

Appendix K Service Provider Responses

Appendices

This page intentionally left blank.

Dina El Chammas

From: Arnau, John [OCWR] <john.arnau@ocwr.ocgov.com>
Sent: Tuesday, December 17, 2019 8:51 AM
To: Alexander Kessel
Subject: RE: OC Waste & Recycling - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center
Attachments: Solid Waste Questionnaire.doc; Solid waste generation rates - land use type.docx

Alex, per your request. Please let me know if you have any questions or if you need any additional information.

From: Alexander Kessel <akessel@placeworks.com>
Sent: Monday, December 16, 2019 11:30 AM
To: Arnau, John [OCWR] <john.arnau@ocwr.ocgov.com>
Subject: OC Waste & Recycling - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

Dear John:

PlaceWorks has been retained by the City of Laguna Niguel (City) to prepare a Draft Environmental Impact Report (EIR) for the Town Center Mixed Use Development project (proposed project). This letter is to request your assistance in updating information regarding existing public services and utilities in the City and assessing the potential impacts that would be created by the proposed project.

Project Location

The approximately 25.2-acre project site (Assessor's Parcel Number 656-242-18) is located in the City of Laguna Niguel. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west (e.g., Niguel Summit Condominiums) (see aerial photo). The County of Orange owns the property and would lease it to Laguna Niguel Town Center Partners, LLC to develop the proposed project.

The site encompasses the South County Justice Center (closed in 2008), the County maintenance yard, and the County library. The recently developed City Hall is located south-east of the site and the Orange County Fire Authority Fire Station #5 is located north of the site.

Project Description

The general vision of the Town Center Mixed Use Development Project is to create a town center with a Grand Plaza and "Main St.", featuring retail, restaurants, services, offices, a new library, and a variety of integrated residential homes.

Proposed Site Plan: The proposed project would allow development of approximately 207,000 square feet of commercial uses and up to 275 multifamily residential units.

The main development areas are the Daily Needs Retail, Retail Village Core, Health and Wellness focused Retail and Medical Office, Creative Office Space, and Residential Village (see conceptual site plan). The development areas will be linked by interior streets and landscaped pedestrian walkways.

The Daily Needs Retail will be located directly adjacent to the ingress/egress on Crown Valley Parkway. It will consist of single-story buildings, with adjacent surface parking, and include, restaurants, specialty foods, culinary supplies, and a gourmet market.

Retail Village Core will be centrally located and will feature a central open space plaza area (town green), **linked by landscaped walkways and** surrounded by retail and restaurant uses, that will serve as an anchor for the development and a gathering place for the community.

Health and Wellness focused Retail and Medical Office area will be located direct adjacent to the Retail Village Core. It will consist of one two-story building providing uses such as spin classes, yoga, Pilates, cross training, stretch/meditation classes, medial office, physical therapy, health food cafes and active lifestyle shops.

Creative Office Space will be located directly west of the Retail Village Core and composed of two buildings ranging between two-and-three stories. The buildings will feature creative spaces with high loft ceilings, skylights, exposed plenum mechanical systems, operable windows and overhead vertical lift exterior doors that open to outdoor patios offering soft seating areas with indoor-outdoor collaborative workspaces and recreation areas.

The residential portion of the new project will be comprised of 275 apartment units and will consist of townhomes, apartments, support offices, and recreation space. 75 of the proposed units will consist of townhome apartments located at the northwest corner of the site along Pacific Island Drive. The townhomes consist of two- and three-story units over a single level sub-terranean garage, with elevator service to units above. The remaining 200 units will be located along Alicia Parkway and Pacific Island Drive and consist of three- and four-story residential building wrapping a four-story free-standing garage.

General Hours of Operations would be from 10:00 A.M. to 9:00 P.M. seven days a week for all commercial uses. Some exceptions included coffee and breakfast cafes that may be open as early as 6:00 A.M. and restaurant bars that may be open until 12:00 A.M. and select restaurants that may be open until 11:00 P.M. on weekends. Special events, including festivals, movie screenings, concerts and farmer markets would typically be held on weekends. Small events held weekly can included yoga in the park with approximately 20 people: medium events held monthly can include movies in the park with approximately 100 people: and larger events held quarterly can included craft festivals or larger scale food and wine events or even community based seasonal events.

Demolition and Construction: Development of the proposed project would require three to four months of demolition to remove the existing South County Justice Center building, the library building, and hardscape and landscaping improvements onsite. Construction would occur in a single phase and take approximately 18 to 24 months.

Entitlements

In 2008, the City certified the South Court Facility EIR for the project site and approved development of a new 40,000-square foot City Hall, expansion of the existing County courthouse facility by 228,723 square feet), and expansion of the County library by 3,050 square feet. Although that project was entitled, it did not move forward.

In 2015, a similar project named “Agora” was proposed at the same site by LAB Holding, LLC. The proposal consisted of +/- 280,000 square feet of commercial uses and up to 200 multi-family residential units. The project was not completed, but the response to the Service Request completed for that project in 2016 is attached for your reference in completing this request.

The currently proposed project would require a **General Plan Amendment** to add Residential Attached (RA) to the existing Community Commercial, Professional Office, and Public/Institutional land use designations onsite, and a **Zone Change** to include Multi-Family (RM) District to the existing Community Commercial and Public/Institutional zoning onsite to permit development of the 275 multifamily residential units.

Please provide your responses to the enclosed questionnaire or please update the responses from the 2016 questionnaire, using additional sheets if necessary. We appreciate any additional comments and/or information you would like to provide regarding the proposed project. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

Please respond to PlaceWorks no later than **January 6, 2020**. If you need additional time to respond or would like a MSWord version of the questionnaire, please let us know. You can email your responses to Alex Kessel at akessel@placeworks.com.

Feel free to contact us at (714) 966-9220 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

ALEX KESSEL
Project Planner

700 S. Flower Street, Suite 600, Los Angeles, CA 90017
213.623.1443 | akessel@placeworks.com | placeworks.com

Attachments:

Aerial Photograph

Conceptual Site Plan

Questionnaire



PLACEWORKS

Response to Questionnaire from 2016

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
OC Waste & Recycling

1. Please confirm that solid waste services to the Laguna Niguel New Town Center Mixed Use project would be provided by OC Waste & Recycling.

The County of Orange, OC Waste & Recycling department would provide solid waste landfill capacity for all solid waste generated by the proposed project.

2. Please confirm that the disposal sites used for the City’s solid waste are primarily the Frank R. Bowerman Landfill in Irvine and Prima Deschecha Landfill in San Juan Capistrano.

Confirmed.

- a. Please confirm or update the information below obtained from the CalRecycle website.

Landfill	Current Remaining Capacity (cubic yards)	Maximum Permitted Capacity (cubic yards)	Estimated Close Date	Maximum Daily Load (tons)
Frank R. Bowerman 11002 Bee Canyon Road Irvine, CA 92602	170,400,000	266,000,000	2075	11,500
Prima Deshecha 32250 Avenida La Pata San Juan Capistrano, CA 92675	134,400,000	173,100,000	2102	4,000

3. Is the County currently meeting AB 939 goals?

Yes, the County provides at least 15-years of Countywide solid waste landfill capacity for all of the incorporated cities in Orange County and also for the County unincorporated area.

4. What generation rates are used to estimate solid waste generation for the following uses:
- a. Multifamily residential?
 - b. Retail?
 - c. Office?

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
OC Waste & Recycling

d. Commercial?

See attached solid waste generation rates, by land use type, from CalRecycle's website.

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
OC Waste & Recycling

5. What mitigation measures, if any, would you recommend for the proposed project?

None.

6. Please add any other comments you may wish to make regarding this project.

The proposed project would not result in any significant impacts to solid waste landfill capacity either on a project-specific or cumulative basis.

