

## 1.0 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

This Draft Program Environmental Impact Report (PEIR) for the Laguna Woods General Plan and Zoning Update (herein referred to as the “Project” or “proposed Project”) has been prepared by LSA on behalf of the City of Laguna Woods (City) to identify and evaluate the potential environmental effects associated with the proposed Project.

This PEIR has been prepared in accordance with the California Environmental Quality Act (CEQA)<sup>1</sup> and *Guidelines for California Environmental Quality Act*<sup>2</sup> (*CEQA Guidelines*), both of which regulate the preparation of EIRs. As required pursuant to *State CEQA Guidelines* (Section 15123), this section of the PEIR summarizes the proposed Project; the environmental impacts and mitigation required to reduce or eliminate those impacts determined to be significant; areas of controversy known by the City including those raised by other agencies and the public; the issues to be resolved; and alternatives to the Project that could reduce the extent and/or severity of the proposed Project’s environmental impacts. While this Executive Summary provides an overview of these issues, more detail is provided in subsequent sections of this PEIR as follows:

- Project Description (Chapter 3.0)
- Environmental Impacts (Chapter 4.0)
- Project Alternatives (Chapter 5.0)
- Other CEQA Considerations (Chapter 6.0)

### 1.2 PROPOSED PROJECT

Following the City Council’s approval of the Housing Element Update, State law requires that the City update its General Plan and Zoning Code to be consistent with its new Housing Element. This Project would ensure that relevant provisions of the City’s General Plan and Zoning Code comply with the recently adopted Housing Element Update. The City proposes to update its General Plan Circulation, Land Use, and Noise Elements, and rename the Circulation Element to the Mobility Element, in order for the individual elements of the General Plan to be internally consistent.

The City prepared the City of Laguna Woods 2021–2029 General Plan Housing Element Update for the 6th Cycle Planning Period (Housing Element Update) and also prepared an Initial Study/Negative Declaration (IS/ND) consistent with CEQA and the *State CEQA Guidelines* in order to evaluate the potential environmental impacts that may result from implementation of the Housing Element Update. The City Council adopted the Housing Element Update on February 9, 2022, and it is currently being reviewed by the California Department of Housing and Community Development (HCD). In compliance with Government Code Section 65583(a)(3), the Housing Element Update identified 17 potential sites that were suitable for residential development (Potential Housing Sites),

<sup>1</sup> California Environmental Quality Act, California Public Resources Code, Division 13. Environmental Quality, Sections 21000 – 21189.3, January 1, 2022.

<sup>2</sup> California Code of Regulations, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act, Title 14, Sections 15000 – 15387, January 1, 2022 (*State CEQA Guidelines*).

including 1 vacant site and 16 sites having the potential for redevelopment. In addition to the proposed adoption of overlay zoning districts on the Potential Housing Sites, minor land use designation administrative changes to the General Plan and zoning are proposed at 12 additional locations in the City to make the land use designations better correlate to the existing uses (these locations are referred to as the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses in this PEIR). The proposed land use and zoning changes at these sites simply recognize the existing uses on the sites. The proposed Project evaluated in this PEIR includes the updates to the Circulation, Land Use, and Noise Elements of the City's General Plan, a renaming of the Circulation Element to the Mobility Element, and amendments to the City's Zoning Code.

The proposed Project would establish Residential; High, Medium, Medium-Low and Low Density overlay zones that could accommodate up to 1,196 dwelling units on the Potential Housing Sites. Additionally, the proposed Project would amend the land use designations on the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses, which are owned by the City, the Golden Rain Foundation, and the El Toro Water District. Of these, the land use designations on 10 parcels would be changed from Commercial, Open Space, or Residential Community to Community Facilities. Land use designations on the other two properties would be changed from Residential Community and High Density Residential to Open Space. The proposed Project would also update the noise contour maps in the Noise Element to reflect current noise conditions in the City as well as those anticipated under General Plan build out, and would also rename the General Plan Circulation Element to the Mobility Element, which would emphasize the City's commitment to maintaining a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel.

