENTAL IMPACT REPORT –
RESPONSE TO COMMENTS, ERRATA, AND
MITIGATION MONITORING AND REPORTING
PROGRAM**

LAGUNA WOODS GENERAL PLAN AND ZONING CODE UPDATE

LAGUNA WOODS, CALIFORNIA

SCH #2022080022

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LSA

August 2024

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LAGUNA WOODS GENERAL PLAN AND ZONING CODE UPDATE

LAGUNA WOODS, CALIFORNIA

SCH #2022080022

Submitted to:

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

Prepared by:

LSA
3210 El Camino Real, Suite 100
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LSA

August 2024

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LIST OF ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
Agua Caliente Band	Agua Caliente Band of Cahuilla Indians
APN	Assessor's Parcel Number
Cal OES	California Governor's Office of Emergency Services
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
City	City of Laguna Woods
DIB	Caltrans Design Information Bulletin
LHMP	Local Hazard Mitigation Plan
MM	Mitigation Measure
MPAH	Master Plan of Arterial Highways
NOA	Notice of Availability
NOC	Notice of Completion
NOP	Notice of Preparation
PEIR	Program Environmental Impact Report
PRC	California Public Resources Code
Project	Laguna Woods General Plan and Zoning Update
RCM	Regulatory Compliance Measure
ROW	right-of-way
TIS	Traffic Impact Study
VMT	Vehicle Miles Traveled

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1.0 INTRODUCTION

This document comprises the Final Program Environmental Impact Report (PEIR) for the proposed Laguna Woods General Plan and Zoning Update (herein referred to as the “Project” or “proposed Project”). It is composed of comments received during the public review period, responses to those comments, and an Errata section that clarifies, amplifies, or makes minor modifications to the Draft PEIR text. The Draft PEIR and technical appendices are provided separately.

In accordance with the California Environmental Quality Act (CEQA) (*State CEQA Guidelines* Section 15060), the City of Laguna Woods (City) has determined that the Project would have a potentially significant effect on the environment and a PEIR was required to assess Project-related impacts. Pursuant to *State CEQA Guidelines* Section 15063, an Initial Study was not required for the proposed Project, and the City elected to begin work directly on the PEIR in lieu of further initial review. Because an Initial Study was not prepared for the Project, the PEIR addressed each of the environmental issues identified in Appendix G of the *State CEQA Guidelines*:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- 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
- Tribal Cultural Resources
- Utility and Service Systems
- Wildfire

Of these topics, the proposed Project was not anticipated to result in impacts related to Agriculture and Forestry Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Mineral Resources. As such, the discussion of these topics in the PEIR remained brief.

In compliance with Section 15201 of the *State CEQA Guidelines*, the City has provided opportunities for public participation in the environmental process. The City distributed a Notice of Preparation (NOP) on August 1, 2022, to the California State Clearinghouse, responsible agencies, and interested parties for a 30-day public review period (from August 1, 2022, to August 30, 2022). The City also made the NOP available on the City’s website to inform agencies and the public about the proposed Project and to solicit input on the scope of the Draft PEIR. The NOP described the Project and identified potential environmental impacts associated with Project implementation. Further, a public scoping meeting was held on August 16, 2022, at 2:00 p.m., at Laguna Woods City Hall. Comments received during the public review of the NOP have been previously identified and summarized in Table 1.A, Notice of Preparation Comments, located in Chapter 1.0 of the Draft PEIR. The NOP and all comments received are provided in Appendix A of the Draft PEIR. No comments were received during the public scoping meeting. The public scoping meeting materials are provided in Appendix A to the Draft PEIR.

In addition to the public scoping meeting, City staff was invited to make a presentation at a board meeting of the Golden Rain Foundation of Laguna Woods, a nonprofit mutual benefit corporation responsible for providing services and community facilities within Laguna Woods Village. The Golden Rain Foundation of Laguna Woods is also the property owner of record for Site 20, which is identified in the Draft PEIR for a land use designation change and rezoning to reflect existing uses. The board meeting was open to members of Laguna Woods Village and broadcast on Laguna Woods Village's television Channel 6. The presentation slides used at this meeting, which took place on June 4, 2024, are included in Appendix A to the Draft PEIR. The revised Appendix A is provided in the Errata section of this Final PEIR.

CEQA requires a Draft PEIR to have a review period lasting at least 45 days for projects that have been submitted to the California State Clearinghouse for review (*State CEQA Guidelines* Section 150105(a)). As required by *State CEQA Guidelines* Section 15087, the City provided a public Notice of Availability (NOA) of the Draft PEIR for the proposed Project at the same time it filed a Notice of Completion (NOC) with the State Clearinghouse. The Draft PEIR was circulated for public review for a period of 45 days, from May 9, 2024, through June 23, 2024.

The City used several public approaches to solicit comments on the Draft PEIR. The City published the NOA with the Laguna Woods Globe newspaper on May 9, 2024, and May 16, 2024. The NOA was mailed to the last known name and address of agencies, organizations, and individuals who previously requested such notice in writing as well as all property owners within a 300-foot radius of the Project site. The City submitted the Draft PEIR to the State Clearinghouse for distribution to, and review by, State agencies. The City made hard copies of the Draft PEIR available at the City of Laguna Woods City Hall and OC Public Libraries' Laguna Woods Branch Library. In addition, the City posted the Draft PEIR and all technical appendices on the City's website.

The City received four comment letters on the Draft PEIR. Comments were received from State agencies, local agencies, and organizations. The comments are included in and responded to in this Final PEIR. Comments that address environmental issues are responded to thoroughly. Comments that (1) do not address the adequacy or completeness of the Draft PEIR; (2) do not raise environmental issues; or (3) do request the incorporation of additional information not relevant to environmental issues do not require a response, pursuant to Section 15088(a) of the *State CEQA Guidelines*.

Section 15088 of the *State CEQA Guidelines*, Evaluation of and Response to Comments, states:

- a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.
- b) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail, giving the reasons that specific

comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.

- c) The response to comments may take the form of a revision to the draft EIR or may be a separate section in the final EIR. Where the response to comments makes important changes in the information contained in the text of the draft EIR, the lead agency should either:
 1. Revise the text in the body of the EIR; or
 2. Include marginal notes showing that the information is revised in the responses to comments.

Information provided in this Final PEIR clarifies, amplifies, or makes minor modifications to the Draft PEIR. No significant changes have been made to the information contained in the Draft PEIR as a result of further review of, and public comments related to, the Draft PEIR, and no significant new information has been added that would require recirculation of the document pursuant to *State CEQA Guidelines* Section 15088.5. This Final PEIR also includes an Errata section that clarifies and makes minor modifications to the Draft PEIR as a result of further review and comments received during the public review period.

1.1 INDEX OF COMMENTS RECEIVED

The following is an indexed list of the agencies and individuals that commented on the Draft PEIR. The comments received have been organized in a manner that facilitates finding a particular comment or set of comments. Each comment letter received is indexed or coded with a number as shown in Table A below.

Table A: Comments Received During the Public Comment Period

Comment Code	Signatory	Date
State		
S-1	California Governor’s Office of Emergency Services (Cal OES)	6/10/2024
S-2	California State Transportation Agency (Caltrans) District 12	6/20/2024
Local		
L-1	City of Irvine	6/20/2024
Organizations (not affiliated with government agencies)		
O-1	Agua Caliente Band of Cahuilla Indians (Agua Caliente Band)	5/29/2024

Source: LSA (2024).

1.2 FORMAT OF RESPONSES TO COMMENTS

Responses to each of the indexed/coded comment letters are provided on the following pages. The comment code is provided in the upper right corner of each comment letter, and individual comments within each letter are numbered along the right-hand margin of each letter. The City’s responses to each comment letter immediately follow each letter and are referenced by the index numbers in the margins. As noted in some of the responses, the City has made some text revisions to the Draft PEIR as a result of further review of the document. Proposed revisions to the Draft PEIR are included in Chapter 3.0, Errata.

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2.0 RESPONSES TO COMMENTS

2.1 STATE AGENCIES

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S-1 California Governor’s Office of Emergency Services (Cal OES)

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From: Braucher, Annika@CalOES <Annika.Braucher@CalOES.ca.gov>

Comment Letter S-1

Sent: Monday, June 10, 2024 11:05 AM

To: Chris Macon <CMacon@cityoflagunawoods.org>

Cc: CalOES Mitigation Planning <mitigationplanning@caloes.ca.gov>; LaMar-Haas, Victoria@CalOES <Victoria.LaMar-Haas@CalOES.ca.gov>; Boemecke, Wendy@CalOES <Wendy.Boemecke@CalOES.ca.gov>; Raether, Constantin@CalOES <Constantin.Raether@CalOES.ca.gov>

Subject: Laguna Woods General Plan Update

You don't often get email from annika.braucher@caloes.ca.gov. [Learn why this is important](#)

Good morning,

The California Governor's Office of Emergency Services (Cal OES) Local Hazard Mitigation Planning Team has taken the time to review the proposed updates/changes to your General Plan. Government Code 65302(g)(8) states "before preparing or revising its Safety Element, each city and county shall consult... the Office of Emergency Services for the purpose of including information known by and available to the department."

S-1-1

Please note, the jurisdiction must have an approved and adopted Hazard Mitigation Plan to become AB 2140 compliant. According to our files, **the City of Laguna Wood's Local Hazard Mitigation Plan (LHMP) expired May 27, 2018.**

S-1-2

AB 2140 compliance is **not a requirement**; however, if the county is compliant, it is eligible to be considered for an up to an additional 6.25% local share to be funded by the state, essentially covering the entire local-share cost for eligible Public Assistance projects in the future.

S-1-3

For the City of Laguna Woods to be AB 2140 compliant we need the following items from the below checklist:

AB 2140 Compliance Checklist

- Has a current, FEMA-approved, or approvable pending adoption (APA) LHMP.
- Formally adopted the LHMP via resolution.
- Formally adopted the most current, approved LHMP into the Safety Element of your General Plan via resolution.
- Included language within the Safety Element of your General Plan that references your LHMP.
- Included a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP in its entirety.
- E-mailed the link to the updated General Plan Safety Element web page along with the signed, adoption resolution(s) to the Cal OES AB 2140 inbox ab2140@caloes.ca.gov for review and approval.

S-1-4

Please reach out to you our office at mitigationplanning@caloes.ca.gov if you have any further questions or need additional assistance.

S-1-5

Thank you,

Annika Braucher, Environmental Planner
Local Mitigation Planning | Recovery Directorate
California Governor's Office of Emergency Services
(916) 639-3619 | Annika.Braucher@CalOES.ca.gov



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2.1.1 California Governor's Office of Emergency Services (Cal OES)

Comment Code: S-1

Date: June 10, 2024

Response to Comment S-1-1

This comment notes that the Cal OES Local Hazard Mitigation Planning Team has reviewed the proposed General Plan updates, and notes that Section 65302(g)(8) requires lead agencies to consult with Cal OES prior to preparing or revising their Safety Elements.

The City of Laguna Woods (City) acknowledges this comment. Given that the comment does not raise any specific issues regarding the Draft Program Environmental Impact Report (PEIR) or the analysis contained therein, no further response is necessary.

Response to Comment S-1-2

This comment states that the City's Local Hazard Mitigation Plan (LHMP), which is necessary in order to ensure compliance with Assembly Bill (AB) 2140, expired on May 27, 2018.

The City acknowledges that its LHMP has expired. The City may undertake the preparation of an updated LHMP at some point in the future. Given that the comment does not raise any specific issues regarding the Draft PEIR or the analysis contained therein, no further response is necessary.

Response to Comment S-1-3

This comment notes that AB 2140 compliance is not a requirement, but compliant counties are eligible for consideration for increased State funding, which would essentially cover the entire local-share cost for eligible Public Assistance projects.

The City acknowledges this comment. Given that the comment does not raise any specific issues regarding the Draft PEIR or the analysis contained therein, no further response is necessary.

Response to Comment S-1-4

This comment provides a compliance checklist containing items that the City would need to accomplish in order to be compliant with AB 2140.

The City acknowledges that its LHMP has expired. The City may pursue items listed on the AB 2140 compliance checklist at some point in the future. No further response is necessary.

Response to Comment S-1-5

This comment provides concluding remarks and contact information should the City have any questions.

The City acknowledges this comment and looks forward to further communications with Cal OES.

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S-2 California State Transportation Agency (Caltrans) District 12

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DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 EAST FOURTH STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6522

TTY 711

www.dot.ca.gov/caltrans-near-me/district12

Comment Letter S-2

*Making Conservation
a California Way of Life.*

June 20, 2024

Mr. Christopher Macon
City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

File: LDR/CEQA
SCH#: 2022080022
12-ORA-2022-02590

Dear Mr. Macon,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Program Environmental Impact Report for the Laguna Woods General Plan and Zoning Code Update in the City of Laguna Woods (City). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The plan proposes the creation of four new overlay zoning districts that allow housing development, rezoning of 17 properties, update to the General Plan Land Use, Mobility, and Noise Elements among additional discretionary actions. Regional access to the project area is provided by State Route 261 (SR 261), State Route 241 (SR 241), State Route 133 (SR 133), State Route 73 (SR 73), and Interstate 5 (I-5). Caltrans is a commenting agency for this project and upon review, we have the following comments:

1. Our previous comments in the Caltrans letter dated August 30, 2022 for the Notice of Preparation still apply.
2. In Section 4.5.6 Project Impacts (Page 4.5-9), the section emphasizes the city's commitment to having an equitable transportation system that meets the needs of all users. Please ensure that would include pedestrian improvements that are inclusive for all types of pedestrians with differing needs, such as those who walk more slowly, need more crossing time, have visual impairments, wheelchairs, strollers, etc.
3. Caltrans supports the Circulation Element's Objective 1 to "improve and expand transportation options within the City and to destinations outside the city." The Department strives to make rail and transit modes of transportation a viable option for all. Caltrans supports transportation projects that bring all modes of transportation together to increase connectivity, expand the use of public transportation, and advance equity and livability in all communities.

Providing improved multimodal connections to housing will improve public health and can encourage Irvine residents, future visitors, and workers to utilize

"Provide a safe and reliable transportation network that serves all people and respects the environment"

S-2-1

S-2-2

S-2-3

S-2-4

alternative transportation options, thus minimizing single occupant vehicle trips, reducing Greenhouse Gas (GHG) emissions, congestion, and Vehicle Miles Traveled (VMT).

S-2-4
cont.

4. Increased density can increase traffic impacts. Consider opportunities to encourage multimodal transportation and mode shifts through the planning and implementation of high-quality Complete Streets that are safe and accessible for people of all ages and abilities.

Caltrans supports the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, wayfinding signage, transit stop amenities, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections to transit, and increase safety for all modes of transportation. Continue to incorporate Complete Streets in future projects.

S-2-5

5. As part of the State's goals to increase active transportation, Caltrans recommends the inclusion of secure and functional short- and long-term bicycle parking.

S-2-6

6. For future developments, please submit a VMT-based Traffic Impact Study. Please follow the Governor's Office of Planning and Research Guidance to identify VMT related impacts that includes any potential mitigation measures necessary.

