

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** \_\_\_\_\_  
 Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_  
 Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:** \_\_\_\_\_

**Project Description:** (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## 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 6<sup>th</sup> 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	Commercial	(No Change)	Community Commercial	Residential High Density Overlay

<b>Site [Existing Use / Assessor's Parcel Number (APN) / Address]</b>	<b>Existing General Plan Land Use Designation</b>	<b>Proposed General Plan Land Use Designation</b>	<b>Existing Zoning District</b>	<b>Proposed Overlay Zoning District or Zoning District</b>
24151 Moulton Parkway				
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

<b>Site [Existing Use / Assessor's Parcel Number (APN) / Address]</b>	<b>Existing General Plan Land Use Designation</b>	<b>Proposed General Plan Land Use Designation</b>	<b>Existing Zoning District</b>	<b>Proposed Overlay Zoning District or Zoning District</b>
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 622-071-21 N/A (Intersection of El Toro Road & Aliso Creek Road)	Open Space	Community Facilities	Open Space-Passive	Community Facilities-Public/Institutional
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	Open Space	Community Facilities	Open Space-Recreation	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
23201 Ridge Route Drive				
El Toro Water District - Aliso Creek Lift Station 621-101-18 24091 Avenida Sevilla	Residential Community	Community Facilities	Residential Community	Community Facilities- Public/Institutional