### 1.2.1 Project Objectives

In conformance with *State CEQA Guidelines* Section 15124, the following primary objectives support the Project's purpose, assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this PEIR, and ultimately aid the decision-makers in preparing findings and overriding considerations, if necessary. The Project's purpose is to update the City's General Plan and Zoning Code to address the City's housing needs and meet State law requirements and reflect logical land use designations and zoning districts. The following Project objectives are provided to support this purpose:

1. **Enhanced Housing Choices.** The Project is intended to accommodate a variety of housing types to meet the needs of all Laguna Woods residents, creating opportunities for attainably priced housing for all income groups.
2. **Adequate Housing Supply.** The Project would amend the City's General Plan and Zoning Code to provide adequate potential housing sites with corresponding density to meet the City's Regional Housing Needs Assessment (RHNA) allocation of 997 housing units, inclusive of prior planning cycle carryover housing units. The Project would also include a 199-dwelling-unit buffer sufficient to accommodate the RHNA during the entire planning period given the requirements of the "no net loss" statute. The Project would accommodate the appropriate distribution of new multi-family housing throughout the City.

3. **Community Character, Health, and Safety.** The Project would permit well-designed in-fill development that protects and enhances the quality of life and character of established neighborhoods and promotes healthy and safe living environments.
4. **Multi-modal Transportation.** The Project would decrease reliance on the automobile and encourage active lifestyles through policies and in-fill development that increase the safety, convenience, and integration of multiple transportation modes.
5. **Minimization of Noise Sources.** The Project would minimize exposure of sensitive noise receptors to the detrimental effects of excessive noise from new development by incorporating noise considerations into land use planning decisions.

### 1.3 ISSUES ADDRESSED AND AREAS OF CONTROVERSY TO BE RESOLVED

CEQA requires the Project be reviewed to determine the environmental effects that would result if the Project were approved and implemented. The City of Laguna Woods is the Lead Agency<sup>3</sup> and has the responsibility of preparing and adopting the associated environmental document prior to consideration of the approval of the proposed Project.

In accordance with *State CEQA Guidelines* Section 15060, the City has determined that the Project would have a potentially significant effect on the environment and that an EIR is required to assess project-related impacts. This PEIR addresses the following environmental issues identified in Appendix G of the *State CEQA Guidelines*:

- Aesthetics
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

The PEIR contains a detailed Project Description, maps identifying the locations of the Potential Housing Sites and the Sites Proposed for Land Use Designation Changes and Rezoning to Reflect Existing Uses, the existing environmental setting, project-specific impacts, cumulative impacts, mitigation measures to reduce potential impacts, a mitigation monitoring plan, and an alternatives analysis. The PEIR's environmental analysis utilizes data from site- and project-specific technical studies that are distributed as appendices to the Draft PEIR.

A Notice of Preparation (NOP) (**Appendix A**) was distributed advising responsible and trustee agencies, other affected agencies, interested parties, and individual members of the public that the City is preparing an EIR to address the potential environmental impacts that may result from the Project.

---

<sup>3</sup> California Code of Regulations, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act, Title 14, Sections 15051(a) and (c).

In evaluating the significance of the environmental effects of the Project, the City must consider the direct physical changes in the environment which may be caused by the Project and reasonably foreseeable indirect physical changes in the environment which may be caused by the Project.<sup>4</sup> These physical changes may include:

- A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the Project. (For example, the removal of vegetation from the site during Project construction.)
- An indirect physical change in the environment is a physical change in the environment, which is not immediately related to the Project, but which is caused indirectly by the Project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment. (For example, construction of a new wastewater treatment plan could allow an increase in population, traffic, and new sources of air pollution). An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the Project. A change which is speculative or unlikely to occur is not reasonably foreseeable.

The Project's impact(s), the severity of any impact(s), and the mitigation measures required to reduce or eliminate the impacts relative to these environmental issues are addressed in Sections 4.1 through 4.10 and summarized in Table 1.C at the end of Section 1.5. Issues of concern and/or controversy related to the Project were further identified by the City through responses to the NOP, Public Scoping Meetings, and Native American Tribal Consultation.