With the enactment of Senate Bill 743 (SB 743), Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assess VMT analysis for land use projects, please review Caltrans' Transportation Impact Study Guide to ensure a complete VMT-based Traffic Impact Study (TIS) is prepared.

S-2-7

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

7. The TIS may also need to identify the future project's near-term and long-term safety or operational issues, on or adjacent to any existing or proposed State facilities.

S-2-8

8. Please ensure that the General Plan Update analyzes the challenges in goods movement that are unique to the City. The Plan should also address how the City works to achieve an inter-regional network for longer distance travel and freight movement. Connecting towns, cities, and regions to each other, business centers to major intermodal freight transfer points, and commuters to Laguna

S-2-9

Woods and Orange County in general in a sustainable and efficient manner, should be an important objective.

S-2-9
cont.

9. Please consider leveraging strategic investments to maintain and modernize a multimodal freight transportation system with innovative approaches, including advanced technology to optimize integrated network efficiency, improve travel time reliability, and achieve sustainable congestion reduction.

S-2-10

10. Safety is one of Caltrans' strategic goals. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners.

S-2-11

We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

11. Caltrans acknowledges that one of the most serious threats and disruption to the wellbeing of the SCAG region is Climate Change. Full coordination from all levels and agents of decision making is required to ensure the protection and safety of the region's people, built-, and natural environment. Please coordinate with Caltrans and local partners on strategies which support a sustainable transportation network.

S-2-12

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Joseph Jamoralin at (805) 732-8047 or Joseph.Jamoralin@dot.ca.gov

S-2-13

Sincerely,



SCOTT SHELLEY
Branch Chief, Local Development Review-Climate Change-Transit Planning
District 12

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 EAST FOURTH STREET, SUITE 100

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Making Conservation
a California Way of Life.

August 30, 2022

Mr. Christopher Macon
City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

File: IGR/CEQA
SCH#: 2022080022
12-ORA-2022-02039
SR 133, PM R4.534-R6.548
I-5, PM 17.821-19.386
SR 73, PM 14.819-16.282

Dear Mr. Macon,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the Laguna Woods General Plan and Zoning Code Update. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The project proposes a variety of actions which would accommodate the City's 6th Cycle Regional Housing Needs Assessment (RHNA) housing needs allocation. In addition, the project would update the City's General Plan Circulation Element and Noise Element to ensure internal consistency with the City's General Plan Housing Element. Regional access to the project area is provided by State Route 133 (SR 133), Interstate 5 (I-5), and State Route 73 (SR 73). Caltrans is a responsible agency for this project and upon review, we have the following comments:

S-2-14

Transportation Planning

1. Caltrans recognizes our responsibility to assist communities of color and under-served communities by removing barriers to provide a more equitable transportation system for all.

The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system.

S-2-15

Please consider including a discussion on equity in General Plan Element updates.

2. Caltrans supports projects which provide a diversity of housing choices and destinations accessible by Active Transportation (i.e. bicycle and pedestrian) and transit users. Consider providing a discussion about the City's multimodal mobility strategies relating to transit bus and rail services as well as active transportation for local and regional connectivity. Improving multimodal

S-2-16

connections to housing will encourage future residents, visitors, and workers in the city to utilize all modes of transportation.

S-2-16
cont.

3. Increased density can have traffic impacts. Consider opportunities to encourage multimodal transportation and mode shifts through the planning and implementation of high-quality Complete Streets that are safe and accessible for people of all ages and abilities. Encouraging the use of transit in the proposed plan may lead to reduction in congestion

S-2-17

4. Consider discussion about wayfinding signage to transit stops within the project vicinity and local roadways.

S-2-18

5. Any pedestrian facility enhancements from future housing development projects that are within Caltrans' Right of Way will need to comply with Caltrans Design Information Bulletin (DIB) 82-06. The aforementioned DIB can be found here: <https://dot.ca.gov/-/media/dot-media/programs/design/documents/dib82-06-ally.pdf>

S-2-19

6. According to Government Code 65302, "upon the next revision of the Housing Element on or after January 1, 2020, the Safety Element shall be reviewed and updated as necessary to identify residential developments in any hazard areas identified in the Safety Element that do not have at least two emergency evacuation routes."

Safety elements are also now required to include more information about wildfire risks in the community and how to improve wildfire safety. As well as identifying new information related to flood hazards and climate adaptation and resiliency strategies applicable to the city.

S-2-20

For further information regarding required background information and policy program guidance for Safety Element updates, please see <https://leginfo.legislature.ca.gov>.

7. Safety is one of Caltrans' strategic goals. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners.

We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

S-2-21

8. Please consider including a discussion on incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.

S-2-22

9. Please consider including a discussion on potential impacts to the circulation element from freight traveling into, from and/or through the City, as a result of the General Plan updates.

S-2-23

Traffic Impact Study

10. New developments resulting from the City's Housing Element update should provide a Vehicle Miles Traveled (VMT) based Traffic Impact Study (TIS). Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.

S-2-24

11. The TIS may also need to identify the future project's near-term and long-term safety or operational issues, on or adjacent to any existing or proposed State facilities.

S-2-25

Encroachment Permit

12. Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

S-2-26

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Joseph Jamoralin at (657) 328-6276 or Joseph.Jamoralin@dot.ca.gov

S-2-27

Sincerely,



SCOTT SHELLEY
Branch Chief, Regional-IGR-Transit Planning
District 12

2.1.2 California State Transportation Agency (Caltrans) District 12

Comment Code: S-2

Date: June 20, 2024

Response to Comment S-2-1

This comment provides introductory remarks, including the mission of Caltrans, a description of the proposed Project, and a list of the Caltrans roadways providing access to the City.

The City of Laguna Woods (City) acknowledges this comment. Given that the comment does not raise any specific issues regarding the Draft Program Environmental Impact Report (PEIR) or the analysis contained therein, no further response is necessary.

Response to Comment S-2-2

This comment states that the comments provided in Caltrans' previous letter in response to the Notice of Preparation prepared for the proposed Project, dated August 30, 2022, remain valid.

The City has included Caltrans' previous comments, dated August 30, 2022, as an extension of Comment Letter S-2. Please refer to Response to Comments S-2-14 through S-2-27 for responses to each individual comment provided in the Caltrans letter dated August 30, 2022 (2022 Letter).

Response to Comment S-2-3

This comment references Section 4.5.6 of the Draft PEIR and requests that the City incorporate pedestrian improvements inclusive of all pedestrian types, including those with unique needs.

The City acknowledges this comment. Given that a portion of City residents experience limited mobility, pedestrian accessibility has been and will continue to be a consideration throughout the City's planning process. No further response is necessary.

Response to Comment S-2-4

This comment states that Caltrans supports Objective 1 of the City's Circulation Element as well as transportation projects that advance connectivity and equity. The comment also states the benefits of providing improved multimodal connections to housing.

The City acknowledges this comment. Given that the comment does not raise any specific issues regarding the Draft PEIR or the analysis contained therein, no further response is necessary.

Response to Comment S-2-5

This comment notes that increased density can increase traffic impacts and suggests the City consider multimodal transportation and implementation of Complete Streets, which include various improvements related to safety ease of access, and connectivity for all travel types.

The City acknowledges this comment. The City may consider the feasibility of incorporating Complete Streets improvements into future development projects enabled by the proposed Project. No further response is necessary.

Response to Comment S-2-6

This comment recommends the inclusion of bicycle parking in the proposed Project.

The proposed Project is programmatic in nature and does not include any physical development. However, bicycle parking may be a consideration in future development projects facilitated by the proposed Project. No further response is necessary.

Response to Comment S-2-7

This comment requests that future developments enabled by the proposed Project include a vehicle miles traveled (VMT) based Traffic Impact Study (TIS) pursuant to the Governor's Office of Planning and Research Guidance and provides the Caltrans Transportation Impact Study Guide as a resource.

The City acknowledges this comment. Future development projects may be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Specifically, each project would be evaluated for consistency with *State CEQA Guidelines* Section 15064.3, Subdivision (b), which pertains to VMT impacts. As such, the City would evaluate future developments enabled by the proposed Project that are subject to CEQA review for potential impacts related to VMT. No further response is necessary.

Response to Comment S-2-8

This comment notes that Traffic Impact Studies prepared for future development projects on or near Caltrans facilities may need to identify short- and long-term safety or operational issues.

The City acknowledges this comment. Future development projects within the City requiring the preparation of a Traffic Impact Study would include a discussion of current and proposed safety and operational conditions of roadways in or near each project site, including Caltrans facilities. No further response is necessary.

Response to Comment S-2-9

This comment requests that the General Plan Update analyze goods movement challenges within the City and City efforts to increase inter-regional connectivity for longer distance goods movement.

The City acknowledges this comment. The proposed updates to the General Plan Mobility Element (renamed from the Circulation Element) would be consistent with the County of Orange Master Plan of Arterial Highways (MPAH), which provides a map of the regional roadway network that facilitates goods movement throughout Orange County and each city included in the MPAH. As such, the proposed General Plan Update appropriately addresses regional goods movement as it pertains to the City of Laguna Woods.

Response to Comment S-2-10

This comment requests that the City consider investments in a multimodal freight transportation system fitted with advanced technology.

The City acknowledges this comment. The City may consider investments in a multimodal freight transportation system at some point in the future. No further response is required.

Response to Comment S-2-11

This comment states that safety is one of Caltrans' strategic goals and Caltrans encourages new strategies that enhance the safety of the transportation network.

The City acknowledges this comment. Given that the comment does not raise any specific issues regarding the Draft PEIR or the analysis contained therein, no further response is necessary.

Response to Comment S-2-12

This comment acknowledges that climate change poses a threat to the region and requests that the City coordinates with Caltrans and local partners to determine strategies that support a sustainable transportation network.

The City acknowledges this comment and will consider coordination with other agencies, as appropriate, to ensure sustainable development of its transportation network. No further response is necessary.

Response to Comment S-2-13

This comment provides concluding remarks and requests to remain updated on the proposed Project and any future developments with the potential to impact Caltrans facilities.

The City acknowledges this comment and will inform Caltrans of any future developments pertaining to the proposed Project and other projects with the potential to impact Caltrans facilities. No potential impacts to Caltrans facilities are anticipated. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft PEIR, no further response is necessary.

Response to Comment S-2-14

This comment provides introductory remarks for the 2022 Letter, including a description of the proposed Project and a list of the Caltrans roadways providing access to the City.

The City acknowledges this comment. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft PEIR, no further response is necessary.

Response to Comment S-2-15

This comment describes Caltrans' commitment to equity and requests that the proposed General Plan Element updates include a discussion of equity.

The City acknowledges this comment. Pursuant to *State CEQA Guidelines* Section 15131, a CEQA environmental document is not required to analyze economic or social effects, unless those economic or social effects would result in a physical impact on the environment. As such, the City is not required to include a discussion of equity in the PEIR prepared for the proposed Project. Therefore, the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft PEIR, and no further response is necessary.

Response to Comment S-2-16

This comment requests that the City consider providing a discussion about the City's multimodal and active transportation strategies to encourage City residents to utilize all modes of transportation.

The City acknowledges this comment. The City may consider discussing multimodal and active transportation strategies in CEQA documents prepared for future development projects facilitated by the proposed Project. No further response is required.

Response to Comment S-2-17

This comment notes that increased density can increase traffic impacts and suggests the City consider multimodal transportation and implementation of Complete Streets, which are safe and accessible for people of all ages and abilities.

This comment is similar in nature to Comment S-2-5. Please refer to Response to Comment S-2-5. No further response is necessary.

Response to Comment S-2-18

This comment requests that the City consider discussing wayfinding signage to local transit stops.

The City acknowledges this comment. The City may consider the feasibility of incorporating transit stop wayfinding signage into future development projects enabled by the proposed Project. No further response is necessary.

Response to Comment S-2-19

This comment states that any pedestrian facility enhancements from future housing development projects within Caltrans right-of-way (ROW) will need to comply with Caltrans Design Information Bulletin (DIB) 82-06, and provides a reference.

The City acknowledges this comment and will ensure that future housing development projects facilitated by the proposed Project would be consistent with all applicable Caltrans requirements. No further response is necessary.

Response to Comment S-2-20

This comment cites Government Code Section 65302, which states that Housing Elements updated after January 1, 2020, shall be accompanied by an updated Safety Element that includes information regarding emergency evacuation routes. This comment also states that Safety Elements are required to include a robust discussion of wildfire, flood hazards, and climate adaptation/resiliency, and provides a reference.

The City acknowledges this comment and will ensure that the proposed General Plan updates are consistent with all applicable requirements under Government Code Section 65302. No further response is necessary.

Response to Comment S-2-21

This comment states that safety is one of Caltrans' strategic goals and Caltrans encourages new strategies that enhance the safety of the transportation network.

This comment is similar in nature to Comment S-2-11. Please refer to Response to Comment S-2-11. No further response is necessary.

Response to Comment S-2-22

This comment requests that the City consider a discussion on incorporating designated areas for package pickup and delivery.

The City acknowledges this comment. The City may consider the inclusion of designated delivery areas within future developments enabled by the proposed Project. No further response is necessary.

Response to Comment S-2-23

This comment requests that the City consider a discussion on the potential impacts to the Circulation Element from freight traveling to and from the City as a result of the General Plan updates.

The City acknowledges this comment. The City may consider discussing potential freight-related impacts as a result of the General Plan updates in CEQA documents prepared for future development projects facilitated by the proposed Project. No further response is required.

Response to Comment S-2-24

This comment requests that future developments enabled by the proposed Project include a vehicle miles traveled VMT-based TIS pursuant to the Governor's Office of Planning and Research Guidance.

This comment is similar in nature to Comment S-2-7. Please refer to Response to Comment S-2-7. No further response is necessary.

Response to Comment S-2-25

This comment notes that Traffic Impact Studies prepared for future development projects on or near Caltrans facilities may need to identify short- and long-term safety or operational issues.

This comment is similar in nature to Comment S-2-8. Please refer to Response to Comment S-2-8. No further response is necessary.

Response to Comment S-2-26

This comment states that any project work proposed in the vicinity of State ROW would require an encroachment permit and the resolution of all environmental concerns. The comment states that additional documentation would be required in the case that the environmental documentation for the proposed Project does not meet Caltrans' requirements for work done within State ROW. The comment requests coordination with Caltrans to meet the requirements and provides Caltrans' Encroachment Permits Manual as a reference.

The City acknowledges this comment. While the proposed Project is programmatic in nature and does not propose any physical development, the City will coordinate with Caltrans as necessary to ensure that any future development facilitated by the proposed Project would adhere to all applicable Caltrans requirements. No further response is necessary.

Response to Comment S-2-27

This comment provides concluding remarks and requests remain updated on the proposed Project and any future developments with the potential to impact Caltrans facilities.

The City acknowledges this comment. As previously stated, the City will inform Caltrans of any future developments pertaining to the proposed Project and other projects with the potential to impact Caltrans facilities. No potential impacts to Caltrans facilities are anticipated. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft PEIR, no further response is necessary.