Response Prepared By:

John J. Arnau, CEQA Manager
Phone: (714) 834-4107
Email: john.arnau@ocwr.ocgov.com

Name

Title

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
OC Waste & Recycling

OC Waste & Recycling

December 17, 2019

Agency

Date

OC Waste & Recycling's address has changed:

OC Waste & Recycling
601 N. Ross Street, 5th Floor
Santa Ana, CA 92701

Estimated Solid Waste Generation Rates by Land Use Type

Land Use Type	Estimated Solid Waste Generation Rate
Residential	12.23 lbs./household/day
Offices	0.084 lb./sq. ft./day
Commercial/Retail	3.12 lbs./100 sq. ft./day
Restaurants	.005 lb./s.f./day
Industrial/Warehouse	1.42 lb./100 sq. ft./day
Schools	1 lb./student/day
Hotel/Motel	4 lbs./room/day
Public/Institutional	.007 lb./sq. ft./day

Source: CalRecycle, 2019

Dina El Chammas

To: Alexander Kessel; Mariana Zimmermann
Subject: RE: Laguna Niguel Parks and Recreation - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

From: Alison Giglio <AGiglio@cityoflagunaniguel.org>

Sent: Thursday, December 19, 2019 09:31

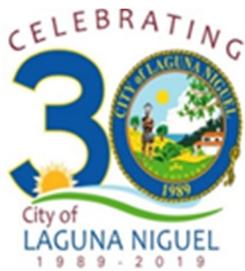
To: Alexander Kessel

Subject: RE: Laguna Niguel Parks and Recreation - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

Good morning!

Please see attached Questionnaire and let me know if you have any questions.

Thank you!



Alison Giglio

Parks and Recreation Director
City of Laguna Niguel
29751 Crown Valley Parkway
Laguna Niguel, CA 92677
agiglio@cityoflagunaniguel.org
949-425-5108

From: Alexander Kessel [<mailto:akessel@placeworks.com>]

Sent: Wednesday, December 18, 2019 11:44 AM

To: Alison Giglio

Subject: RE: Laguna Niguel Parks and Recreation - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

No problem, Alison! Thanks for the status update.

-Alex

From: Alison Giglio <AGiglio@cityoflagunaniguel.org>

Sent: Tuesday, December 17, 2019 6:08 PM

To: Alexander Kessel <akessel@placeworks.com>

Subject: RE: Laguna Niguel Parks and Recreation - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

Hi!

Sorry for the delay. I will send you an updated form soon. Most of the information is the same, except I am waiting for an updated parking space count at Crown Valley Park. We have been under construction on a new Community Center for over a year.

Thank you!



Alison Giglio
Parks and Recreation Director
City of Laguna Niguel
29751 Crown Valley Parkway
Laguna Niguel, CA 92677
agiglio@cityoflagunaniguel.org
949-425-5108

From: Alexander Kessel [<mailto:akessel@placeworks.com>]

Sent: Monday, December 16, 2019 11:30 AM

To: Alison Giglio

Subject: Laguna Niguel Parks and Recreation - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

Dear Alison:

PlaceWorks has been retained by the City of Laguna Niguel (City) to prepare a Draft Environmental Impact Report (EIR) for the Town Center Mixed Use Development project (proposed project). This letter is to request your assistance in updating information regarding existing public services and utilities in the City and assessing the potential impacts that would be created by the proposed project.

Project Location

The approximately 25.2-acre project site (Assessor's Parcel Number 656-242-18) is located in the City of Laguna Niguel. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west (e.g., Niguel Summit Condominiums) (see aerial photo). The County of Orange owns the property and would lease it to Laguna Niguel Town Center Partners, LLC to develop the proposed project.

The site encompasses the South County Justice Center (closed in 2008), the County maintenance yard, and the County library. The recently developed City Hall is located south-east of the site and the Orange County Fire Authority Fire Station #5 is located north of the site.

Project Description

The general vision of the Town Center Mixed Use Development Project is to create a town center with a Grand Plaza and "Main St.", featuring retail, restaurants, services, offices, a new library, and a variety of integrated residential homes.

Proposed Site Plan: The proposed project would allow development of approximately 207,000 square feet of commercial uses and up to 275 multifamily residential units.

The main development areas are the Daily Needs Retail, Retail Village Core, Health and Wellness focused Retail and Medical Office, Creative Office Space, and Residential Village (see conceptual site plan). The development areas will be linked by **interior streets and landscaped pedestrian walkways.**

The Daily Needs Retail will be located directly adjacent to the ingress/egress on Crown Valley Parkway. It will consist of single-story buildings, with adjacent surface parking, and include, restaurants, specialty foods, culinary supplies, and a gourmet market.

Retail Village Core will be centrally located and will feature a central open space plaza area (town green), **linked by landscaped walkways and** surrounded by retail and restaurant uses, that will serve as an anchor for the development and a gathering place for the community.

Health and Wellness focused Retail and Medical Office area will be located direct adjacent to the Retail Village Core. It will consist of one two-story building providing uses such as spin classes, yoga, Pilates, cross training, stretch/meditation classes, medial office, physical therapy, health food cafes and active lifestyle shops.

Creative Office Space will be located directly west of the Retail Village Core and composed of two buildings ranging between two-and-three stories. The buildings will feature creative spaces with high loft ceilings, skylights, exposed plenum mechanical systems, operable windows and overhead vertical lift exterior doors that open to outdoor patios offering soft seating areas with indoor-outdoor collaborative workspaces and recreation areas.

The residential portion of the new project will be comprised of 275 apartment units and will consist of townhomes, apartments, support offices, and recreation space. 75 of the proposed units will consist of townhome apartments located at the northwest corner of the site along Pacific Island Drive. The townhomes consist of two- and three-story units over a single level sub-terranean garage, with elevator service to units above. The remaining 200 units will be located along Alicia Parkway and Pacific Island Drive and consist of three- and four-story residential building wrapping a four-story free-standing garage.

General Hours of Operations would be from 10:00 A.M. to 9:00 P.M. seven days a week for all commercial uses. Some exceptions included coffee and breakfast cafes that may be open as early as 6:00 A.M. and restaurant bars that may be open until 12:00 A.M. and select restaurants that may be open until 11:00 P.M. on weekends. Special events, including festivals, movie screenings, concerts and farmer markets would typically be held on weekends. Small events held weekly can include yoga in the park with approximately 20 people: medium events held monthly can include movies in the park with approximately 100 people: and larger events held quarterly can include craft festivals or larger scale food and wine events or even community based seasonal events.

Demolition and Construction: Development of the proposed project would require three to four months of demolition to remove the existing South County Justice Center building, the library building, and hardscape and landscaping improvements onsite. Construction would occur in a single phase and take approximately 18 to 24 months.

Entitlements

In 2008, the City certified the South Court Facility EIR for the project site and approved development of a new 40,000-square foot City Hall, expansion of the existing County courthouse facility by 228,723 square feet), and expansion of the County library by 3,050 square feet. Although that project was entitled, it did not move forward.

In 2015, a similar project named “Agora” was proposed at the same site by LAB Holding, LLC. The proposal consisted of +/- 280,000 square feet of commercial uses and up to 200 multi-family residential units. The project was not completed, but the response to the Service Request completed for that project in 2016 is attached for your reference in completing this request.

The currently proposed project would require a **General Plan Amendment** to add Residential Attached (RA) to the existing Community Commercial, Professional Office, and Public/Institutional land use designations onsite, and a **Zone Change** to include Multi-Family (RM) District to the existing Community Commercial and Public/Institutional zoning onsite to permit development of the 275 multifamily residential units.