### 1.3.1 Notice of Preparation

The objective of distributing an NOP is to solicit public comment, ensuring the full and appropriate examination of issues of concern in the PEIR. This notice informs the public that a PEIR will be prepared for the Project. The NOP was distributed to the State Clearinghouse, as well as to the agencies, organizations, and persons considered likely to be interested in the Project and its potential impacts. Comments received regarding the NOP have been used to identify impacts that could result from implementation of the Project. An NOP for the Project was distributed for a 30-day public comment period from August 1, 2022, through August 30, 2022. The NOP and response letters received are included in **Appendix A** of this PEIR. Table 1.A, below, provides a general summary of NOP comments received by the City during the NOP review period and identifies in which section of the PEIR each specific NOP comment has been addressed.

### 1.3.2 Public Scoping Meeting

Pursuant to *State CEQA Guidelines*,<sup>5</sup> the City conducted a public scoping meeting, which was held to further determine the scope and content of the environmental analysis contained in the PEIR.

<sup>4</sup> *State CEQA Guidelines*, Section 15064(d).

<sup>5</sup> *State CEQA Guidelines*, Section 15082(c)).

**Table 1.A: Notice of Preparation Comments**

<b>Agency/ Organization/ Individual</b>	<b>Date Received by City</b>	<b>Summary of Comments</b>	<b>Addressed in Section(s) of the PEIR</b>
Quechan Indian Tribe	August 4, 2022	Informed the City that they have no comments and deferred to more local Tribes.	2.0 (Introduction)
Native American Heritage Commission	August 4, 2022	Recommended consultation with Tribes that are affiliated with the geographic area of the proposed Project.	2.0 (Introduction)
Saddleback Valley Unified School District (SVUSD)	August 8, 2022	Requested that the Draft PEIR evaluate the potential impacts of the Project on SVUSD 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. SVUSD also requested an evaluation of potential impacts on school capacity and possible overcrowding, and requested that the updates made to the City's General Plan and the Draft PEIR focus on possible impacts to student safety and well-being.	4.8 (Public Services)
City of Aliso Viejo	August 15, 2022	Requested a color version of the map on the Notice of Preparation (NOP) with the properties affected by the proposed Project. No further comments were received.	None
Southern California Association of Governments (SCAG)	August 15, 2022	Requested that the proposed Project be consistent with the adopted Connect SoCal 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and its goals.	4.2 (Air Quality); 4.4 (Greenhouse Gas Emissions); 4.5 (Land Use and Planning); 4.7 (Population and Housing); and 4.10 (Transportation)
Agua Caliente Band of Cahuilla Indians	August 16, 2022	Informed the City that the Project is not within their Traditional Use Area and deferred to more local Tribes.	4.17 (Transportation) and 4.11 (Land Use and Planning)
Orange County Transportation Authority (OCTA)	August 29, 2022	Requested that OCTA be kept apprised of the Project and requested continued coordination with OCTA to maintain consistency between the Circulation Element and the Orange County Master Plan of Arterial Highways.	4.11 (Land Use and Planning); 4.14 (Population and Housing); and 4.10 (Transportation)
California Department of Transportation – (Caltrans) District 12	August 30, 2022	Requested that the Project 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. Caltrans also requested that the Project consider a discussion about wayfinding signage to transit stops within the Project vicinity and local roadways. Caltrans noted that the agency is striving for more equitable outcomes for the transportation network's diverse users. Caltrans requested consideration of a discussion on potential impacts to the circulation element from freight traveling into, from, and/or through the	4.7 (Population and Housing); 4.8 (Public Services); and 4.10 (Transportation)

**Table 1.A: Notice of Preparation Comments**

Agency/ Organization/ Individual	Date Received by City	Summary of Comments	Addressed in Section(s) of the PEIR
		City, as a result of the General Plan updates. Caltrans emphasized that new development resulting from the City’s Housing Element update should provide a Vehicle Miles Traveled (VMT) based Traffic Impact Study (TIS).	
California Department of Fish and Wildlife (CDFW) - South Coast Region 5	August 30, 2022	Recommended for the City to follow guidelines set forth in the Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) during implementation of the Project and that open space be maximized when planning future housing projects. Also requested for a discussion of potential adverse impacts from lighting, noise, human activity, sensitive species, recreational uses, and potential impacts to Aliso Creek and other biological resources to be addressed in the PEIR. Also requested for written notification to be provided to CDFW to assess whether impacts to Aliso Creek may occur from individual development projects associated with the PEIR.	4.5 (Land Use and Planning) and 4.9 (Recreation)

The public scoping meeting for the Project was held on August 16, 2022, at 2:00 p.m., at Laguna Woods City Hall and virtually. City staff and the PEIR consultant were present during this meeting to provide information regarding the Project and collect public comments. There were no comments received during the public scoping meeting.