2.2 LOCAL AGENCIES

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L-1 City of Irvine

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June 20, 2024

City of Laguna Woods
Attn: General Plan and Zoning Code Update
planning@cityoflagunawoods.org

Subject: Draft Environmental Impact Report (EIR) for the City of Laguna Woods' General Plan and Zoning Code Update

General Plan and Zoning Code Update Staff:

Thank you for the opportunity to review the Draft EIR for the City of Laguna Woods' General Plan and Zoning Code Update. The proposed project would create four new housing overlay zoning districts and rezone 17 properties to allow residential development within the overlays. This action is intended to accommodate the City of Laguna Woods' Regional Housing Needs Assessment allocation. City of Irvine staff has completed its review and has no comments. If you have any questions, please contact me at 949-724-6364 or by email at jequina@cityofirvine.org.

L-1-1

Sincerely,

Justin Equina
Senior Planner

ec: Marika A. Poynter, Manager of Planning Services
Alyssa Matheus, Principal Planner

2.2.1 City of Irvine

Comment Code: L-1

Date: June 20, 2024

Response to Comment L-1-1

This comment describes the proposed Project and states that the City of Irvine has no comments on the proposed Project.

The City of Irvine acknowledges this comment. Given that the comment does not raise any specific issues regarding the Draft Program Environmental Impact Report (PEIR) or the analysis contained therein, no further response is necessary.

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2.3 ORGANIZATIONS

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O-1 Agua Caliente Band of Cahuilla Indians (Agua Caliente Band)

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From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Wednesday, May 29, 2024 4:46 PM
To: City Hall - City of Laguna Woods <CityHall@cityoflagunawoods.org>
Subject: NOA DEIR - Laguna Woods General Plan and Zoning Code Update

You don't often get email from acbc-thpo@aguacaliente.net. [Learn why this is important](#)

Greetings,

A records check of the Tribal Historic Preservation Office’s cultural registry revealed that this project is not located within the Tribe’s Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

O-1-1

Thank you,



Xitlaly Madrigal
Cultural Resources Analyst
xmadrigal@aguacaliente.net
C: (760) 423-3485 | D: (760) 883-6829
5401 Dinah Shore Drive, Palm Springs, CA 92264

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2.3.1 Agua Caliente Band of Cahuilla Indians (Agua Caliente Band)

Comment Code: O-1

Date: May 29, 2024

Response to Comment O-2-1

This comment states that because the proposed Project would not be located within the Agua Caliente Band's Traditional Use Area, the Agua Caliente Band defers to other tribes and wishes to conclude consultation efforts.

The City of Laguna Woods acknowledges this comment. Given that the comment does not raise any specific issues regarding the Draft Program Environmental Impact Report (PEIR) or the analysis contained therein, no further response is necessary.

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3.0 ERRATA

This section of the Final Program Environmental Impact Report (PEIR) provides text changes to the Draft PEIR that have been made to clarify, amplify, or make minor edits to the Draft PEIR text for the proposed Laguna Woods General Plan and Zoning Code Update (proposed Project). Such changes are a result of further review of, and public comments related to, the Draft PEIR. The changes described in this section are minor changes that do not constitute significant new information, change the conclusions of the environmental analysis, or require recirculation of the document (*State California Environmental Quality Act [CEQA] Guidelines* Section 15088.5).

Such changes to the Draft PEIR are indicated in this section under the appropriate Draft PEIR section. Deletions are shown with ~~striketrough~~ and additions are shown with underline.

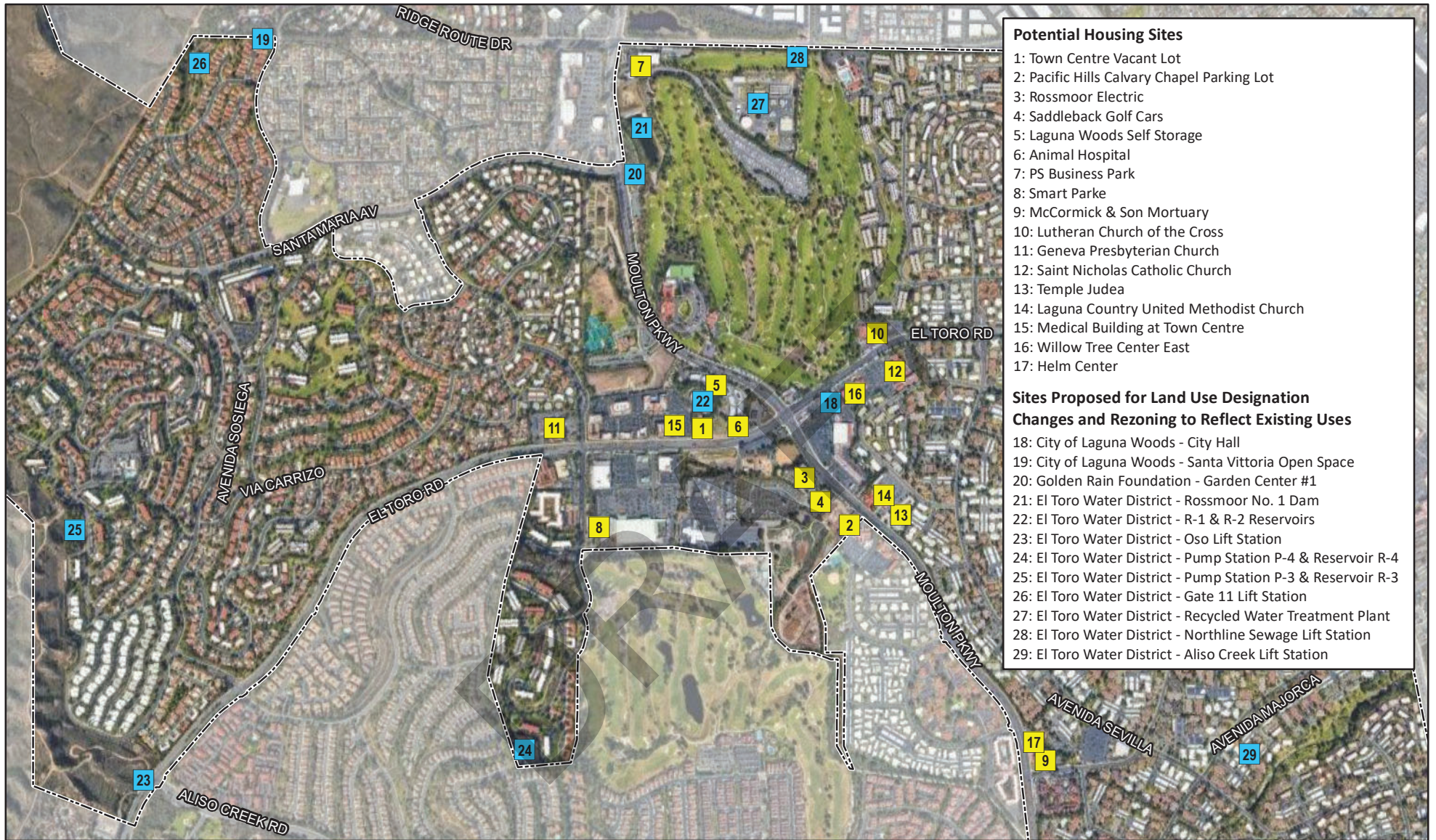
3.1 GLOBAL FIGURE REVISION PERTAINING TO THE LOCATION OF THE EL TORO WATER DISTRICT NORTHLINE SEWAGE LIFT STATION (SITE 28)

Further review of the Draft PEIR has revealed that one of the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses, Site 28, is incorrectly displayed in several Draft PEIR figures, as well as the figure contained in the Notice of Preparation (NOP) and Notice of Availability (NOA). Site 28, which represents the El Toro Water District Northline Sewage Lift Station, is displayed in Figures 3.2, 4.5-1, and 4.9-1 as located in the middle of the Laguna Woods Village 27-Hole Golf Course. This display is the result of a mapping error and does not reflect the actual location of Site 28. It should be noted that Table 3.A, Site Descriptions, in Chapter 3.0, Project Description, of the Draft PEIR contains the correct site location information, including Assessor's Parcel Number (APN) and street address. Corrected versions of Figures 3.2, 4.5-1, and 4.9-1 are included on the following pages. It should also be noted that Figure 4.9-1 was originally identified as "Figure 4.9.1", which has been corrected in the following version.

These changes were made in the interest of clarity. The proposed Project would not affect operations of the Laguna Woods Village 27-Hole Golf Course. These changes have no effect on the analysis or conclusions contained in the Draft PEIR.

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Potential Housing Sites

- 1: Town Centre Vacant Lot
- 2: Pacific Hills Calvary Chapel Parking Lot
- 3: Rossmoor Electric
- 4: Saddleback Golf Cars
- 5: Laguna Woods Self Storage
- 6: Animal Hospital
- 7: PS Business Park
- 8: Smart Parke
- 9: McCormick & Son Mortuary
- 10: Lutheran Church of the Cross
- 11: Geneva Presbyterian Church
- 12: Saint Nicholas Catholic Church
- 13: Temple Judea
- 14: Laguna Country United Methodist Church
- 15: Medical Building at Town Centre
- 16: Willow Tree Center East
- 17: Helm Center

Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses

- 18: City of Laguna Woods - City Hall
- 19: City of Laguna Woods - Santa Vittoria Open Space
- 20: Golden Rain Foundation - Garden Center #1
- 21: El Toro Water District - Rossmoor No. 1 Dam
- 22: El Toro Water District - R-1 & R-2 Reservoirs
- 23: El Toro Water District - Oso Lift Station
- 24: El Toro Water District - Pump Station P-4 & Reservoir R-4
- 25: El Toro Water District - Pump Station P-3 & Reservoir R-3
- 26: El Toro Water District - Gate 11 Lift Station
- 27: El Toro Water District - Recycled Water Treatment Plant
- 28: El Toro Water District - Northline Sewage Lift Station
- 29: El Toro Water District - Aliso Creek Lift Station

LSA

LEGEND

- Potential Housing Sites
- Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses
- City of Laguna Woods



SOURCE: Google Maps (2023)

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FIGURE 3.2

Laguna Woods General Plan and Zoning Code Update
Potential Housing Sites and Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses

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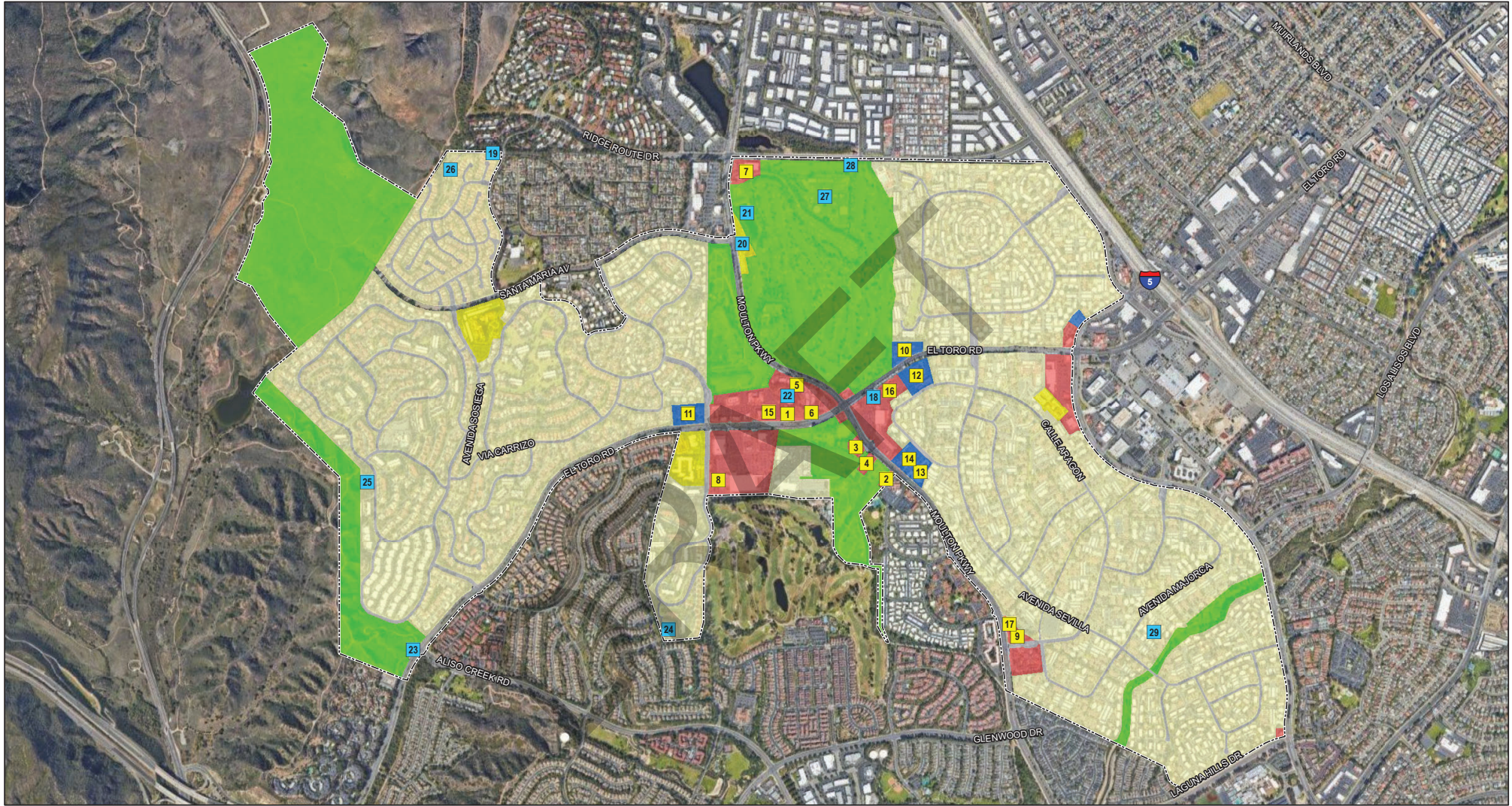


FIGURE 4.5-1

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City of Laguna Woods

Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses

Potential Housing Sites

General Plan Land Uses

Residential Community

High Density Residential

Commercial

Community Facilities

Open Space

Private Right of Way



SOURCE: Google Maps (2023); City of Laguna Woods (2022)

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FIGURE 4.9-1

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City of Laguna Woods

Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses

Potential Housing Sites

Recreation Areas

Aliso & Wood Canyons Wilderness Park

Laguna Coast Wilderness Park

Woods End Wilderness Preserve

City Centre Park

Laguna Laurel Property

Laguna Woods Dog Park

SCE Right of Way Easement Area



SOURCE: Google Maps (2023); City of Laguna Woods (2022)

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3.2 CHAPTER 1.0, EXECUTIVE SUMMARY

Chapter 1.0, Executive Summary, has been revised as a result of further review of the Draft PEIR. This change was made in order to establish consistency between Chapter 1.0, Executive Summary; Section 4.8, Public Services; and Section 4.9, Recreation; of the Draft PEIR. Table 1.C in Chapter 1.0, Executive Summary, states that Regulatory Compliance Measure (RCM) REC-1 would be applicable to the Proposed Project regarding both Public Services and Recreation. RCM REC-1 would require the payment of parkland dedication and/or in-lieu fees, pursuant to Chapter 11.06 of the City's Municipal Code.