Please provide your responses to the enclosed questionnaire or please update the responses from the 2016 questionnaire, using additional sheets if necessary. We appreciate any additional comments and/or information you would like to provide regarding the proposed project. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

Please respond to PlaceWorks no later than **January 6, 2020**. If you need additional time to respond or would like a MSWord version of the questionnaire, please let us know. You can email your responses to Alex Kessel at akessel@placeworks.com. Feel free to contact us at (714) 966-9220 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

ALEX KESSEL

Project Planner



<http://www.placeworks.com/>" style='position:absolute;margin-left:0;margin-

top:127.85pt;width:108pt;height:21.55pt;z-index:251660288;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:0;mso-wrap-distance-top:0;mso-wrap-distance-right:9.35pt;mso-wrap-distance-bottom:0;mso-position-horizontal:left;mso-position-horizontal-relative:text;mso-position-vertical:absolute;mso-position-vertical-relative:text;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page' o:button="t">

700 S. Flower Street, Suite 600, Los Angeles, CA 90017
213.623.1443 | akessel@placeworks.com | placeworks.com

Attachments:

Aerial Photograph

Conceptual Site Plan

Questionnaire

Response to Questionnaire from 2016

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Laguna Niguel Parks and Recreation Department Questionnaire

1. Please confirm, correct, or supplement the following table listing park facilities within one mile of the project site:

Park	Acreage	Amenities
Niguel Woods Park 29883 White Otter Lane	2	1 Tot Lot with slide; 2 Regular swings; 1 small sandy play area; 3 Park Benches; Turf area w/soccer backstop
Crown Valley Community Park 29571 Crown Valley Parkway	31	1 Pool (with diving boards); 1 Fit Pool; 1 Sprayground; 30 Picnic Tables; 7 Barbeques; 1 Softball Field; 3 Group Sites; 2 Soccer Fields; 3 sets of Restrooms; 1 Bike Trail; 2 Playgrounds; 1 Outdoor Amphitheater; 338 Parking Spaces; Niguel Botanical Preserve (18 Acres); 9 Community Rental spaces/rooms=
La Hermosa Park 24462 La Hermosa Avenue	.5	1 playground; 1 picnic table; 1 barbecue
Clipper Cove Park 29325 Clipper Way	4.7	1 Large Shelter; 3 Picnic Tables; 2 Tot Lots with slides; 1 Large Sand Area; 2 Baby swings; 2 Regular swings; 4 Park benches
Seminole Park 30802 Seminole Place	2.2	1 Tot Lot with Sand; 2 Baby Swings; 2 Picnic Tables; 2 Benches; 1 Large Turf Area

- a. Are there any additional parks within a one-mile radius of the project site not listed above? *I don't believe there are other parks, but per Community Development, you can look at)S-4 in the City's General Plan to confirm.*
- b. How many total acres of parkland are provided throughout the City? *433 acres*
- c. Is the City currently meeting its parkland standard of 3 acres per 1,000 residents?
Yes
2. Would development of the Laguna Niguel New Town Center Mixed Use Project require construction of new or expanded off-site parks? *I don't think so, but you would be subject to the City of Laguna Niguel Municipal Code regarding Park Land/park In-Lieu fees.*
3. Please add any other comments you may wish to make regarding this project.

Response Prepared By:

Alison Giglio	Parks and Recreation Director
Name	Title
City of Laguna Niguel	12/19/2019
Agency	Date

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Orange County Public Library

1. Please confirm or correct:
The Laguna Niguel Library at 30341 Crown Valley Parkway would serve the project site.

Yes, library will serve project site.

2. What is the square footage of the existing Laguna Niguel Library? What resources and special services are provided at this location ?

14,733 square feet.

Resources and special services:

Laguna Niguel Library serves a diverse user population and is open seven days a week. It is the third highest circulating branch in South County. It is the top South County branch in wireless Internet usage. Over the last two years, attendance has grown by 15% and circulation grew by 8%.

Main user groups:

Young children and their parents -- storytimes 2-3 days a week and 5 a week in the fall. After school, every table is full with children doing homework or working with tutors. School age programs: Reading is Fun and Homework Help, a coding (STEM) class, Read to a Dog, and a monthly educational and entertainment performer. Quarterly, the library offers in-depth multiweek STEM classes for children on topics like robotics, programming, etc.

Retirees and Senior Citizens – this population uses the library for recreation, social connection, and as a location to get out of the elements- the library is a cooling center in the summer. The library has two book clubs with over 30 members each. There is a Writers Group, which meets twice a month with over 20 members. The library shows movies every other Sunday in the Program Room and frequently has 70-80 people in attendance. Members of this demographic do not attend the city's outdoor movies and concerts because they need a climate- controlled environment out of the sun and elements. The library has hands on computer tutoring every Thursday morning with a waitlist of 2 months. This year the library added a monthly crochet class, a reader's café, a coloring club, and a memory workshop to provide more programming targeted at this demographic. Quarterly, the library hosts special paid performers and educational lectures. The library partners with civic and charitable groups and hosts monthly meetings of the Laguna Niguel Historical Society, a group of charitable quilters, and open trainings for the Guide Dogs for the Blind. Most of our patrons in this age group are prolific readers; most visit weekly, some visit multiple times each week.

Internet Users – Job Seekers, Small Business, Students - many people visit the library to use the computers and Wi-Fi Internet for long periods each day. Some patrons do not have internet access at home and use library computers to stay connected and perform necessary tasks including job seeking. Other users in this category have Internet access at home but bring their laptops in search of a quiet space to work. The library has several patrons studying for advanced degrees or preparing for various advanced exams (Bar Exam, MCAT, etc.) These people choose the library for the quiet environment and to get away from the distractions you find at home or at coffee shops. Small business people also work here designing websites, editing photos, and doing other freelance work. Many of our Yelp reviews praise the small study nooks, the larger study rooms, and the quiet room as the ideal places to get work done. Currently the library has the fifth highest usage of wireless minutes of all OC Public Libraries branches. These users rarely browse the entire collection but do check out DVDs and popular fiction materials.

- a. Is the existing library space and number of books considered adequate for the existing population within the library's service area?

The configuration of seating, staff space, computer arrangement and book stacks are dated and does not function as well as contemporary libraries are designed.

- b. If not, what is the estimated deficit of:

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Orange County Public Library

i. Building area in square feet?

A contemporary designed library interior with a current arrangement of book stacks, staff space, computer arrangement and seating areas will serve the growing needs of the community.

ii. Volumes or collection size?

Collection size, building capacity, and collection arrangement are well-served in the new design.

iii. Other resources (computers, etc.)?

- Needs Increased seating areas
- Needs group study rooms
- Needs early childhood area
- Needs expanded Teen area
- Needs Innovation space
- Needs combination of desktop and laptop computers

3. What demand factors or standards are used to determine the amount of library space and number of volumes, or collection size, needed to serve a given population?

Library industry standards, data from the census and the California State Library Report

4. The proposed project would introduce up to 200 multifamily residential units. What demands would you estimate the project would create:

a. For library facilities in square feet?

Covered above

b. For collection items?

Covered above

c. For additional library staff?

None

d. Other?

5. Are there any plans for future library expansion or new libraries that would potentially serve the proposed project? If so, how would these facilities be funded?

No other nearby library expansion is planned.

6. What measures, if any, would you recommend to reduce project impacts to library facilities and/or collections?

During construction, open a temporary satellite library so services are not eliminated during construction and ensure adequate free parking, space for library delivery vehicles and dedicated staff parking.

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Orange County Public Library

7. Please add any other comments you may wish to make regarding this project.

In both the temporary library and the finished library building, ensure adequate free dedicated library parking in close proximity to the library, adequate space for daily large delivery trucks, and assigned dedicated staff parking.

Response Prepared By:

Julie Quillman	County Librarian
Name	Title
OC Public Libraries	11/18/2021
Agency	Date

From: Mc Daniel, Matthew J
To: [Alexander Kessel](#)
Subject: Police Questionnaire - Laguna Niguel
Date: Friday, January 3, 2020 3:38:59 PM
Attachments: [image001.png](#)
[Police Questionnaire \(003\).doc](#)

Mr. Kessel,

Please find attached to this e-mail our response to the proposed Town Center Project. Please feel free to reach out should you have any questions.

Thank you.



LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Laguna Niguel Police Services/Orange County Sheriff's Department

1. Please confirm, correct, or supplement:
 - a. Laguna Niguel Police Services contracts police services from the Orange County Sheriff's Department (OCSD). **True**
 - b. OCSD currently has **40.35** sworn officers and **7** non-sworn personnel staffed to serve the City of Laguna Niguel.
 - c. OCSD's goal response time for **emergency calls** within the City of Laguna Niguel is **5 Minutes**.
 - d. OCSD's current average response time to **emergency calls** within the City of Laguna Niguel is **4 minutes, 47 seconds**.
 - e. OCSD's goal response time for **non-emergency calls** within the City of Laguna Niguel is **14 minutes**.
 - f. OCSD's current average response time to **non-emergency calls** within the City of Laguna Niguel is **13 minutes, 45 seconds**.
2. Are there any existing or near future plans for expansion of OCSD facilities, staff, or equipment inventory to serve the City of Laguna Niguel? **No**
 - a. If so,
 - i. Where?
 - ii. How would the facility be equipped, staffed, and funded?
3. Are OCSD's existing resources adequately serving the City of Laguna Niguel? **Yes**.
 - a. If not, what are the existing deficiencies?

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Laguna Niguel Police Services/Orange County Sheriff's Department

4. What impact would the proposed project have on the ability of the OCSD to provide police services in the project area?

Due to the volume of added retail and residential, Police Services would more than likely receive increased calls for service. Without a complete EIR and formulas to estimate those increases, it is recommended that the City wait to add personnel and resources until those increases can be documented.

5. What mitigation measures, if any, would you recommend for the proposed project?

During the planning phases, architects and City Planners should work closely with Police Services Crime Prevention Specialist, who is certified in CPTED (Crime Prevention Through Environmental Design) to review plans and identify concepts and problem areas that could lead to, or mitigate, the increased calls for service, therefore increasing resident and customer safety.

6. Please add any comments you may wish to make regarding this project.

This project will add additional calls for service by its very nature, especially as an intended destination in the Town Center. As proposed, with retail storefronts designed to face the inner quad, policing efforts will likely be conducted on foot or by bicycle patrol. These types of patrol methods require more time and resources which the city should take into consideration in the overall impact of the development.

Secondarily, the main exit for our patrol units to utilize in an emergency is proposed to be shared with the entry/exit driveway from Alicia Parkway. In an emergency, this design could delay our immediate response if traffic is backed up waiting to exit. For this same exit point, our deputies will often utilize their lights and sirens as they exit. This will potentially be disturbing to the residents who will be right across the driveway from our police services.

Response Prepared By:

Matt McDaniel	Chief of Police Services, Laguna Niguel
Name	Title

Orange County Sheriff's Department	January 2, 2020
Agency	Date

From: Megan Emami
To: [Alexander Kessel](#); [Dina El Chammas](#)
Cc: [Rodney S. Woods](#); [Matt Collings](#); [Mark Mountford](#); jburror@socwa.com
Subject: RE: [CAUTION]FW: South Orange County Wastewater Authority - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center
Date: Thursday, January 9, 2020 8:12:20 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[Wastewater Questionnaire \(002\).doc](#)

Hello Dina and Alex,

Please see the attached response to the questionnaire.

Thank you,

Megan

From: Matt Collings <MCollings@mnwd.com>
Sent: Monday, January 6, 2020 7:22 AM
To: Mark Mountford <MMountford@mnwd.com>; Megan Emami <MEmami@mnwd.com>
Cc: Rodney S. Woods <RWoods@mnwd.com>
Subject: FW: [CAUTION]FW: South Orange County Wastewater Authority - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

Mark or Megan,

Can you please reach out to Alex today to discuss next steps for his request?

Thanks,
Matt

From: Jim Burror <jburror@socwa.com>
Sent: Sunday, January 5, 2020 12:22 PM
To: akessel@placeworks.com
Cc: Matt Collings <MCollings@mnwd.com>; Rodney S. Woods <RWoods@mnwd.com>
Subject: [CAUTION]FW: South Orange County Wastewater Authority - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

Alex,

I am forwarding your request to MNWD. They are the agency that should be responding to your project request. I will provide any needed information to MNWD to support your data request.

Thanks

Jim Burror
SOCWA

From: Alexander Kessel <akessel@placeworks.com>

Sent: Monday, December 16, 2019 11:28 AM

To: Jim Burror <jburror@socwa.com>

Subject: South Orange County Wastewater Authority - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center

Dear Jim:

PlaceWorks has been retained by the City of Laguna Niguel (City) to prepare a Draft Environmental Impact Report (EIR) for the Town Center Mixed Use Development project (proposed project). This letter is to request your assistance in updating information regarding existing public services and utilities in the City and assessing the potential impacts that would be created by the proposed project.

Project Location

The approximately 25.2-acre project site (Assessor's Parcel Number 656-242-18) is located in the City of Laguna Niguel. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west (e.g., Niguel Summit Condominiums) (see aerial photo). The County of Orange owns the property and would lease it to Laguna Niguel Town Center Partners, LLC to develop the proposed project.

The site encompasses the South County Justice Center (closed in 2008), the County maintenance yard, and the County library. The recently developed City Hall is located south-east of the site and the Orange County Fire Authority Fire Station #5 is located north of the site.

Project Description

The general vision of the Town Center Mixed Use Development Project is to create a town center with a Grand Plaza and "Main St.", featuring retail, restaurants, services, offices, a new library, and a variety of integrated residential homes.

Proposed Site Plan: The proposed project would allow development of approximately 207,000 square feet of commercial uses and up to 275 multifamily residential units.

The main development areas are the Daily Needs Retail, Retail Village Core, Health and Wellness focused Retail and Medical Office, Creative Office Space, and Residential Village (see conceptual site plan). The development areas will be linked by interior streets and landscaped pedestrian walkways.

The Daily Needs Retail will be located directly adjacent to the ingress/egress on Crown Valley Parkway. It will consist of single-story buildings, with adjacent surface parking, and include, restaurants, specialty foods, culinary supplies, and a gourmet market.

Retail Village Core will be centrally located and will feature a central open space plaza area (town

green), linked by landscaped walkways and surrounded by retail and restaurant uses, that will serve as an anchor for the development and a gathering place for the community.

Health and Wellness focused Retail and Medical Office area will be located direct adjacent to the Retail Village Core. It will consist of one two-story building providing uses such as spin classes, yoga, Pilates, cross training, stretch/meditation classes, medial office, physical therapy, health food cafes and active lifestyle shops.

Creative Office Space will be located directly west of the Retail Village Core and composed of two buildings ranging between two-and-three stories. The buildings will feature creative spaces with high loft ceilings, skylights, exposed plenum mechanical systems, operable windows and overhead vertical lift exterior doors that open to outdoor patios offering soft seating areas with indoor-outdoor collaborative workspaces and recreation areas.

The residential portion of the new project will be comprised of 275 apartment units and will consist of townhomes, apartments, support offices, and recreation space. 75 of the proposed units will consist of townhome apartments located at the northwest corner of the site along Pacific Island Drive. The townhomes consist of two- and three-story units over a single level sub-terranean garage, with elevator service to units above. The remaining 200 units will be located along Alicia Parkway and Pacific Island Drive and consist of three- and four-story residential building wrapping a four-story free-standing garage.

General Hours of Operations would be from 10:00 A.M. to 9:00 P.M. seven days a week for all commercial uses. Some exceptions included coffee and breakfast cafes that may be open as early as 6:00 A.M. and restaurant bars that may be open until 12:00 A.M. and select restaurants that may be open until 11:00 P.M. on weekends. Special events, including festivals, movie screenings, concerts and farmer markets would typically be held on weekends. Small events held weekly can included yoga in the park with approximately 20 people: medium events held monthly can include movies in the park with approximately 100 people: and larger events held quarterly can included craft festivals or larger scale food and wine events or even community based seasonal events.

Demolition and Construction: Development of the proposed project would require three to four months of demolition to remove the existing South County Justice Center building, the library building, and hardscape and landscaping improvements onsite. Construction would occur in a single phase and take approximately 18 to 24 months.

Entitlements

In 2008, the City certified the South Court Facility EIR for the project site and approved development of a new 40,000-square foot City Hall, expansion of the existing County courthouse facility by 228,723 square feet), and expansion of the County library by 3,050 square feet. Although that project was entitled, it did not move forward.

In 2015, a similar project named "Agora" was proposed at the same site by LAB Holding, LLC. The proposal consisted of +/- 280,000 square feet of commercial uses and up to 200 multi-family residential units. The project was not completed, but the response to the Service Request completed for that project in 2016 is attached for your reference in completing this request.