### 1.3.3 Native American Consultation (Senate Bill 18 and Assembly Bill 52)

The proposed development is a Project under CEQA and includes General Plan Amendments and Zoning Code amendments; therefore, consultation pursuant to both Senate Bill (SB) 18<sup>6</sup> and Assembly Bill (AB) 52<sup>7</sup> is required. The City provided consultation requests (via certified mail) to the following Native American entities on July 22, 2022. Table 1.B details the Native American governments contacted pursuant to this legislation.

As Table 1.B articulates, the City received responses from the Agua Caliente Band of Cahuilla Indians on August 16, 2022, the Quechan Tribe of the Fort Yuma Reservation on August 4, 2022, and the Gabrieleno Band of Mission Indians – Kizh Nation on December 12, 2023. The tribes’ requests are summarized in Table 1.B. No other contact or consultation request was received from any other Native American tribal authority.

<sup>6</sup> California Government Code, Sections 65040.2, 65092, 65351, 65352, 65560, 65352.3, 65352.4, and 65562.

<sup>7</sup> California Public Resources Code, Sections 5097.94, 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3

**Table 1.B: Native American Consultation**

Native American Government/Contact <sup>1</sup>	Date of Contact	Summary
Gabrielino Tongva Indians of California	<p>Two rounds of correspondence were sent to Native American contacts.</p> <p><b>First Round:</b> July 22, 2022</p> <p><b>Second Round:</b> November 30, 2023</p>	No further contact or consultation request received.
Gabrielino/Tongva Nation		No further contact or consultation request received.
Gabrielino-Tongva Tribe		No further contact or consultation request received.
Gabrieleno/Tongva San Gabriel Band of Mission Indians		No further contact or consultation request received.
Gabrieleno Band of Mission Indians - Kizh Nation		Tribe requested consultation under both AB 52 and SB 18 on December 12, 2023. Tribe informed the City on March 11, 2024, that they have no comments given that the Project does not involve any ground disturbance. Tribe requested notification of any future ground disturbances.
Iipay Nation of Santa Ysabel		No further contact or consultation request received.
Agua Caliente Band of Cahuilla Indians		<p>Tribe informed the City on August 16, 2022, that after a records check with the Tribal Historic Preservation Office’s cultural registry, the Project was not revealed to be within the Tribe’s Traditional Use Area, and therefore deferred to the more local Tribes.</p> <p>No further contact or consultation request received.</p>
Inaja-Cosmit Band of Indians		No further contact or consultation request received.
Jamul Indian Village		No further contact or consultation request received.
Barona Group of Capitan Grande Band of Mission Indians		No further contact or consultation request received.
Ewiiapaayp Band of Kumeyaay Indians		No further contact or consultation request received.
Juaneno Band of Mission Indians		No further contact or consultation request received.
Campo Band of Diegueno Mission Indians		No further contact or consultation request received.
Juaneno Band of Mission Indians Acjachemen Nation		No further contact or consultation request received.
Kwaaymii Laguna Band of Mission Indians		No further contact or consultation request received.
La Jolla Band of Luiseno Indians		No further contact or consultation request received.
La Posta Band of Diegueno Mission Indians		No further contact or consultation request received.
Manzanita Band of Kumeyaay Nation		No further contact or consultation request received.
Mesa Grande Band of Diegueno Mission Indians		No further contact or consultation request received.
Pala Band of Mission Indians		No further contact or consultation request received.
Pauma Band of Luiseno Indians	No further contact or consultation request received.	
Quechan Tribe of the Fort Yuma Reservation	<p>Tribe informed the City on August 4, 2022, that they have no comments on the Project and deferred to the more local Tribes.</p> <p>No further contact or consultation request received.</p>	
San Pasqual Band of Diegueno Mission Indians	No further contact or consultation request received.	
Santa Rosa Band of Cahuilla Indians	No further contact or consultation request received.	