However, as stated in Section 4.9.6, Project Impacts, the City currently has a parkland-to-resident ratio of 8.1 acres per 1,000 residents (outside of Laguna Woods Village), which exceeds the standard of 2.5 per 1,000 identified in Chapter 11.06 of the City's Municipal Code, and is no longer collecting parkland dedication fees under its Quimby Act ordinance. As such, RCM REC-1 was erroneously included in Table 1.C: Environmental Impacts, Mitigation Measures and Regulatory Compliance Measures (RCM), in Section 1.5, Summary of Impacts, Mitigation, and Level of Impacts. This change was made for clarification only and has no effect on the analysis or conclusions contained in the Draft PEIR.

The following revisions were made to Table 1.C: Environmental Impacts, Mitigation Measures and Regulatory Compliance Measures (RCM), in Section 1.5, Summary of Impacts, Mitigation, and Level of Impacts:

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Table 1.C: Environmental Impacts, Mitigation Measures and Regulatory Compliance Measures (RCM)

4.8 Public Services			
Impact 4.8.6.1(i): Fire Protection.	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
Impact 4.8.6.1(ii): Police Protection.	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
Impact 4.8.6.1(iii): Schools.	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
Impact 4.8.6.1(iv): Parks.	Less Than Significant Impact	No mitigation measures are required. RCM-REC 1: Prior to the issuance of building permits by the City of Laguna Woods (City), the most current parkland dedication and/or in lieu fee for future development shall be dedicated and/or paid by the developer as calculated by the City, pursuant to Chapter 11.06 of the City's Municipal Code. The building permits shall be issued by the City once proof of the appropriate parkland dedication is determined and/or in lieu fee is paid.	Less Than Significant Impact
Impact 4.8.6.1(v): Other Public Facilities- Libraries.	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
Impact 4.8.7: Cumulative Public Service Impact.	Not Cumulatively Considerable	No mitigation measures are required. RCM-REC 1: Prior to the issuance of building permits by the City of Laguna Woods (City), the most current parkland dedication and/or in lieu fee for future development shall be dedicated and/or paid by the developer as calculated by the City, pursuant to Chapter 11.06 of the City's Municipal Code. The building permits shall be issued by the City once proof of the appropriate parkland dedication is determined and/or in lieu fee is paid.	Not Cumulatively Considerable
4.9 Recreation			
Impact 4.9.7.1: Increase the Use of Existing Neighborhood and Regional Parks.	Less Than Significant Impact	No mitigation measures are required. RCM-REC 1: Prior to the issuance of building permits by the City of Laguna Woods (City), the most current parkland dedication and/or in lieu fee for future development shall be dedicated and/or paid by the developer as calculated by the City, pursuant to Chapter 11.06 of the City's Municipal Code. The building permits shall be issued by the City once proof of the appropriate parkland dedication is determined and/or in lieu fee is paid.	Less Than Significant Impact

Table 1.C: Environmental Impacts, Mitigation Measures and Regulatory Compliance Measures (RCM)

Impact 4.9.7.2: Recreational Facilities Physical Effects on the Environment.	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
Impact 4.9.9: Cumulative Recreation Impacts.	Not Cumulatively Considerable	No mitigation measures are required. RCM REC 1: Prior to the issuance of building permits by the City of Laguna Woods (City), the most current parkland dedication and/or in lieu fee for future development shall be dedicated and/or paid by the developer as calculated by the City, pursuant to Chapter 11.06 of the City's Municipal Code. The building permits shall be issued by the City once proof of the appropriate parkland dedication is determined and/or in lieu fee is paid.	Not Cumulatively Considerable

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3.3 SECTION 4.1, AESTHETICS

Chapter 4.1, Aesthetics, has been revised as a result of further review of the Draft PEIR. This change was made for clarification only and has no effect on the analysis or conclusions contained in the Draft PEIR.

The following revision was made to the second paragraph on Page 4.1-2 of Section 4.1.3.1:

As indicated previously, although the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses are scattered throughout the City, most of the Potential Housing Sites are concentrated in central Laguna Woods, along Moulton Parkway and El Toro Road. The areas surrounding the Potential Housing Sites contain commercial uses, residential uses, community facilities uses, and recreational open space uses (golf courses and parks). The Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses are more dispersed throughout the City. Site 23 is located in the Southern California Edison (SCE) right-of-way near the southwestern boundary of the City where there are currently open space uses. Site 25 is located adjacent to the SCE right-of-way, and Site 29 is located adjacent to Aliso Creek in the southeastern portion of the City. Sites 20, 21, and 28 are located in the open space area in the northeastern portion of the City where the Laguna Woods Village ~~2718~~-hole golf course is located. The remainder of the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses are located in the urban center of the City near residential, commercial, and community facilities uses.

3.4 APPENDIX A TO THE DRAFT PEIR

Appendix A to the Draft PEIR has been updated to include records of additional public outreach efforts, as summarized below.

As previously stated in Section 1.0, Introduction, of this Final PEIR, an NOA for the proposed Project was published with the Laguna Woods Globe newspaper on May 9, 2024, and May 16, 2024. The NOA was also mailed to the last known names and addresses of agencies, organizations, and individuals who previously requested such notice in writing. The NOA has been added to Appendix A of the Draft EIR. Public comments received in response to the NOA are addressed in Section 2.0, Responses to Comments, of this Final PEIR.

On May 9, 2024, City staff mailed and emailed the NOA to both property owners directly affected by the proposed Project's land use designation changes and rezoning to reflect existing uses – El Toro Water District and the Golden Rain Foundation of Laguna Woods. These two letters have been added to Appendix A of the Draft PEIR.

Laguna Woods Village Media & Communications staff distributes a weekly email “blast” to Laguna Woods Village residents with registered email addresses. On May 17, 2024, an article was included in the weekly email blast that provided information on the proposed Project. The article has been added to Appendix A of the Draft PEIR.

On June 4, 2024, City staff made a presentation regarding the proposed Project at a board meeting of the Golden Rain Foundation of Laguna Woods. The presentation slides used at this meeting have been added to Appendix A of the Draft PEIR.

In order to reflect the addition of these materials, the title of Appendix A has also been revised from “NOP Comment Letters” to “NOP, NOP Comment Letters, NOA, and Public Review Outreach Materials”. Title sheets have also been added to introduce each individual item within Appendix A. Please refer to the following page for the updated Appendix A.

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APPENDIX A

NOP, NOP COMMENT LETTERS, NOA, AND PUBLIC REVIEW OUTREACH MATERIALS

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NOTICE OF PREPARATION (NOP)

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PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Project: Laguna Woods General Plan and Zoning Code Update

Lead Agency: City of Laguna Woods

Project Applicant: City of Laguna Woods

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

PROJECT DESCRIPTION: The proposed project would:

- Create the following four new overlay zoning districts that allow housing development:
 - Residential High Density Overlay – would allow 30 to 50 dwelling units per acre
 - Residential Medium Density Overlay – would allow 20 to 30 dwelling units per acre
 - Residential Medium-Low Density Overlay – would allow 15 to 20 dwelling units per acre
 - Residential Low Density Overlay – would allow 8 to 10 dwelling units per acre
 Creation of the new overlay zoning districts also includes the creation of development standards for each.
- Rezone 17 properties (a total of 18 parcels) to allow housing development in addition to the uses already allowed under the existing zoning on those properties. This action would accommodate the City’s 6th Cycle Regional Housing Needs Assessment (RHNA) housing needs allocation. The City plans to apply one of the four new overlay zoning districts to each parcel; no change in General Plan land use designation is proposed. See summary table below.
- Change the General Plan land use designation and rezone 12 properties (a total of 14 parcels) to better correlate existing uses with land use designations and zoning. See summary table below.
- Update the City’s General Plan Circulation Element and Noise Element to ensure internal consistency with the City’s General Plan Housing Element, update background and existing condition information, update the identification of priority issues, update goals and policy objectives, and make other changes intended to modernize the documents while also promoting clarity and ease of use.

Site [Existing Use / Assessor’s Parcel Number (APN) / Address]	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning District	Proposed Overlay Zoning District or Zoning District
Town Centre Vacant Lot 616-012-29 N/A (East of 24331 El Toro Road)	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Pacific Hills Calvary Chapel Parking Lot 621-131-38 24481 Moulton Parkway	Commercial	(No Change)	Professional & Administrative Office	Residential High Density Overlay
Rossmoor Electric 621-131-21 24351 Moulton Parkway	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Saddleback Golf Cars 621-131-26 23252 Via Campo Verde	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Laguna Woods Self Storage 616-012-19 24151 Moulton Parkway	Commercial	(No Change)	Community Commercial	Residential High Density Overlay

Site [Existing Use / Assessor's Parcel Number (APN) / Address]	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning District	Proposed Overlay Zoning District or Zoning District
Animal Hospital 616-012-03 24271 El Toro Road	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
PS Business Park (excludes Jack-in-the-Box) 616-021-30 23582 Moulton Parkway	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Smart Parke 621-211-09 24334 El Toro Road	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
McCormick & Son Mortuary 621-091-016 25002 Moulton Parkway	Commercial	(No Change)	Community Commercial	Residential Medium-Low Density Overlay
Lutheran Church of the Cross 616-041-01 24231 El Toro Road	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium-Low Density Overlay
Geneva Presbyterian Church 616-191-05 & 616-191-06 24301 El Toro Road	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium-Low Density Overlay
Saint Nicholas Catholic Church 621-121-11 24252 El Toro Road	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium-Low Density Overlay
Temple Judea 621-121-18 24512 Moulton Parkway	Community Facilities	(No Change)	Community Facilities-Private	Residential Low Density Overlay
Laguna Country United Methodist Church 621-121-23 24442 Moulton Parkway	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium Density Overlay
Medical Building in Town Centre 616-012-24 24331 El Toro Road	Commercial	(No Change)	Professional & Administrative Office	Residential High Density Overlay
Willow Tree Center East 621-121-30 24260 El Toro Road	Commercial	(No Change)	Community Commercial	Residential Low Density Overlay
Helm Center 621-091-15 24902 Moulton Parkway	Commercial	(No Change)	Professional & Administrative Office	Residential Medium-Low Density Overlay
City of Laguna Woods - City Hall 621-121-29 24264 El Toro Road	Commercial	Community Facilities	Community Commercial	Community Facilities-Public/Institutional
City of Laguna Woods - Santa Vittoria Open Space 616-351-06 N/A (West of San Remo & Santa Vittoria)	Residential Community	Open Space	Residential Community	Open Space-Passive
Golden Rain Foundation - Garden Center #1 616-021-18 23742 Moulton Parkway	High Density Residential	Open Space	Residential Multifamily	Open Space-Recreation
El Toro Water District - Rossmoor No. 1 Dam 616-021-33 23600 Moulton Parkway	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional
El Toro Water District - R-1 & R-2 Reservoirs 616-012-02 24141 Moulton Parkway	Commercial	Community Facilities	Community Commercial	Community Facilities-Public/Institutional
El Toro Water District - Oso Lift Station	Open Space	Community Facilities	Open Space-Passive	Community Facilities-Public/Institutional

Site [Existing Use / Assessor's Parcel Number (APN) / Address]	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning District	Proposed Overlay Zoning District or Zoning District
622-071-21 N/A (Intersection of El Toro Road & Aliso Creek Road)				
El Toro Water District - Pump Station P-4 & Reservoir R-4 621-201-06 & 621-201-07 N/A (off Calle Sonora Oeste, behind buildings)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District - Pump Station P-3 & Reservoir R-3 622-061-11 N/A (North of Avenida Sosiega & Bahia Blanca West)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District - Gate 11 Lift Station 616-351-04 N/A (San Remo & Santa Vittoria)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District - Recycled Water Treatment Plant 616-021-03 23542 Moulton Parkway	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional
El Toro Water District - Northline Sewage Lift Station 616-021-05 & 616-021-35 23201 Ridge Route Drive	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional
El Toro Water District - Aliso Creek Lift Station 621-101-18 24091 Avenida Sevilla	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional

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

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

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

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

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

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

Address Comments To

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

or via e-mail to:

cityhall@cityoflagunawoods.org

(please reference "General Plan and Zoning Code Update")

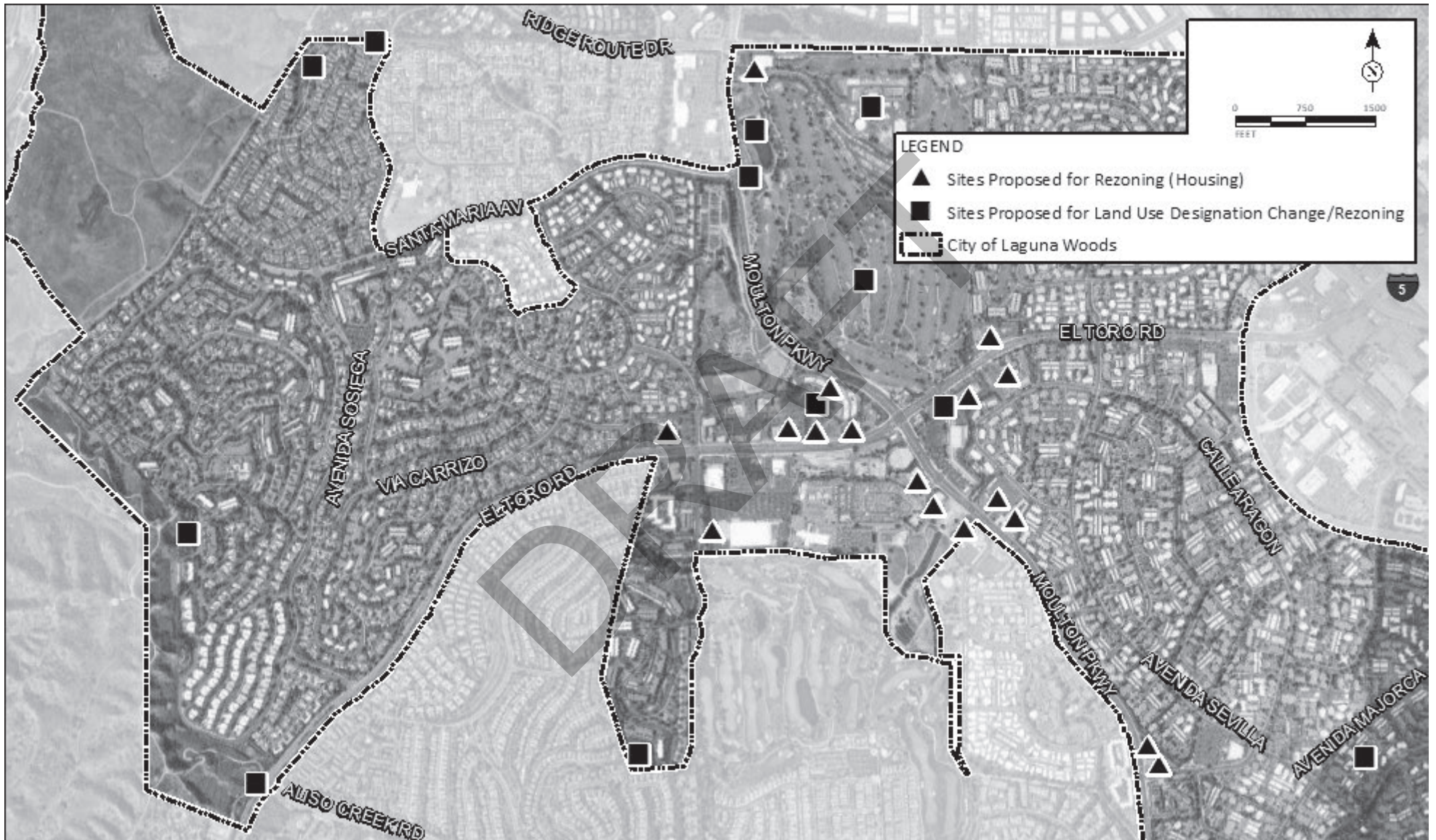
SCOPING MEETING: The City will conduct a public scoping meeting in order to present the proposed project and the EIR process and provide direction to the public on comments. The City encourages and invites all interested parties to participate in the following public scoping meeting in order to learn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

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

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

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

Map of Affected Properties



NOP COMMENT LETTERS

DRAFT



AFFILIATED AGENCIES

Orange County
Transit District

Local Transportation
Authority

Service Authority for
Freeway Emergencies

Consolidated Transportation
Service Agency

Congestion Management
Agency

August 29, 2022

Ms. Rebecca M. Pennington
Development Programs Analyst
City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

Subject: **Notice of Preparation of a Draft Program Environmental Impact Report for the Laguna Woods General Plan and Zoning Code Update**

Dear Ms. Pennington:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Notice of Preparation for the Laguna Woods General Plan and Zoning Code Update (Project) and keeping OCTA apprised of the Project. Please continue to coordinate with OCTA to maintain consistency between the Circulation Element and the Orange County Master Plan of Arterial Highways.