The currently proposed project would require a General Plan Amendment to add Residential Attached (RA) to the existing Community Commercial, Professional Office, and Public/Institutional land use designations onsite, and a Zone Change to include Multi-Family (RM) District to the existing Community Commercial and Public/Institutional zoning onsite to permit development of the 275 multifamily residential units.

Please provide your responses to the enclosed questionnaire or please update the responses from the 2016 questionnaire, using additional sheets if necessary. We appreciate any additional comments and/or information you would like to provide regarding the proposed project. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

Please respond to PlaceWorks no later than January 6, 2020. If you need additional time to respond or would like a MSWord version of the questionnaire, please let us know. You can email your responses to Alex Kessel at akessel@placeworks.com. Feel free to contact us at (714) 966-9220 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

ALEX KESSEL
Project Planner

700 S. Flower Street, Suite 600, Los Angeles, CA 90017
213.623.1443 | akessel@placeworks.com | placeworks.com

Attachments:

Aerial Photograph

Conceptual Site Plan

Questionnaire

Response to Questionnaire from 2016

CAUTION: This email originated from outside of the District's eMail system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



Matt Collings, PE | Assistant General Manager

o: 949.831.2500 | d: 949.448.4032 c: 949.795.8428

e: MCollings@mnwd.com | visit us: www.mnwd.com



Megan Emami | Development Services Specialist

o: 949.831.2500 | d: 949.425.3557 c:

e: MEmami@mnwd.com | visit us: www.mnwd.com



LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
South Orange County Wastewater Authority

1. Please confirm or correct the following information obtained from the South Orange County Wastewater Authority (SOCWA) website:

a) SOCWA would provide wastewater services to the project site.

Moulton Niguel Water District (MNWD) would provide wastewater services to the project site; SOCWA will provide wastewater treatment to the project site.

b) Only the SOCWA regional treatment plant (RTP) would treat wastewater generated by the proposed project.

True.

c) The RTP's current average flow is 9.32 million gallons per day (mgd).

The current average flow of the max month of 2019 was February 2019; average flow for that month was 8.46 mgd.

d) The RTP has a treatment capacity of 12 mgd of liquids and an equivalent of 20 mgd of solids.

True.

e) The RTP's capacity for tertiary treatment is 11.4 mgd.

Currently, the RTP's capacity for tertiary treatment is 9 mgd.

f) Treated effluent (after tertiary treatment) is used as recycled water in landscape irrigation.

True.

g) SOCWA maintains the recycled water distribution system in the City of Laguna Niguel.

MNWD maintains the recycled water distribution system in the City of Laguna Niguel.

h) Effluent from the RTP is discharged to the Pacific Ocean from the Aliso Creek Ocean Outfall.

True.

2. Are there currently any deficiencies in the SOCWA wastewater treatment system?

No. There is existing capacity in both the treatment plant and the sewer mains leading to the treatment plant. Sewer mainline extensions will be required to serve the project site.

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
South Orange County Wastewater Authority

3. Are there any planned improvements or expansions to SOCWA's wastewater facilities?

Regularly planned Capital Improvement Projects are planned for both SOCWA and MNWD wastewater facilities, none of which are specifically related to the project.

4. Are there existing recycled water lines in the project area that would serve the project site?

Yes

a. Would there be any constraints in serving the project with recycled water for irrigation?

Extensions of the existing recycled water mainlines will be required to serve recycled water irrigation to the project site.

5. Does SOCWA have wastewater generation rates (e.g. gallons per unit/resident/square foot) used to estimate future wastewater generation?

If so, please provide wastewater generation rates for the following uses:

- a) Residential:
- b) Commercial
- c) Office
- d) Institutional

MNWD has wastewater generation planning factors found in MNWD's Development Requirements for Establishing and Modifying Potable Water, Recycled Water, and Wastewater Service.

Wastewater Use Category	Planning Loading Factor
SFR	125 gpd/DU
MFR	170 gpd/DU
Schools	60 gpd/ksf
Commercial	85 gpd/ksf
Office	60 gpd/ksf
Industrial	50 gpd/ksf
Parks	50 gpd/ksf

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
South Orange County Wastewater Authority

Hospital	125 gpd/ksf
Hotel	120 gpd/rm
Restaurant	1000 gpd/ksf
Health Club	800 gpd/ksf

DU = dwelling units
gpd = gallons per day
ksf = thousand square feet
MFR = Multi Family Residence
Rm = room
SFR = Single Family Residence

6. Would the existing SOCWA wastewater treatment facility be sufficient to serve the estimated project-generated wastewater, or would construction of new or expanded wastewater treatment facilities be required?

There is existing capacity in both the treatment plant and the sewer mains leading to the treatment plant. Sewer mainline extensions will be required to serve the project site.

7. Please provide any additional comments you may have regarding the proposed project.

Response Prepared By:

Megan Emami

Development Services Specialist

Name

Title

Moulton Niguel Water District

1/8/2020

Agency

Date

From: Smith, Amy
To: [Alexander Kessel](#)
Cc: [Contreras, Mike](#)
Subject: RE: OCFA - Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center
Date: Thursday, January 16, 2020 4:52:50 PM
Attachments: [011620 Fire Questionnaire.doc](#)

Hi Alex,

Per Chief Contreras, attached is the completed questionnaire.

Thank you!

Amy



Amy Smith

Administrative Assistant / Division 5
Orange County Fire Authority
Office: 949.389.0077

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Laguna Niguel Fire Services/Orange County Fire Authority

1. Please confirm the three fire stations within Laguna Niguel as listed below, and provide detail on equipment and staffing at each station.

Station	Location	Equipment	Staffing
OCFA Station 5	23600 Pacific Island Drive	E5/E105 (cross-staffed)	3 Fire Captain, 3 Engineer, 6 Firefighter Paramedic
OCFA Station 39	24241 Avila Road	E39/E339 (cross-staffed)	3 Fire Captain, 3 Engineer Paramedic, 3 Firefighter Paramedics, 3 Firefighter
OCFA Station 49	3461 Golden Lantern	T49	3 Fire Captain, 3 Engineer, 6 Firefighter Paramedic

2. Confirm or correct: OCFA Station 5 would be the first-in station to an emergency at the project site. **YES**
3. How many full-time employees work at the three OCFA stations in Laguna Niguel? How many are firefighters? **There are 36 employees at the three OCFA stations in Laguna Niguel. All 36 employees are full-time OCFA firefighters.**
- A) Station 5 has 12 full-time emergency personnel assigned to the station. Daily staffing consists of four (4) full-time emergency personnel as follows: 1 Captain, 1 Engineer, 2 Firefighter Paramedics**
- B) Station 39 has 12 full-time emergency personnel assigned to the station. Daily staffing consists of four (4) full-time emergency personnel as follows: 1 Captain, 1 Engineer Paramedic , 1 Firefighter Paramedic, 1 Firefighter**
- C) Station 49 has 12 full-time emergency personnel assigned to the station. Daily staffing consists of four (4) full-time emergency personnel as follows: 1 Captain, 1 Engineer, 2 Firefighter Paramedics**
4. What is OCFA's response time goal for *emergency* incidents in the City of Laguna Niguel?

	80% Goal
First Unit Recpt to Onscene	0:07:20
First Engine/Truck Recpt to Onscene STR	0:07:20
First Truck Recpt to Onscene	0:12:00
First BLS Recpt to Onscene	0:07:20
First ALS Recpt to Onscene	0:10:00
First Paramedic Assessment Recpt to Onscene	0:07:20

- What is OCFA's current response time for *emergency* incidents in the City?
7:15

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Laguna Niguel Fire Services/Orange County Fire Authority

5. What is OCFA's response time goal for *non-emergency* incidents in the City of Laguna Niguel?

	80% Goal
First Unit Recpt to Onscene	0:07:20
First Engine/Truck Recpt to Onscene STR	0:07:20
First Truck Recpt to Onscene	0:12:00
First BLS Recpt to Onscene	0:07:20
First ALS Recpt to Onscene	0:10:00
First Paramedic Assessment Recpt to Onscene	0:07:20

What is OCFA's current response time for *non-emergency* incidents in the City?
7:15

6. Are there any existing deficiencies in the level of fire protection service currently provided to the project site? **NO**
Response time is contingent upon incident location within the project.