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714)-560-5907 or at dphu@octa.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Phu", with a horizontal line extending to the right.

Dan Phu
Manager, Environmental Programs

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 EAST FOURTH STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6522

TTY 711

www.dot.ca.gov/caltrans-near-me/district12

*Making Conservation
a California Way of Life.*

August 30, 2022

Mr. Christopher Macon
City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

File: IGR/CEQA
SCH#: 2022080022
12-ORA-2022-02039
SR 133, PM R4.534-R6.548
I-5, PM 17.821-19.386
SR 73, PM 14.819-16.282

Dear Mr. Macon,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the Laguna Woods General Plan and Zoning Code Update. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The project proposes a variety of actions which would accommodate the City's 6th Cycle Regional Housing Needs Assessment (RHNA) housing needs allocation. In addition, the project would update the City's General Plan Circulation Element and Noise Element to ensure internal consistency with the City's General Plan Housing Element. Regional access to the project area is provided by State Route 133 (SR 133), Interstate 5 (I-5), and State Route 73 (SR 73). Caltrans is a responsible agency for this project and upon review, we have the following comments:

Transportation Planning

1. Caltrans recognizes our responsibility to assist communities of color and under-served communities by removing barriers to provide a more equitable transportation system for all.

The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system.

Please consider including a discussion on equity in General Plan Element updates.

2. Caltrans supports projects which provide a diversity of housing choices and destinations accessible by Active Transportation (i.e. bicycle and pedestrian) and transit users. Consider providing a discussion about the City's multimodal mobility strategies relating to transit bus and rail services as well as active transportation for local and regional connectivity. Improving multimodal

"Provide a safe and reliable transportation network that serves all people and respects the environment"

connections to housing will encourage future residents, visitors, and workers in the city to utilize all modes of transportation.

3. Increased density can have traffic impacts. Consider opportunities to encourage multimodal transportation and mode shifts through the planning and implementation of high-quality Complete Streets that are safe and accessible for people of all ages and abilities. Encouraging the use of transit in the proposed plan may lead to reduction in congestion
4. Consider discussion about wayfinding signage to transit stops within the project vicinity and local roadways.
5. Any pedestrian facility enhancements from future housing development projects that are within Caltrans' Right of Way will need to comply with Caltrans Design Information Bulletin (DIB) 82-06. The aforementioned DIB can be found here: <https://dot.ca.gov/-/media/dot-media/programs/design/documents/dib82-06-all1y.pdf>
6. According to Government Code 65302, "upon the next revision of the Housing Element on or after January 1, 2020, the Safety Element shall be reviewed and updated as necessary to identify residential developments in any hazard areas identified in the Safety Element that do not have at least two emergency evacuation routes."

Safety elements are also now required to include more information about wildfire risks in the community and how to improve wildfire safety. As well as identifying new information related to flood hazards and climate adaptation and resiliency strategies applicable to the city.

For further information regarding required background information and policy program guidance for Safety Element updates, please see <https://leginfo.legislature.ca.gov>.

7. Safety is one of Caltrans' strategic goals. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners.

We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

8. Please consider including a discussion on incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.

9. Please consider including a discussion on potential impacts to the circulation element from freight traveling into, from and/or through the City, as a result of the General Plan updates.

Traffic Impact Study

10. New developments resulting from the City's Housing Element update should provide a Vehicle Miles Traveled (VMT) based Traffic Impact Study (TIS). Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.
11. The TIS may also need to identify the future project's near-term and long-term safety or operational issues, on or adjacent to any existing or proposed State facilities.

Encroachment Permit

12. Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Joseph Jamoralin at (657) 328-6276 or Joseph.Jamoralin@dot.ca.gov

Sincerely,



SCOTT SHELLEY
Branch Chief, Regional-IGR-Transit Planning
District 12



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
 (858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



August 30, 2022

Christopher Macon
 City Manager
 City of Laguna Woods
 24264 El Toro Road
 Laguna Woods, CA 92637
CMacon@cityoflagunawoods.org

Subject: City of Laguna Woods General Plan and Zoning Code Update (Project), Notice of Preparation (NOP), SCH #2022080022

Dear Mr. Macon:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a draft programmatic environmental impact report (PEIR) from the City of Laguna Woods (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Christopher Macon, City Manager
City of Laguna Woods
August 30, 2022
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under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: City of Laguna Woods (City)

Objective: The objective of the Project is to prepare an update to parts of the City's General Plan and Zoning Code.

Key project components are outlined below:

Overlay Zoning Districts: creating new overlay districts to increase housing density.

Rezoning: rezoning of 17 properties to allow housing development in addition to the uses already allowed under existing zoning.

Change in General Plan Land Use Designation: rezoning 12 properties to better correlate existing uses with land use designations and zoning.

Circulation and Noise: updating the City's General Plan Circulation Element and Noise Element to ensure internal consistency with the City's General Plan Housing Element, including background and existing condition information, identification of priority issues, goals and policy objectives, and other changes intended to modernize the documents.

Location: The Project encompasses the City of Laguna Woods, which is located in the southern portion of Orange County. Given that the City's General Plan addresses policy issues throughout the City, the Project area includes all lands within the City's boundaries. The City is surrounded by Laguna Hills on the north and east, Aliso Viejo on the south, Laguna Beach on the southwest, the Crystal Cove State Park on the west, and Irvine on the northwest.

Biological Setting: CDFW acknowledges that the properties/sites identified in the Project documents are located within urbanized and developed areas; however, a few are located on the western and southern boundaries of the City, adjacent to areas containing biological resources. Specifically, the western portion of the City is adjacent to the Central Coastal Reserve and portions of the southern boundary are adjacent to Aliso Creek. Both the Central Coastal Reserve and Aliso Creek contain biological resources of regional significance, including conserved lands, sensitive species, and high-value upland and riparian habitats.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, wildlife, and natural habitats, we recommend the following information be included in the PEIR:

Christopher Macon, City Manager
City of Laguna Woods
August 30, 2022
Page 3 of 5

- 1) **NCCP Compliance:** CDFW administers the Natural Community Conservation Planning (NCCP) program. The County of Orange participates in the NCCP program through its role as a Permitted Jurisdiction and Participating Landowner under the County of Orange Central and Coastal Subregion Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). Although the City of Laguna Woods is not a Participating Landowner under the NCCP/HCP, based on the close proximity to the boundaries to the Central and Coastal NCCP, CDFW recommends that the City follow the guidelines set forth in the NCCP/HCP during the implementation of this Project in order to adequately avoid and minimize potential impacts to biological resources. CDFW requests that Project design be in alignment with the NCCP.
- 2) **Land Use Designations and Housing:** While CDFW recognizes that the shift in land use designations to provide additional housing sites is planned to have minimal impact on biological resources, CDFW recommends maximizing open space when planning future housing projects. For instance, housing developments should remain compact and near to developed areas in order to preserve existing open space.
- 3) **Biological Impacts:** To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources for related subsequent housing projects, with specific measures to offset such impacts, the following should be addressed in the draft PEIR:
 - a) a discussion of potential adverse impacts from lighting, noise, human activity, sensitive species, recreational uses, and potential impacts to Aliso Creek. The latter subject should address: Project-related changes to drainage patterns on, and downstream of, the Project site; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in the stream; and post-Project fate of runoff from the Project site. Mitigation measures proposed to alleviate such impacts should be included;
 - b) discussion regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., existing preserve lands or lands designated as within the County of Orange Central and Coastal Subregion NCCP/HCP);
 - c) the zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible wildlife conflicts and mitigation measures to reduce these conflicts should be included in the environmental document; and,
 - d) CDFW also recommends that a habitat gain/loss table be included, if applicable, which calculates the expected net habitat losses and gains of each type of habitat area lost, restored, enhanced, and created.
- 4) **Cumulative Effects Analysis:** A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats. The draft PEIR should

Christopher Macon, City Manager
City of Laguna Woods
August 30, 2022
Page 4 of 5

evaluate the full scope of potential actions as part of the cumulative impact analysis and discussion of related actions.

- 5) Lake and Streambed Alteration Notification:** The Project area covers the entire City of Laguna Woods which includes Aliso Creek. Based on the NOP, it is unclear if impacts to Aliso Creek may occur from individual development projects associated with the PEIR. CDFW has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or “entity”) must provide written notification to CDFW pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW’s issuance of a LSAA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW as a Responsible Agency under CEQA may consider the City’s PEIR for the Project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSAA.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP assist the City of Laguna Woods in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Alex Troeller, Environmental Scientist at Alex.Troeller@wildlife.ca.gov.

Christopher Macon, City Manager
City of Laguna Woods
August 30, 2022
Page 5 of 5

Sincerely,

DocuSigned by:
Jennifer Turner
C3D449ECB7C14DE...

Jennifer Turner signing for

David Mayer
Environmental Program Manager
South Coast Region

ec: CDFW

Jennifer Turner, San Diego – Jennifer.Turner@wildlife.ca.gov

Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov

Office of Planning and Research

State Clearinghouse, Sacramento – State.Clearinghouse@opr.ca.gov

DRAFT

Tamar Gharibian

From: Ryan Bensley
Sent: Tuesday, August 16, 2022 3:28 PM
To: Kerrie Collison
Cc: Ashley Davis; Scott Vurbeff; Tamar Gharibian
Subject: FW: EIR
Attachments: 08162022 PrepDEIRLagunaWds.pdf

For your reference as part of the tribal consultation process.

Ryan Bensley, AICP | Associate/Environmental Planner
LSA | 20 Executive Park, Suite 200
Irvine, CA 92614

949-553-0666 Tel
714-926-9283 Mobile
[Website](#)

From: Chris Macon <CMacon@cityoflagunawoods.org>
Sent: Tuesday, August 16, 2022 3:12 PM
To: Ashley Davis <Ashley.Davis@lsa.net>; Ryan Bensley <Ryan.Bensley@lsa.net>
Cc: Rebecca Pennington <RPennington@cityoflagunawoods.org>
Subject: FW: EIR

FYI

Christopher Macon
City Manager
City of Laguna Woods
(949) 639-0525

From: Raslich, Nicole (TRBL) <nraslich@aguacaliente.net>
Sent: Tuesday, August 16, 2022 3:08 PM
To: City Hall - City of Laguna Woods <CityHall@cityoflagunawoods.org>
Subject: EIR

Hello,

We appreciate your effort and thank you for your inquiry.

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Best,

Nicole A. Raslich, M.A.

Archaeological Technician
Tribal Historic Preservation Office
Agua Caliente Band of Cahuilla Indians
D: +1 (760) 883-1134
C: +1 (760) 985-3615
nraslich@aguacaliente.net



DRAFT



August 15, 2022

Rebecca M. Pennington, Development Programs Analyst
City of Laguna Woods
24264 El Toro Road
Laguna Woods, California 92637
Phone: (949) 639-0561
E-mail: cityhall@cityoflagunawoods.org

RE: SCAG Comments on the Notice of Preparation of a Program Environmental Impact Report for the Laguna Woods General Plan and Zoning Code Update [SCAG NO. IGR10684]

Dear Rebecca Pennington,

Thank you for submitting the Notice of Preparation of a Program Environmental Impact Report for the Laguna Woods General Plan and Zoning Code Update (“proposed project”) to the Southern California Association of Governments (SCAG) for review and comment. SCAG is responsible for providing informational resources to regionally significant plans, projects, and programs per the California Environmental Quality Act (CEQA) to facilitate the consistency of these projects with SCAG’s adopted regional plans, to be determined by the lead agencies.¹

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG’s feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies. Finally, SCAG is the authorized regional agency for Intergovernmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372.

SCAG staff has reviewed the Notice of Preparation of a Program Environmental Impact Report for the Laguna Woods General Plan and Zoning Code Update in Orange County. The proposed project includes the creation of four new overlay zoning districts, rezoning of 17 properties, changing the General Plan land use designation for 12 properties, and updates to the City’s General Plan Circulation Element and Noise Element to ensure consistency with the Housing Element and accommodate housing development as required by RHNA.

When available, please email environmental documentation to IGR@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Intergovernmental Review (IGR) Program, attn.: Annaleigh Ekman, Associate Regional Planner, at (213) 630-1427 or IGR@scag.ca.gov. Thank you.

Sincerely,

Frank Wen, Ph.D.
Manager, Planning Strategy Department

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project’s consistency with the 2020 RTP/SCS (Connect SoCal) for the purpose of determining consistency for CEQA.

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

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Energy & Environment
Deborah Robertson, Rialto

Transportation
Ray Marquez, Chino Hills

**COMMENTS ON THE NOTICE OF PREPARATION OF A
PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE
LAGUNA WOODS GENERAL PLAN AND ZONING CODE UPDATE [SCAG NO. IGR10684]**

CONSISTENCY WITH CONNECT SOCIAL

SCAG provides informational resources to facilitate the consistency of the proposed project with the adopted 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project’s consistency with Connect SoCal.

CONNECT SOCIAL GOALS

The SCAG Regional Council fully adopted [Connect SoCal](#) in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

SCAG CONNECT SOCIAL GOALS	
Goal #1:	<i>Encourage regional economic prosperity and global competitiveness</i>
Goal #2:	<i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>
Goal #3:	<i>Enhance the preservation, security, and resilience of the regional transportation system</i>
Goal #4:	<i>Increase person and goods movement and travel choices within the transportation system</i>
Goal #5:	<i>Reduce greenhouse gas emissions and improve air quality</i>
Goal #6:	<i>Support healthy and equitable communities</i>
Goal #7:	<i>Adapt to a changing climate and support an integrated regional development pattern and transportation network</i>
Goal #8:	<i>Leverage new transportation technologies and data-driven solutions that result in more efficient travel</i>
Goal #9:	<i>Encourage development of diverse housing types in areas that are supported by multiple transportation options</i>
Goal #10:	<i>Promote conservation of natural and agricultural lands and restoration of habitats</i>

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG CONNECT SOCIAL GOALS	
Goal	Analysis
Goal #1: <i>Encourage regional economic prosperity and global competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
Goal #2: <i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

Connect SoCal Strategies

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. Of particular note are multiple strategies included in Chapter 3 of Connect SoCal intended to support implementation of the regional Sustainable Communities Strategy (SCS) framed within the context of focusing growth near destinations and mobility options; promoting diverse housing choices; leveraging technology innovations; supporting implementation of sustainability policies; and promoting a Green Region. To view Connect SoCal and the accompanying technical reports, please visit the [Connect SoCal webpage](#). Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG’s 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California’s GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal’s Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect

SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the [Connect SoCal Demographics and Growth Forecast Technical Report](#). The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts				Adopted City of Laguna Woods Forecasts			
	Year 2020	Year 2030	Year 2035	Year 2045	Year 2020	Year 2030	Year 2035	Year 2045
Population	19,517,731	20,821,171	21,443,006	22,503,899	16,303	16,668	16,669	16,532
Households	6,333,458	6,902,821	7,170,110	7,633,451	11,415	11,439	11,418	11,513
Employment	8,695,427	9,303,627	9,566,384	10,048,822	5,762	6,415	6,642	6,809

MITIGATION MEASURES

SCAG staff recommends that you review the [Final Program Environmental Impact Report](#) (Final PEIR) for Connect SoCal for guidance, as appropriate. SCAG’s Regional Council certified the PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on May 7, 2020 and also adopted a PEIR Addendum and amended the MMRP on September 3, 2020 (please see the [PEIR webpage](#) and scroll to the bottom of the page for the PEIR Addendum). The PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

REGIONAL HOUSING NEEDS ALLOCATION

On March 4, 2021 SCAG’s Regional Council adopted the [6th cycle Final Regional Housing Needs Assessment \(RHNA\) Allocation Plan](#) which covers the planning period October 2021 through October 2029. The 6th cycle Final RHNA allocation for the applicable jurisdiction is below.

SCAG 6 th Cycle Final RHNA Allocation for City of Laguna Woods	
Income Category	RHNA Allocation (Units)
Very low income	127
Low income	136
Moderate income	192
Above moderate income	542
Total RHNA Allocation	997

Sixth cycle housing elements were due to the California Department of Housing and Community Development (HCD) by October 15, 2021. SCAG encourages jurisdictions to adopt a housing element in compliance with State housing law as determined by review from HCD. Jurisdictions that do not have an adopted compliant housing element may be ineligible for certain State funding and grant opportunities and may be at risk for legal action from stakeholders or HCD.

SCAG staff would like to call your attention to SCAG’s [HELPR 2.0](#), a web-mapping tool developed by SCAG to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with the state Department of Housing and Community Development’s (HCD) [6th cycle housing element requirements](#).



NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED

August 4, 2022

AUG 03 2022

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

City Clerk
City of Laguna Woods

CHAIRPERSON
Laura Miranda
Luiseño

Re: 2022080022, Laguna Woods General Plan and Zoning Code Update Project, Orange County

VICE CHAIRPERSON
Reginald Pagaling
Chumash

Dear Mr. Macon:

PARLIAMENTARIAN
Russell Attebery
Karuk

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



Board of Education

Amanda Morrell, President · Barbara Schulman, Vice President ·
Dr. Edward Wong, Clerk · Suzie R. Swartz, Member · Greg Kunath, Member

Crystal Turner, Ed.D.
Superintendent

August 8, 2022

RECEIVED

AUG 12 2022

City Clerk
City of Laguna Woods

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

Via Email: cityhall@cityoflagunawoods.org

Subject: General Plan and Zoning Code Update

Thank you for allowing Saddleback Valley Unified School District (SVUSD or District) to review and comment on the Notice of Preparation for City's General Plan and Zoning Code Update Program EIR.

The City is proposing to update its zoning code by 1) creating four new overlay zones to allow residential development; 2) rezone 17 properties with one of the four new overlay zones to allow residential development in addition to existing land uses allowed; 3) rezone 12 properties to better correlate to existing land uses; and 4) update the circulation and noise elements of the City's General Plan to ensure consistency with the City's Housing Element. The rezoning is intended to accommodate the City's 6th Cycle Regional Housing Needs Assessment (RHNA) housing allocation (997 dwelling units).

A portion of the city of Laguna Woods is in the SVUSD, and some properties slated for rezoning are in the attendance area of the District. SVUSD requests that the Draft EIR evaluate the potential impact of the project on District schools by identifying the location of the properties and calculating the number of dwelling units that may be developed as well as the number of students generated, by grade level and school. The District requests an evaluation of potential impacts on school capacity and possible overcrowding.

The District welcomes the City's proposed update of the circulation and noise elements and requests that the updates and the Draft EIR focus on possible impacts to student safety and well-being.

Please continue to notify us of all actions on the General Plan and Zoning Code Update and other resulting development projects and give us an opportunity to review future environmental documents. We look forward to working cooperatively with the City to create the best environment for our students and staff. Please contact the undersigned if you have any questions.

Sincerely,

Doug Monfils
Director of Facilities, Construction & Maintenance

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (NOA)

DRAFT



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to California Public Resources Code Section 21091, California Public Resource Code Section 21092, California Environmental Quality Act (“CEQA”) State Guidelines Section 15105, and CEQA State Guidelines Section 15087(a), notice is hereby given that a Draft Program Environmental Impact Report (“DRAFT PEIR”) (State Clearinghouse Number 2022080022) for the Laguna Woods General Plan and Zoning Code Update (“PROPOSED PROJECT”) is available for public review during the public review period **May 9, 2024 through June 23, 2024**.

The City of Laguna Woods has prepared the DRAFT PEIR to analyze environmental impacts associated with implementation of the PROPOSED PROJECT; to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts; and, to discuss alternatives that could reduce the potentially significant impacts of the PROPOSED PROJECT.

Lead Agency: City of Laguna Woods

Project Title: Laguna Woods General Plan and Zoning Code Update

Project Location: The City of Laguna Woods is located in southern Orange County, California. The City of Laguna Woods is bordered on the north, east, and southeast by the City of Laguna Hills, on the northwest by the City of Irvine, on the west by Unincorporated Orange County and the City of Laguna Beach, and on the south by the City of Aliso Viejo.

Project Description: The PROPOSED PROJECT would:

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

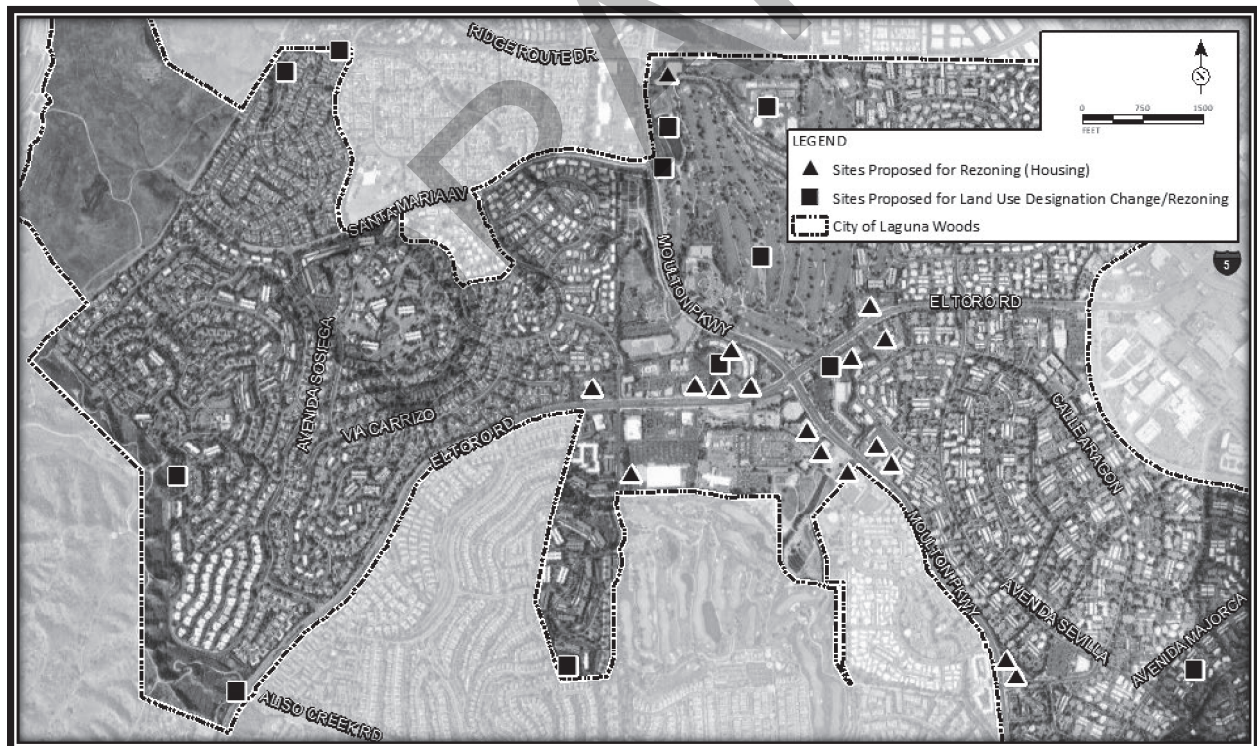
Creation of the new overlay zoning districts also includes the creation of development standards for each.

- Rezone 17 properties (a total of 18 parcels) to allow housing development in addition to the uses already allowed under the existing zoning on those properties. This action would accommodate the City’s 6th Cycle Regional Housing Needs Assessment (RHNA) allocation. The City plans to apply one of the four new overlay zoning districts to each

parcel; no change in General Plan land use designation is proposed. These sites are referred to as the Potential Housing Sites in the PEIR.

- Update the General Plan Land Use Element to change the land use designations of 12 properties (a total of 14 parcels), and undertake a corresponding rezone of the 12 properties, to better represent their existing uses. These locations are referred to in the PEIR as the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses.
- Update the City’s General Plan Circulation Element, Land Use Element, and Noise Element to ensure internal consistency with the City’s General Plan Housing Element, update background and existing condition information, update the identification of priority issues, update goals and policy objectives, and make other changes intended to modernize the documents while also promoting clarity and ease of use. Change the name of the Circulation Element to “Mobility Element.”

Discretionary Actions: Required discretionary actions associated with the PROPOSED PROJECT include the following: certification of the Program Environmental Impact Report (“PEIR”); approval of amendments to the Laguna Woods General Plan Circulation Element; approval of amendments to the Laguna Woods General Plan Land Use Element; approval of amendments to the Laguna Woods General Plan Noise Element; and, approval of amendments to the Laguna Woods Zoning Code.



DRAFT PEIR: The DRAFT PEIR examines potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and

Service Systems. Based on findings presented in Chapter 2 of the DRAFT PEIR, environmental impacts related to the following topics would not be significant or potentially significant: Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Tribal Cultural Resources, and Wildfire, and are therefore not analyzed further in the DRAFT PEIR. Impacts related to Greenhouse Gas Emissions are significant and unavoidable even with implementation of mitigation. All other impacts are less than significant. The DRAFT PEIR also identifies appropriate and feasible mitigation measures, if necessary, for each potential environmental impact.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DRAFT PEIR during the public review period (**May 9, 2024 through June 23, 2024**). Written comments (accepted via email and/or on paper) on the DRAFT PEIR must be submitted no later than 11:59 p.m. on **June 23, 2024**, to the address below.

Please note that only written comments provided via email and/or on paper to the below contact will be responded to. Social media posts will not be considered written comments.

Address Comments to:

planning@cityoflagunawoods.org
(reference “General Plan and Zoning Code Update”)

OR

Christopher Macon, City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, California 92637

The DRAFT PEIR is available for review as follows:

ONLINE: www.cityoflagunawoods.org/projects

IN-PERSON DURING NORMAL WORKING HOURS: Laguna Woods City Hall, City Clerk’s Office, 24264 El Toro Road, Laguna Woods, CA 92637.

Online and in-person viewing of the DRAFT PEIR is available at no charge. The DRAFT PEIR is also available for purchase through the City Clerk’s Office for the cost of printing.

The City Council will conduct a public hearing on this matter. The public hearing date is not yet known. The public hearing will be scheduled after the public review period for the DRAFT PEIR closes and once all responses to comments have been prepared.

For more information, please contact the City Clerk’s Office at (949) 639-0500.

Publish: Laguna Woods Globe, May 9, 2024 and May 16, 2024

PROPERTY OWNER NOTIFICATION LETTERS

DRAFT



City of Laguna Woods

24264 El Toro Road
Laguna Woods, CA 92637
Phone (949) 639-0500
TTY (949) 639-0535
Fax (949) 639-0591
www.cityoflagunawoods.org

May 9, 2024

El Toro Water District
Attn: Dennis Cafferty, General Manager
24251 Los Alisos Blvd.
Lake Forest, CA 92630

**SUBJECT: Notice of Draft Environmental Impact Report Availability
Laguna Woods General Plan and Zoning Code Update Project**

Dear Mr. Cafferty,

I am writing to provide notice of the availability of a draft Environmental Impact Report for the City's General Plan and Zoning Code Update Project ("Project"). The Project seeks to accomplish several things, including the rezoning necessary to comply with state housing law. The Notice of Availability, Draft Environmental Impact Report, and proposed General Plan elements and Laguna Woods Zoning Code amendments are available at www.cityoflagunawoods.org/projects.

The Project directly involves several properties owned by the El Toro Water District. Consistent with the Project's goal of updating the General Plan Land Use Element and Zoning Code to better represent existing uses, the Project proposes to change the land use designations and zoning districts for the properties listed in the table below to a land use designation and zoning district specifically for government use ("Community Facilities" and "Community Facilities-Public/Institutional," respectively). While the effect of the proposed changes would be minimal for the El Toro Water District due to state laws limiting the extent to which cities may regulate special district land use and development, the proposed changes would help to enhance the clarity and accuracy of the City's General Plan Land Use Map and Zoning Map. Both maps are critical components of local planning and foundational to the City's land use decision-making.