7. Are there any planned future OCFA fire stations in the City? **NO**
 a. If so:
 i. Where?
 ii. How would the station(s) be equipped, staffed, and funded?

8. Upon project completion, are the existing OCFA equipment and personnel adequate to maintain a sufficient level of service for the project area? **YES**
 a. If not, what additional facilities, personnel and equipment would be needed?
 b. What factors are used to project these needs?

9. What is the approximate fire flow requirement for the proposed project?
The fire water flow is based on construction type for the buildings and the area involved. OCFA uses the 2016 CFC Appendix B "Fire-Flow Requirements for Buildings".

10. Please add any other comments you may wish to make regarding this project.
All developments in the City are subject to enter into a Secured Fire Protection Agreement with the OCFA to allow the OCFA to address potential impacts of the project on fire services in the project community. In this agreement, the developer is assessed \$60 per dwelling/equivalent dwelling unit. Equivalent dwelling unit is calculated by the square footage divided by 1,000 and then multiplied by .09 (nine/tenths or 9/10).

Response Prepared By:

Michael Contreras	Division 5 Chief
Name	Title
Orange County Fire Authority	January 16, 2020
Agency	Date

From: [Lawing, Korin C.](#)
To: [Alexander Kessel](#)
Subject: Service Provider Response - Town Center Mixed Use Development Project
Date: Tuesday, January 28, 2020 1:39:46 PM
Attachments: [2020-01-28 Response to Placeworks-Request for Service Provider Information-Town Center Mixed Use Development Project.pdf](#)

Good Afternoon,

Please see the attached completed questionnaire.

Thank you,

Korin Lawing

Facilities Planning Technician
Capistrano Unified School District
33122 Valle Road
San Juan Capistrano, CA 92675
(949) 234-9522
kclawing@capousd.org



December 16, 2019

Ted Norman, Director
 Capistrano Unified School District
 Facilities/Maintenance & Operations
 32972 Calle Perfecto
 San Juan Capistrano, California 92675

Subject: Request for Service Provider Information for the Environmental Impact Report for Laguna Niguel City Center at the former South County Justice Center in Laguna Niguel (LAG-08.0)

Dear Ted:

PlaceWorks has been retained by the City of Laguna Niguel (City) to prepare a Draft Environmental Impact Report (EIR) for the Town Center Mixed Use Development project (proposed project). This letter is to request your assistance in updating information regarding existing public services and utilities in the City and assessing the potential impacts that would be created by the proposed project.

Project Location

The **approximately 25.2-acre** project site (Assessor’s Parcel Number 656-242-18) is located in the City of Laguna Niguel. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west (e.g., Niguel Summit Condominiums) (see aerial photo). The County of Orange owns the property and would lease it to Laguna Niguel Town Center Partners, LLC to develop the proposed project.

The site encompasses the South County Justice Center (closed in 2008), the County maintenance yard, and the County library. The recently developed City Hall is located south-east of the site and the Orange County Fire Authority Fire Station #5 is located north of the site.

Project Description

The general vision of the Town Center Mixed Use Development Project is to create a town center with a Grand Plaza and “Main St.”, featuring retail, restaurants, services, offices, a new library, and a variety of integrated residential homes.

Proposed Site Plan: The proposed project would allow development of approximately 207,000 square feet of commercial uses and up to 275 multifamily residential units.

The main development areas are the Daily Needs Retail, Retail Village Core, Health and Wellness focused Retail and Medical Office, Creative Office Space, and Residential Village (see conceptual site plan). The development areas will be linked by **interior streets and landscaped pedestrian walkways**.

The Daily Needs Retail will be located directly adjacent to the ingress/egress on Crown Valley Parkway. It will consist of single-story buildings, with adjacent surface parking, and include, restaurants, specialty foods, culinary supplies, and a gourmet market.

Retail Village Core will be centrally located and will feature a central open space plaza area (town green), **linked by landscaped walkways** and surrounded by retail and restaurant uses, that will serve as an anchor for the development and a gathering place for the community.



Health and Wellness focused Retail and Medical Office area will be located direct adjacent to the Retail Village Core. It will consist of one two-story building providing uses such as spin classes, yoga, Pilates, cross training, stretch/meditation classes, medial office, physical therapy, health food cafes and active lifestyle shops.

Creative Office Space will be located directly west of the Retail Village Core and composed of two buildings ranging between two-and-three stories. The buildings will feature creative spaces with high loft ceilings, skylights, exposed plenum mechanical systems, operable windows and overhead vertical lift exterior doors that open to outdoor patios offering soft seating areas with indoor-outdoor collaborative workspaces and recreation areas.

The residential portion of the new project will be comprised of 275 apartment units and will consist of townhomes, apartments, support offices, and recreation space. 75 of the proposed units will consist of townhome apartments located at the northwest corner of the site along Pacific Island Drive. The townhomes consist of two- and three-story units over a single level sub-terranean garage, with elevator service to units above. The remaining 200 units will be located along Alicia Parkway and Pacific Island Drive and consist of three- and four-story residential building wrapping a four-story free-standing garage.

General Hours of Operations would be from 10:00 A.M. to 9:00 P.M. seven days a week for all commercial uses. Some exceptions included coffee and breakfast cafes that may be open as early as 6:00 A.M. and restaurant bars that may be open until 12:00 A.M. and select restaurants that may be open until 11:00 P.M. on weekends. Special events, including festivals, movie screenings, concerts and farmer markets would typically be held on weekends. Small events held weekly can included yoga in the park with approximately 20 people: medium events held monthly can include movies in the park with approximately 100 people: and larger events held quarterly can included craft festivals or larger scale food and wine events or even community based seasonal events.

Demolition and Construction: Development of the proposed project would require three to four months of demolition to remove the existing South County Justice Center building, the library building, and hardscape and landscaping improvements onsite. Construction would occur in a single phase and take approximately 18 to 24 months.

Entitlements

In 2008, the City certified the South Court Facility EIR for the project site and approved development of a new 40,000-square foot City Hall, expansion of the existing County courthouse facility by 228,723 square feet), and expansion of the County library by 3,050 square feet. Although that project was entitled, it did not move forward.

In 2015, a similar project named "Agora" was proposed at the same site by LAB Holding, LLC. The proposal consisted of +/- 280,000 square feet of commercial uses and up to 200 multi-family residential units. The project was not completed, but the response to the Service Request completed for that project in 2016 is attached for your reference in completing this request.

The currently proposed project would require a **General Plan Amendment** to add Residential Attached (RA) to the existing Community Commercial, Professional Office, and Public/Institutional land use designations onsite, and a **Zone Change** to include Multi-Family (RM) District to the existing Community Commercial and Public/Institutional zoning onsite to permit development of the 275 multifamily residential units.