Table 2: Proposed Changes – El Toro Water District Facilities within Laguna Woods Village

Property	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning District	Proposed Zoning District
El Toro Water District – Rossmoor No. 1 Dam (Assessor's Parcel Number ("APN") 616-021-33)	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional

El Toro Water District – R-1 and R-2 Reservoirs (APN 616-012-02)	Commercial	Community Facilities	Community Commercial	Community Facilities-Public/ Institutional
El Toro Water District – Oso Lift Station (APN 622-071-21)	Open Space	Community Facilities	Open Space-Passive	Community Facilities-Public/ Institutional
El Toro Water District – Pump Station P-4 & Reservoir R-4 (APN 621-201-06 & APN 621-201-07)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/ Institutional
El Toro Water District – Pump Station P-3 & Reservoir R-S (APN 622-061-11)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/ Institutional
El Toro Water District – Gate 11 Lift Station (APN 616-351-04)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/ Institutional
El Toro Water District – Recycled Water Treatment Plant (APN 616-021-03)	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/ Institutional
El Toro Water District – Northline Sewage Lift Station (APN 616-021-05 and APN 616-021-35)	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/ Institutional
El Toro Water District – Aliso Creek Lift Station (APN 621-101-18)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/ Institutional

The El Toro Water District properties are not the only properties proposed to be changed to the Community Facilities land use designation and Community Facilities-Public/Institutional zoning district. The City is proposing the same for its own City Hall.

The development of wireless facilities is one area in which the City does exert regulatory oversight over the El Toro Water District’s property. The proposed land use designation and zoning district changes would not affect the El Toro Water District’s ability to file land use applications related to wireless facilities nor would they change the nature or scope of applicable regulations. Federal law is such that wireless facilities are generally permitted citywide.

El Toro Water District
May 9, 2024
Page 3

Please do not hesitate to contact me with any questions. I can be reached at (949) 639-0525 or via email at cmacon@cityoflagunawoods.org.

Sincerely,

Christopher Macon
City Manager

Attachment: Notice of Availability

DRAFT



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to California Public Resources Code Section 21091, California Public Resource Code Section 21092, California Environmental Quality Act (“CEQA”) State Guidelines Section 15105, and CEQA State Guidelines Section 15087(a), notice is hereby given that a Draft Program Environmental Impact Report (“DRAFT PEIR”) (State Clearinghouse Number 2022080022) for the Laguna Woods General Plan and Zoning Code Update (“PROPOSED PROJECT”) is available for public review during the public review period **May 9, 2024 through June 23, 2024**.

The City of Laguna Woods has prepared the DRAFT PEIR to analyze environmental impacts associated with implementation of the PROPOSED PROJECT; to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts; and, to discuss alternatives that could reduce the potentially significant impacts of the PROPOSED PROJECT.

Lead Agency: City of Laguna Woods

Project Title: Laguna Woods General Plan and Zoning Code Update

Project Location: The City of Laguna Woods is located in southern Orange County, California. The City of Laguna Woods is bordered on the north, east, and southeast by the City of Laguna Hills, on the northwest by the City of Irvine, on the west by Unincorporated Orange County and the City of Laguna Beach, and on the south by the City of Aliso Viejo.

Project Description: The PROPOSED PROJECT would:

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

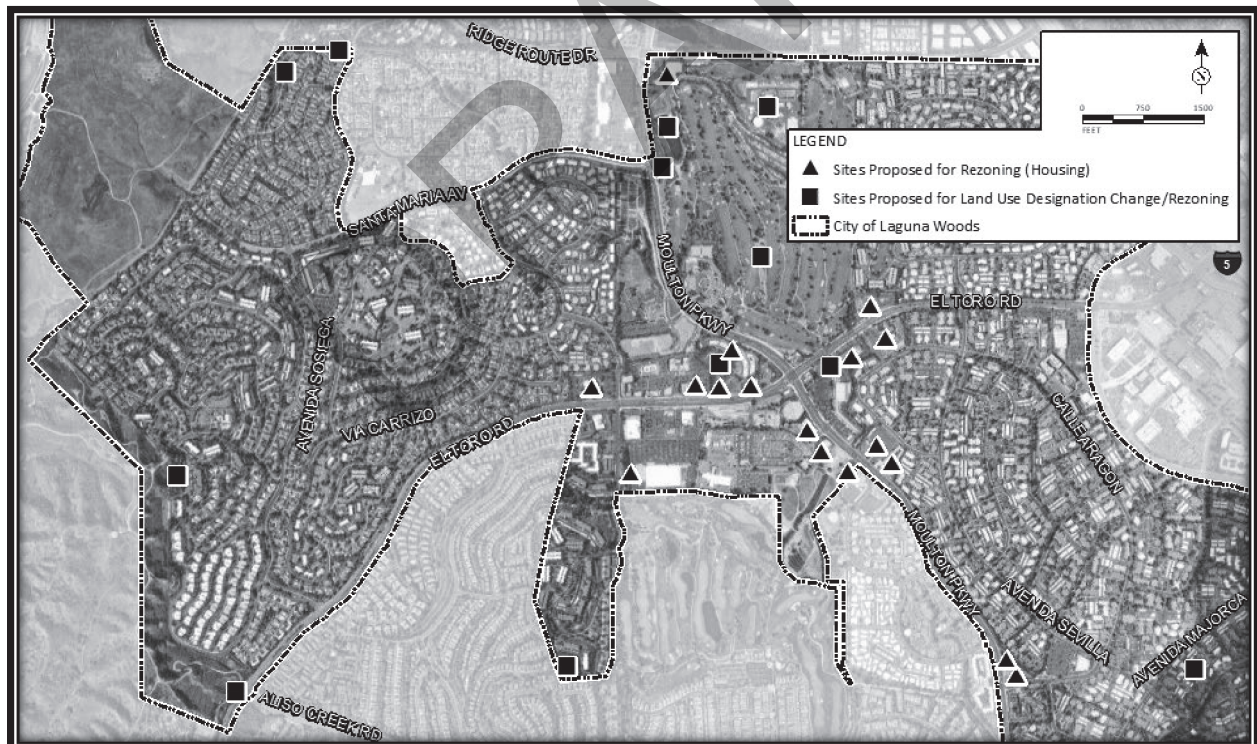
Creation of the new overlay zoning districts also includes the creation of development standards for each.

- Rezone 17 properties (a total of 18 parcels) to allow housing development in addition to the uses already allowed under the existing zoning on those properties. This action would accommodate the City’s 6th Cycle Regional Housing Needs Assessment (RHNA) allocation. The City plans to apply one of the four new overlay zoning districts to each

parcel; no change in General Plan land use designation is proposed. These sites are referred to as the Potential Housing Sites in the PEIR.

- Update the General Plan Land Use Element to change the land use designations of 12 properties (a total of 14 parcels), and undertake a corresponding rezone of the 12 properties, to better represent their existing uses. These locations are referred to in the PEIR as the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses.
- Update the City’s General Plan Circulation Element, Land Use Element, and Noise Element to ensure internal consistency with the City’s General Plan Housing Element, update background and existing condition information, update the identification of priority issues, update goals and policy objectives, and make other changes intended to modernize the documents while also promoting clarity and ease of use. Change the name of the Circulation Element to “Mobility Element.”

Discretionary Actions: Required discretionary actions associated with the PROPOSED PROJECT include the following: certification of the Program Environmental Impact Report (“PEIR”); approval of amendments to the Laguna Woods General Plan Circulation Element; approval of amendments to the Laguna Woods General Plan Land Use Element; approval of amendments to the Laguna Woods General Plan Noise Element; and, approval of amendments to the Laguna Woods Zoning Code.



DRAFT PEIR: The DRAFT PEIR examines potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and

Service Systems. Based on findings presented in Chapter 2 of the DRAFT PEIR, environmental impacts related to the following topics would not be significant or potentially significant: Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Tribal Cultural Resources, and Wildfire, and are therefore not analyzed further in the DRAFT PEIR. Impacts related to Greenhouse Gas Emissions are significant and unavoidable even with implementation of mitigation. All other impacts are less than significant. The DRAFT PEIR also identifies appropriate and feasible mitigation measures, if necessary, for each potential environmental impact.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DRAFT PEIR during the public review period (**May 9, 2024 through June 23, 2024**). Written comments (accepted via email and/or on paper) on the DRAFT PEIR must be submitted no later than 11:59 p.m. on **June 23, 2024**, to the address below.

Please note that only written comments provided via email and/or on paper to the below contact will be responded to. Social media posts will not be considered written comments.

Address Comments to:

planning@cityoflagunawoods.org
(reference “General Plan and Zoning Code Update”)

OR

Christopher Macon, City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, California 92637

The DRAFT PEIR is available for review as follows:

ONLINE: www.cityoflagunawoods.org/projects

IN-PERSON DURING NORMAL WORKING HOURS: Laguna Woods City Hall, City Clerk’s Office, 24264 El Toro Road, Laguna Woods, CA 92637.

Online and in-person viewing of the DRAFT PEIR is available at no charge. The DRAFT PEIR is also available for purchase through the City Clerk’s Office for the cost of printing.

The City Council will conduct a public hearing on this matter. The public hearing date is not yet known. The public hearing will be scheduled after the public review period for the DRAFT PEIR closes and once all responses to comments have been prepared.

For more information, please contact the City Clerk’s Office at (949) 639-0500.

Publish: Laguna Woods Globe, May 9, 2024 and May 16, 2024



City of Laguna Woods

24264 El Toro Road
Laguna Woods, CA 92637
Phone (949) 639-0500
TTY (949) 639-0535
Fax (949) 639-0591
www.cityoflagunawoods.org

May 9, 2024

Golden Rain Foundation of Laguna Woods
Third Laguna Hills Mutual
United Laguna Woods Mutual

Laguna Woods Mutual No. Fifty
24055 Paseo Del Lago West
Laguna Woods, CA 92637

C/O Siobhan Foster, Agent
24351 El Toro Road
Laguna Woods, CA 92637

**SUBJECT: Notice of Draft Environmental Impact Report Availability
Laguna Woods General Plan and Zoning Code Update Project**

Dear Board Members,

I am writing to provide notice of the availability of a draft Environmental Impact Report for the City’s General Plan and Zoning Code Update Project (“Project”). The Project seeks to accomplish several things, including the rezoning necessary to comply with state housing law. The Notice of Availability, Draft Environmental Impact Report, and proposed General Plan elements and Laguna Woods Zoning Code amendments are available at www.cityoflagunawoods.org/projects.

The Project only directly involves one property owned by any of the corporations to which this letter is addressed – the Golden Rain Foundation’s Garden Center #1 at 23742 Moulton Parkway. In 2003, Garden Center #1 was assigned a land use designation and zoning district to accommodate the potential future construction of new housing in response to the City’s then-existing obligations under state housing law. In 2023, the City Council adopted a new General Plan Housing Element that does not rely on Garden Center #1 or any other property owned by any of the corporations to which this letter is addressed to accommodate the City’s obligations under state housing law. As a result, consistent with the Project’s goal of updating the General Plan Land Use Element and Zoning Code to better represent existing uses, the Project proposes to change Garden Center #1’s land use designation to “Open Space” and its zoning district to “Open-Space Recreation.” In doing so, land use designations and zoning districts would be made the same for both garden centers.

Table 1: Proposed Changes – Laguna Woods Village

Property	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning District	Proposed Zoning District
Garden Center #1 (Assessor’s Parcel Number (“APN”) 616-021-18)	High Density Residential	Open Space	Residential Multifamily	Open Space-Recreation

The Project also proposes to change the land use designations and zoning districts for several El Toro Water District properties located within the Laguna Woods Village gates. Though located inside Laguna Woods Village, the properties are owned by the El Toro Water District and do not contain any manors or common area amenities. Like the changes proposed for Garden Center #1, the El Toro Water District changes are intended to better represent existing uses. In all cases, existing land use designations and zoning districts for the El Toro Water District properties are proposed to change to a land use designation and zoning district specifically for government use (“Community Facilities” and “Community Facilities-Public/Institutional,” respectively).

Table 2: Proposed Changes – El Toro Water District Facilities within Laguna Woods Village

Property	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning District	Proposed Zoning District
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El Toro Water District – Pump Station P-3 & Reservoir R-S (APN 622-061-11)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District – Gate 11 Lift Station (APN 616-351-04)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District – Aliso Creek Lift Station (APN 621-101-18)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional

Please do not hesitate to contact me with any questions. I can be reached at (949) 639-0525 or via email at cmacon@cityoflagunawoods.org.

Sincerely,

Christopher Macon
 City Manager



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Lead Agency: City of Laguna Woods

Project Title: Laguna Woods General Plan and Zoning Code Update

Project Location: The City of Laguna Woods is located in southern Orange County, California. The City of Laguna Woods is bordered on the north, east, and southeast by the City of Laguna Hills, on the northwest by the City of Irvine, on the west by Unincorporated Orange County and the City of Laguna Beach, and on the south by the City of Aliso Viejo.

Project Description: The PROPOSED PROJECT would:

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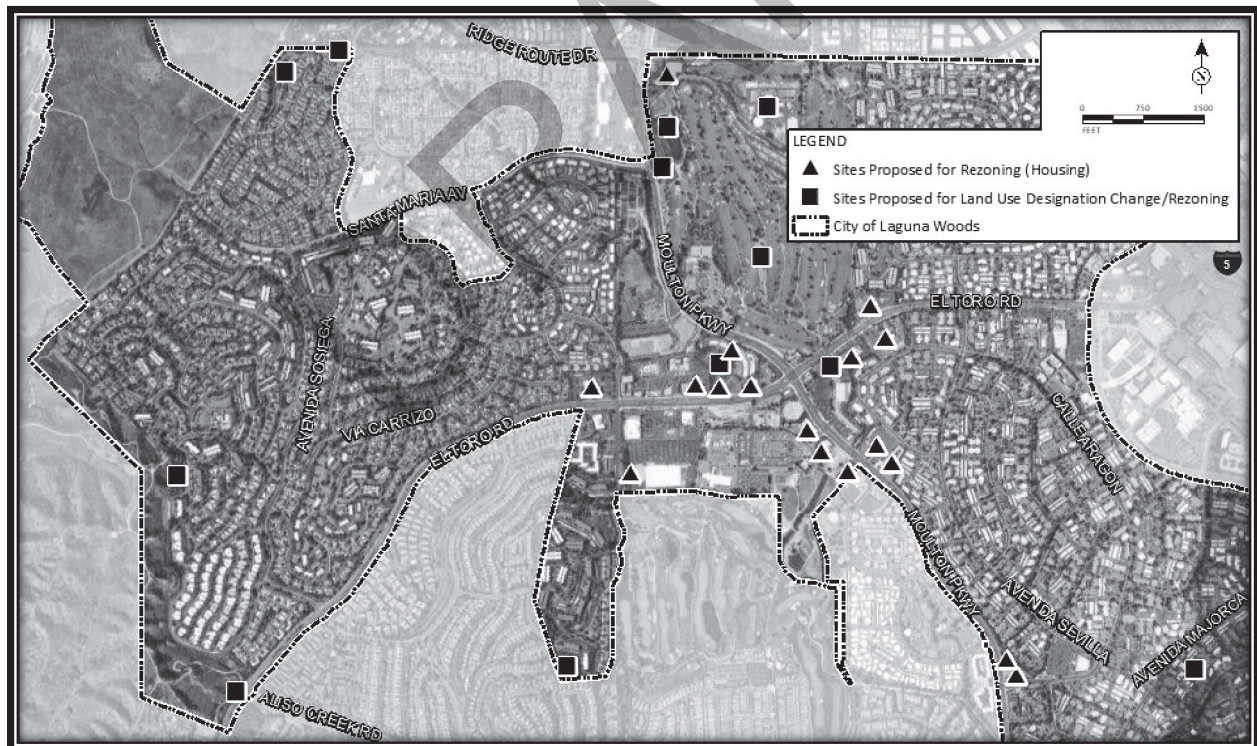
Creation of the new overlay zoning districts also includes the creation of development standards for each.