Please provide your responses to the enclosed questionnaire or please update the responses from the 2016 questionnaire, using additional sheets if necessary. We appreciate any additional comments and/or



information you would like to provide regarding the proposed project. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

Please respond to PlaceWorks no later than **January 6, 2020**. If you need additional time to respond or would like an MSWord version of the questionnaire, please let us know. You can email your responses to Alex Kessel at akessel@placeworks.com. Feel free to contact us at (714) 966-9220 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

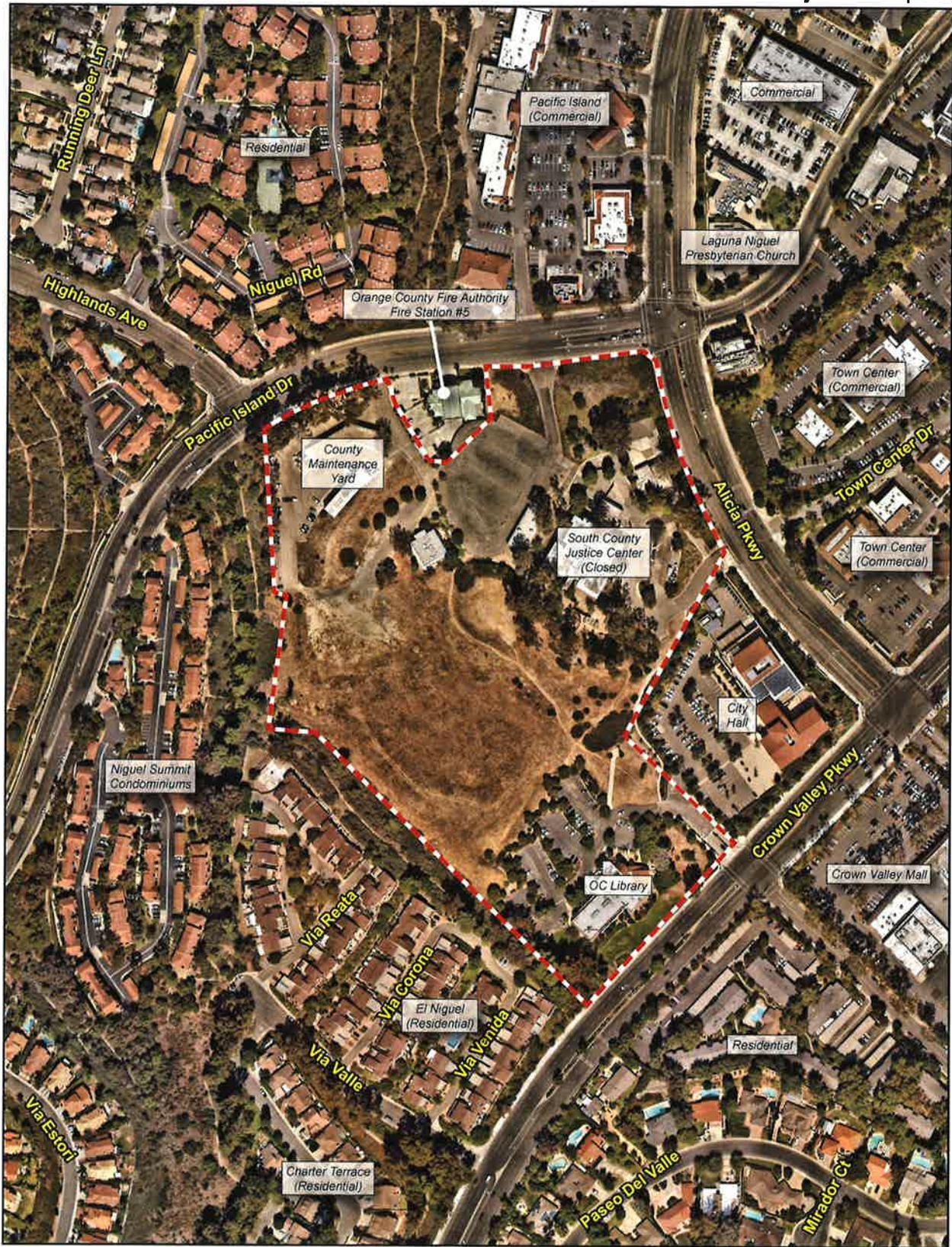
PLACEWORKS

A handwritten signature in blue ink, appearing to read 'Alex Kessel'.

Alex Kessel
Project Planner

Attachments:
Aerial Photograph
Conceptual Site Plan
Questionnaire
Response to Questionnaire from 2016

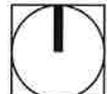
Figure 3-3 - Aerial Photograph
3. Project Description



--- Project Boundary

0 350

Scale (Feet)



Source: Nearmap, 2019



ALICIA PKWY

EXISTING CITY HALL TO REMAIN

RESIDENTIAL

OFFICE AND LIBRARY

GARAGE

EXISTING FIRE STATION #5 TO REMAIN

RESIDENTIAL

PACIFIC LAND DRIVE

CROWN VALLEY PKWY

K-43



LAGUNA NIGUEL TOWN CENTER
LOCATION: LAGUNA NIGUEL, CA
SCALE: 1" = 100'

LANDSCAPE ARCHITECTURE - LAGUNA NIGUEL CITY CENTER
OJB 10/2007

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Capistrano Unified School District

1. Please confirm, correct, or supplement:

Capistrano Unified School District (CUSD) would provide school services to future student residents of the proposed project. The following schools would likely serve the project:

<i>School</i>	<i>Grades</i>	<i>Location</i>	<i>Academic Year 2015-2016 Enrollment</i>	<i>Capacity</i>
Moulton Elementary School	K-5	29851 Highlands Avenue	660	788
Niguel Hills Middle School	6-8	29070 Paseo Escuela	1,192	1,499
Dana Hills High School	9-12	33333 Golden Lantern	2,716	2,794

2. Would the project site be served by other CUSD schools? If so, please fill out the following table for each additional school.

<i>School</i>	<i>Grades</i>	<i>Location</i>	<i>Academic Year 2015-2016 Enrollment</i>	<i>Capacity</i>

3. Does the CUSD plan to build any new schools near the project site? If so, please provide grade levels, location, and capacity for each planned school.

<i>Grades</i>	<i>Location/Address</i>	<i>Capacity</i>

4. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students?

none at this time

If shortages exist, what is the basis for determining those shortages?

LAGUNA NIGUEL NEW TOWN CENTER MIXED USE PROJECT
Capistrano Unified School District

5. What is the current residential development impact fee collected in accordance with SB 50? **\$3.79 per square foot of assessable new residential construction**

6. Please indicate CUSD's student generation rates for elementary school, intermediate school, and high school students.

	SFD	SFA	MF
a. Grades K-5:	0.33	0.20	0.15
b. Grades 6-8:	0.09	0.07	0.06
c. Grades 9-12:	0.13	0.08	0.06

7. How would the proposed project affect existing school services and facilities at the schools specified in question 1 (and question 2, if applicable)?

n/a

8. Please add any additional comments you may have regarding the proposed project.

none at this time

Response Prepared By:

Korin Lawing **Facilities Planning Tech.**

Capistrano USD **1/28/2020**



Village Residential would be located in the most northern portion of the site separated from the Grand Plaza, Commons, and Element Square by a pedestrian-oriented promenade lined with retail and angled parking. The 200 multifamily rental units would be designed as two- and three-story residential clusters, each with a shared courtyard. At the center of Village Residential would be a parking structure accessible to residents, guests, and visitors of the AGORA downtown area.

Demolition and Construction: Development of the proposed project would require two months of demolition to remove the existing South County Justice Center building and hardscape and landscaping improvements onsite. Construction would occur in a single phase and take approximately 18 to 24 months.

Entitlements

In 2008, the City certified the South Court Facility EIR for the project site and approved development of a new 40,000-square foot City Hall, expansion of the existing County courthouse facility by 228,723 square feet), and expansion of the County library by 3,050 square feet. Although that project was entitled, it did not move forward.

The currently proposed project would require a General Plan Amendment to add Residential Attached (RA) to the existing Community Commercial, Professional Office, and Public/Institutional land use designations onsite, and a Zone Change to include Multi-Family (RM) District to the existing Community Commercial and Public/Institutional zoning onsite to permit development of the 200 multifamily residential units.

Please provide your responses to the enclosed questionnaire, using additional sheets if necessary. We appreciate any additional comments and/or information you would like to provide regarding the proposed project. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

Please respond to PlaceWorks no later than Wednesday, April 6, 2016. If you need additional time to respond or would like an MSWord version of the questionnaire, please let us know. You can email your responses to Frances Ho at fho@placeworks.com. Feel free to contact us at (714) 966-9220 or via the aforementioned email. Thank you for your prompt attention to this request.

Sincerely,

PLACEWORKS

A handwritten signature in black ink, appearing to read "Frances Ho", written over the printed name.

Frances Ho, AICP
Project Planner

Attachments
Aerial Photograph
Conceptual Site Plan



March 24, 2016

John Forney, Executive Director
Facilities/Maintenance & Operations
Capistrano Unified School District
33122 Valle Road
San Juan Capistrano, CA 92675

Subject: Request for Service Provider Information for the Environmental Impact Report for the AGORA Arts District Downtown Project (LAG 07.0)

Dear Mr. Forney

PlaceWorks has been retained by the City of Laguna Niguel (City) to prepare a Draft Environmental Impact Report (EIR) for the AGORA Arts District Downtown project (proposed project). This letter is to request your assistance in updating information regarding existing public services and utilities in the City and assessing the potential impacts that would be created by the proposed project.

Project Location

The 22-acre project site (Assessor's Parcel Number 656-242-18) is located in the City of Laguna Niguel. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west (e.g., Niguel Summit Condominiums) (see aerial photo). The County of Orange owns the property and has leased it to LAB Holding, LLC/Griffin Realty Corporation to develop the proposed project.

The site encompasses the South County Justice Center (closed in 2008) and County maintenance yard, and the recently developed City Hall and renovated County library are located just south of the site.

Project Description

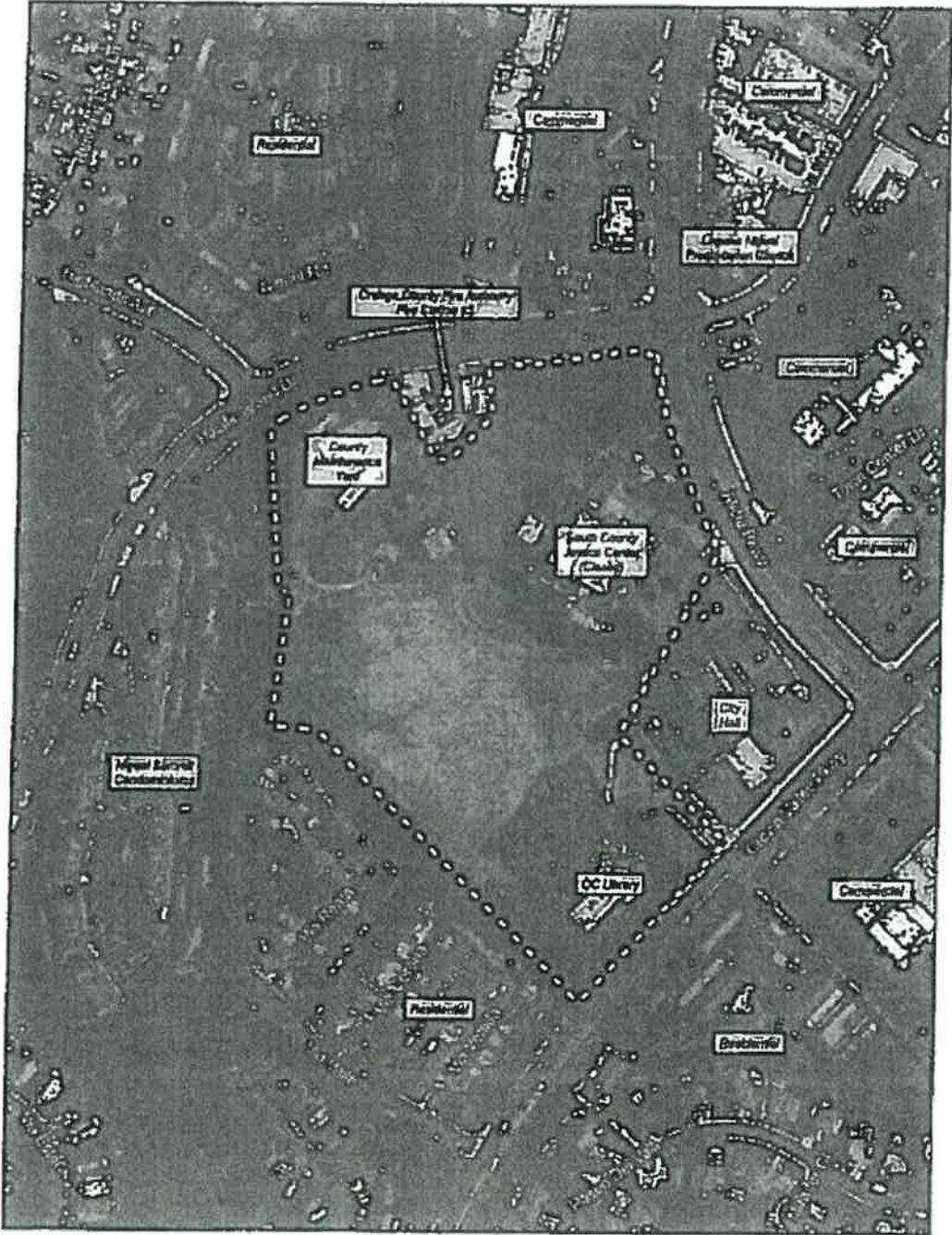
The general vision of the AGORA project is to create a "downtown" environment that features specialty retail, restaurants, community-oriented event space, integrated residential homes, and extensive walkable open space plazas and squares.

Proposed Site Plan: The proposed project would allow development of approximately 279,500 square feet of commercial uses and up to 200 multifamily residential units. The four main development areas are the Grand Plaza, Commons, Element Square, and Village Residential (see conceptual site plan).

The Grand Plaza would consist of a retail/restaurant core with large central open space, patio and arcade dining areas, outdoor performance areas, water gardens, and space for festivals/open markets.

Commons and Element Square would be adjacent to one another and located on the western end of the Grand Plaza. Commons would provide an area for arts and education, including spaces for art supply stores, schools (e.g., arts, culinary, music, etc.), studios, creative offices, music stores, and coffeehouses. Element Square would be dedicated to health and wellness, and provide space for spin/yoga studios, health food cafes, specialty food markets, and active lifestyle shops. Together, Commons and Element Square would be designed as a low density, quiet escape from the higher-intensity development and activity in the Grand Plaza.

Figure 3 - Aerial Photograph
1. Introduction



--- Project Boundary

Source: Google Earth Pro, 2016

0 350
Scale (Feet)



Plumline

Figure 5 - Conceptual Master Plan
1. Introduction



0 200
Scale (Feet)



PlaceMakers

AGORA ARTS DISTRICT DOWNTOWN PROJECT
Capistrano Unified School District

1. Please confirm, correct, or supplement:

Capistrano Unified School District (CUSD) would provide school services to future student residents of the proposed project. The following schools would likely serve the project:

<i>School</i>	<i>Grades</i>	<i>Location</i>	<i>Academic Year 2015-2016 Enrollment</i>	<i>Capacity</i>
Moulton Elementary School	K-5	29851 Highlands Avenue	667	788
Niguel Hills Middle School	6-8	29070 Paseo Escuelas	1150	1499
Dana Hills High School	9-12	33333 Golden Lantern	2610	2794

2. Would the project site be served by other CUSD schools? If so, please fill out the following table for each additional school.

<i>School</i>	<i>Grades</i>	<i>Location</i>	<i>Academic Year 2015-2016 Enrollment</i>	<i>Capacity</i>

3. Does the CUSD plan to build any new schools near the project site? If so, please provide grade levels, location, and capacity for each planned school.

<i>Grades</i>	<i>Location/Address</i>	<i>Capacity</i>

4. Are there any existing shortages in the amount of classroom, athletic, recreational or other facilities available to serve the current number of students?

NONE AT THIS TIME

If shortages exist, what is the basis for determining those shortages?

AGORA ARTS DISTRICT DOWNTOWN PROJECT
Capistrano Unified School District

5. What is the current residential development impact fee collected in accordance with SB 50?

\$ 3.48 / sq. ft.

6. Please indicate CUSD's student generation rates for elementary school, intermediate school, and high school students.

	SFD	SFA	MF
a. Grades K-5:	.026	0.18	0.14
b. Grades 6-8:	0.10	0.06	0.04
c. Grades 9-12:	0.14	0.07	0.04

7. How would the proposed project affect existing school services and facilities at the schools specified in question 1 (and question 2, if applicable)?

N/A

8. Please add any additional comments you may have regarding the proposed project.

NONE AT THIS TIME

Response Prepared By:

Name: Karin Lawing Title: Facilities Planning
 Agency: CUSD Date: 4/14/15 Tech.