- Rezone 17 properties (a total of 18 parcels) to allow housing development in addition to the uses already allowed under the existing zoning on those properties. This action would accommodate the City’s 6th Cycle Regional Housing Needs Assessment (RHNA) allocation. The City plans to apply one of the four new overlay zoning districts to each

parcel; no change in General Plan land use designation is proposed. These sites are referred to as the Potential Housing Sites in the PEIR.

- Update the General Plan Land Use Element to change the land use designations of 12 properties (a total of 14 parcels), and undertake a corresponding rezone of the 12 properties, to better represent their existing uses. These locations are referred to in the PEIR as the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses.
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OR

Christopher Macon, City Manager
City of Laguna Woods
24264 El Toro Road
Laguna Woods, California 92637

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The City Council will conduct a public hearing on this matter. The public hearing date is not yet known. The public hearing will be scheduled after the public review period for the DRAFT PEIR closes and once all responses to comments have been prepared.

For more information, please contact the City Clerk’s Office at (949) 639-0500.

Publish: Laguna Woods Globe, May 9, 2024 and May 16, 2024

E-BLAST ARTICLE

DRAFT

Village News

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[News \(/news\)](/news)

[Calendars \(/calendars\)](/calendars)

[Residents \(/residents\)](/residents)



City's General Plan, Zoning Code Update Project

MAY 17, 2024

A draft environmental impact report for the City of Laguna Woods' general plan and zoning code update project, which seeks to rezone as necessary to comply with state housing law, is available to the public.

In 2003, Laguna Woods Village's Garden Center 1 at 23742 Moulton Parkway was assigned a land use designation and zoning district to accommodate potential future housing in response to the city's then-existing obligations under state law.

In 2023, a new housing plan was adopted that does not rely on Garden Center 1 to accommodate state zoning law. The project proposes to change Garden Center 1's land use designation/zoning district from high-density residential/residential multifamily to open space/open-space recreation.

Additionally, the project proposes to change land use designations and zoning districts for several El Toro Water District properties within Laguna Woods Village that do not contain any manor properties or common-area amenities. Like Garden Center 1, the proposed land use designation and zoning district are intended to better represent existing uses.

The notice of availability of the draft environmental impact report, proposed general plan elements and Laguna Woods zoning code amendments are available:

- Online: [cityoflagunawoods.org/projects](http://www.cityoflagunawoods.org/projects) (<http://www.cityoflagunawoods.org/projects>)
- In person during normal working hours: Laguna Woods City Hall, City Clerk’s Office, 24264 El Toro Road, Laguna Woods, CA 92637

The public review period runs through June 23.

Address comments to:

- planning@cityoflagunawoods.org (<mailto:planning@cityoflagunawoods.org>) (reference general plan and zoning code update)
- City of Laguna Woods, Attn: City Manager Christopher Macon, 24264 El Toro Road, Laguna Woods, CA 92637

The Laguna Woods City Council will conduct a public hearing on this matter; hearing details are yet to be determined.

For more Village news, click on the tag “What’s Up in the Village” below.

TAGS: WHAT'S UP IN THE VILLAGE
([HTTPS://WWW.LAGUNAWOODSVILLAGE.COM/NEWS/CATEGORY/WHATS-UP-IN-THE-VILLAGE](https://www.lagunawoodsvillage.com/news/category/whats-up-in-the-village))
Categories

What's Up In The Village (<https://www.lagunawoodsvillage.com/news/category/whats-up-in-the-village>)

Events (<https://www.lagunawoodsvillage.com/news/category/events>)

News (<https://www.lagunawoodsvillage.com/news/category/news>)

The Village Breeze (<https://www.lagunawoodsvillage.com/news/category/village-breeze>)

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Disaster Preparedness (<https://www.lagunawoodsvillage.com/news/category/disaster-preparedness>)

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Featured News



(<https://www.lagunawoodsvillage.com/news/2024/07/03/village-meeting-calendar#post>)

Village Meeting Calendar
(<https://www.lagunawoodsvillage.com/news/2024/07/03/village-meeting-calendar#post>)





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Upcoming Shows at the PAC
(<https://www.lagunawoodsvillage.com/news/2024/05/31/upcoming-shows-at-the-pac-may-july#post>)

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2016

DRAFT

DISCLAIMER

Unless otherwise stated, all meetings, events and amenities are for the use of Laguna Woods Village residents and their authorized guests only.

Laguna Woods Village

24351 El Toro Road

Laguna Woods, CA 92637

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Links

DRAFT

GOLDEN RAIN FOUNDATION BOARD MEETING PRESENTATION SLIDES

DRAFT



General Plan and Zoning Code Update Project

Presentation to the Golden Rain Foundation of
Laguna Woods Board of Directors - June 4, 2024

Christopher Macon
City Manager
City of Laguna Woods

“Zoning”

State law requires all cities to designate “the proposed general distribution and general location and extent of the uses of the land” within city limits, including both “public and private uses of land.”

All Laguna Woods Village property has been zoned since the community was first constructed.

Reference: California Government Code Section 65302(a)

“RHNA”

The **Regional Housing Needs Assessment** is a process that results in every California city and county being allocated a number of new housing units they must zone to allow the potential future construction of.

Zoning does not require the construction of housing; it only provides opportunities to do so.

Reference: California Government Code Section 65583.2

2003

To meet the City's then-existing obligations under state housing law, **Garden Center #1** was zoned to allow the potential future construction of housing.

This action pre-dates all existing members of the City Council and the City Manager.

2014

The Golden Rain Foundation requested that the City zone **Garden Center #2** and seven other parcels for open space purposes.

GRF's requested zone changes were approved by the City Council in 2015.

At the time, it was not possible to zone **Garden Center #1** for open space purposes due to the City's then-existing obligations under state housing law.

2023

The City Council adopted a new plan to meet its obligations under state housing law without relying on the use of **Garden Center #1** or any other property within Laguna Woods Village.

As a result, it is now possible to zone **Garden Center #1** for open space purposes.

General Plan and Zoning Code Update Project

- 1) Land use and zoning actions required to comply with state housing law ([all outside Laguna Woods Village](#))
- 2) Land use and zoning actions to better represent existing uses ([some within Laguna Woods Village](#))
- 3) Updates of the General Plan circulation, land use, and noise elements ([citywide policy documents](#))

Effect on properties within Laguna Woods Village

Garden Center #1 - Changes the land use designation and zoning from housing to open space in nature

- Better reflects existing use
- Matches existing land use designation and zoning of **Garden Center #2**

Effect on properties within the Laguna Woods Village gates

Various El Toro Water District-owned properties - Changes the land use designations and zoning from housing to community facilities in nature

- Better reflects existing uses
- Part of an effort to make governmental zoning consistent

Public Review Period for Draft Program Environmental Impact Report

May 9 - June 23, 2024

Notice has been provided to all Laguna Woods Village boards and published twice in the *Laguna Woods Globe*

“What’s Up in the Village” on May 17, 2024

www.cityoflagunawoods.org/projects

Laguna Woods City Hall, (949) 639-0500

City Council Consideration

Two meetings, including a public hearing; fall 2024 (tentative)

Stay Informed!

Sign up for meeting and/or project notifications at:

www.cityoflagunawoods.org/email-notifications



Thank you!

Christopher Macon
City Manager
City of Laguna Woods

cmacon@cityoflagunawoods.org
(949) 639-0525

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DRAFT

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that where significant effects have been identified, the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Environmental Impact Report (EIR), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

4.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Laguna Woods (City) to ensure that all mitigation measures adopted as part of the proposed Laguna Woods General Plan and Zoning Code Update (proposed Project) will be carried out as described in the Final PEIR.

Table 7.A in Chapter 7.0, Mitigation Monitoring and Reporting Program, of the Draft PEIR lists each of the mitigation measures (MM) specified in the Draft PEIR and identifies the party or parties responsible for implementation and monitoring of each measure. Table 7.A also lists the Regulatory Compliance Measures (RCM) associated with the proposed Project as specified in the Draft PEIR, and describes the requirements and procedures to be followed by the City to ensure that all RCMs adopted as part of the proposed Project will be carried out as described.

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Table 7.A: Laguna Woods General Plan and Zoning Update Mitigation Monitoring and Reporting Program

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
4.1 AESTHETICS				
No Mitigation Measures or Regulatory Compliance Measures related to Aesthetics would be applicable to the Proposed Project.				
4.2 AIR QUALITY				
Mitigation Measures				
No Mitigation Measures related to Air Quality would be applicable to the Proposed Project.				
Regulatory Compliance Measures				
RCM AQ-1	<p>During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving). • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. • Pave construction access roads at least 100 feet (30 meters) onto the site from the main road. • Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. 	During clearing, grading, earth moving, or excavation operations associated with future development facilitated by the proposed Project.	City of Laguna Woods	
RCM AQ-2	All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.	During excavation and/or grading associated with future development facilitated by the proposed Project.		
RCM AQ-3	<p>Prior to approval of future project plans and specifications for public projects undertaken by the City of Laguna Woods, the City shall confirm that the construction bid packages specify:</p> <ul style="list-style-type: none"> • Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent; • Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and • To the extent feasible, construction/building materials shall be composed of pre-painted materials. 	Prior to the approval of future project plans and specifications for public projects undertaken by the City of Laguna Woods.	City of Laguna Woods	

Table 7.A: Laguna Woods General Plan and Zoning Update Mitigation Monitoring and Reporting Program

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
RCM AQ-4	Future projects shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.	During operations of future development facilitated by the proposed Project.	City of Laguna Woods	
4.3 ENERGY				
No Mitigation Measures or Regulatory Compliance Measures related to Energy would be applicable to the Proposed Project.				
4.4 GREENHOUSE GAS EMISSIONS				
Mitigation Measures				
MM GHG-1	Prior to discretionary approval by the City of Laguna Woods (City) for residential development projects subject to California Environmental Quality Act (CEQA) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project-related greenhouse gas (GHG) impacts to the City for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology. If project-related GHG emissions exceed applicable SCAQMD thresholds of significance and/or statewide GHG reduction targets, the City of Laguna Woods shall require that applicants for new development projects incorporate mitigation measures to reduce GHG emissions. Mitigation measures could include, but are not limited, to energy efficiency measures, water conservation and efficiency measures, solid waste measures, and transportation and motor vehicles measures. The identified measures shall be included as part of the conditions of approval.	Prior to discretionary approval by the City of Laguna Woods for residential development projects subject to California Environmental Quality Act (CEQA) review	Project applicants	
Regulatory Compliance Measures				
No Regulatory Compliance Measures related to Greenhouse Gas Emissions would be applicable to the Proposed Project.				
4.5 LAND USE AND PLANNING				
No Mitigation Measures or Regulatory Compliance Measures related to Land Use and Planning would be applicable to the Proposed Project.				
4.6 NOISE				
Mitigation Measures				
MM N-1	Prior to discretionary approval by the City of Laguna Woods (City), residential development projects subject to California Environmental Quality Act (CEQA) review (i.e., nonexempt projects) would be required to incorporate the following conditions: <ul style="list-style-type: none"> • Prior to the issuance of building permits, the applicant shall submit a final acoustical report consistent with the requirements of the California Building Standards Code or City policy, provided that City policy is no less effective than the California Building Standards Code. 	Prior to discretionary approval by the City of Laguna Woods for residential development projects subject to California Environmental Quality Act (CEQA) review	Project applicants	

Table 7.A: Laguna Woods General Plan and Zoning Update Mitigation Monitoring and Reporting Program

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
	<ul style="list-style-type: none"> ○ The final acoustical report shall describe in detail the noise environment and mitigation measures necessary to achieve compliance with applicable noise standards. The report shall also describe and depict the locations of the acoustical barriers and design features of the structures required to satisfy the exterior and interior noise standards along with satisfactory evidence, which indicates that the sound attenuation measures specified in the final acoustical report, have been incorporated into the design of the project. Noise level calculations shall be provided using the Community Noise Equivalent Level (CNEL) noise scale. ● The applicant shall incorporate the requirements of the City's Noise Ordinance as a note on the grading plan cover sheet, for review and approval by the City. ● The applicant shall incorporate the following measures as a note on the grading plan cover sheet: <ul style="list-style-type: none"> ○ Construction equipment, fixed or mobile, shall be maintained in proper operating condition with approved noise mufflers. ○ Construction staging areas shall be located away from off-site receptors and occupied buildings on site during the later phases of project development. ○ Stationary equipment shall be placed such that emitted noise is directed away from residential areas to the greatest extent feasible. ○ Construction access routes shall be selected to minimize truck traffic near existing residential uses where reasonably feasible. 			
Regulatory Compliance Measures				
RCM Noise-1	Prior to the issuance of building permits by the City of Laguna Woods (City), the City shall conduct site plan review for any residential units located within 60 Community Noise Equivalent Level (CNEL) noise contours and above. The site plan review shall be conducted consistent with the City's Noise Element. New construction or development should be undertaken only after detailed analysis of the noise requirements is made and any required noise insulation features included in the design. The interior noise standard is 45 decibels (dB). The exterior standard for habitable exterior living areas, including private yards, private patios and balconies, and common recreation areas, is 65 dB.	Prior to the issuance of building permits.	City of Laguna Woods	
4.7 POPULATION AND HOUSING				
No Mitigation Measures or Regulatory Compliance Measures related to Population and Housing would be applicable to the Proposed Project.				
4.8 PUBLIC SERVICES				
No Mitigation Measures or Regulatory Compliance Measures related to Public Services would be applicable to the Proposed Project.				

Table 7.A: Laguna Woods General Plan and Zoning Update Mitigation Monitoring and Reporting Program

No.	Mitigation Measure	Timing of Completion	Responsible Party	Completion Date and Team Member Initials
4.9 RECREATION				
No Mitigation Measures or Regulatory Compliance Measures related to Recreation would be applicable to the Proposed Project.				
4.10 TRANSPORTATION				
No Mitigation Measures or Regulatory Compliance Measures related to Transportation would be applicable to the Proposed Project.				
4.11 UTILITIES AND SERVICE SYSTEMS				
No Mitigation Measures or Regulatory Compliance Measures related to Utilities and Service Systems would be applicable to the Proposed Project.				

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