**Table 1.B: Native American Consultation**

Native American Government/Contact <sup>1</sup>	Date of Contact	Summary
Soboba Band of Luiseno Indians		No further contact or consultation request received.
Sycuan Band of the Kumeyaay Nation		No further contact or consultation request received.
Viejas Band of Kumeyaay Indians		No further contact or consultation request received.

<sup>1</sup> Multiple contacts to some tribes (based on the Native American Heritage Commission contact list).

## 1.4 ALTERNATIVES TO THE PROPOSED PROJECT

An EIR must describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the Project objectives, and would avoid or substantially lessen its significant effects.<sup>8</sup> The EIR need not consider every conceivable alternative; rather it must consider a reasonable range of potentially feasible alternatives that “... foster informed decision making and public participation.” The City, as Lead Agency, is responsible for selection the range of Project alternatives and must disclose its reasoning for selecting those alternatives.

Alternatives that fail to meet most of the stated project objectives, are infeasible, or do not avoid significant environmental effects, may be rejected by the Lead Agency. The “no project” analysis shall discuss the existing conditions at the time the NOP preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.<sup>9</sup>

The City of Laguna Woods has identified the following alternatives to the Project. Chapter 5.0 (Alternatives) of this PEIR provides a detailed description of each Project alternative, assesses the potential environmental impacts associated with its construction and operation of each alternative, and provides justification for the selection of the “environmentally superior” alternative.

### 1.4.1 Alternative 1: No Project

In certain instances, the No Project Alternative means “no build,” a condition in which the existing environmental setting is maintained. Under this alternative, accommodation for the City’s RHNA allocation would not occur. No alterations to the City would occur, and all residential development would generally remain in their current conditions. None of the impacts of the proposed Project, adverse or beneficial, would occur. The No Project Alternative would be the same as existing conditions, which were described in the environmental setting section for each environmental topic. This alternative may result in the State taking over control of the City’s Housing Element and implementing minimum zoning requirements to accommodate housing for a diversity of housing to meet the needs of multiple income categories. RHNA compliance by each jurisdiction has received significant oversight by the State Department of Housing and Community Development due to the ongoing housing crisis facing California. Therefore, a No Project Alternative is not possible.

<sup>8</sup> *State CEQA Guidelines*, Section 15126.3.

<sup>9</sup> *State CEQA Guidelines*, Section 15126.6(e)(2)



### **1.4.2 Alternative 2: Reduced Density Alternative**

This alternative would result in a 199-unit reduction of housing units on all of the Potential Housing Sites. This alternative would reduce the proposed residential units on those sites from 1,196 dwelling units to 997 dwelling units, and result in a population growth of approximately 1,984 residents. This represents an approximate 17 percent reduction in growth as compared to the Project. The mitigation measures applied to the Project (1,196 dwelling units) would still be required if the Project's housing units were capped at 997 dwelling units.

The Reduced Density Alternative would be inferior to the proposed Project in meeting one of the Project objectives and would fail to meet another Project objective because the reduction in housing units would decrease accommodation of a variety of housing types to meet the needs of all Laguna Woods residents and it would not include the 199-dwelling-unit buffer sufficient to accommodate the RHNA during the entire planning period given the requirements of the "no net loss" statute. Therefore, the Reduced Density Alternative is not superior to the proposed Project.

### **1.4.3 Environmentally Superior Alternative**

As described and analyzed in Chapter 6.0, Alternatives, of this PEIR, the proposed Project is the environmentally superior alternative because it is the only alternative with the ability to satisfactorily meet each of the Project objectives while also avoiding or minimizing as many significant environmental impacts as possible.

## **1.5 SUMMARY OF IMPACTS, MITIGATION, AND LEVEL OF IMPACTS**

Table 1.C provides a summary of the proposed Project impacts, proposed mitigation measures, and the level of significance of each impact following the application of identified mitigation measures.

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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
<b>4.1 Aesthetics</b>			
<b>Impact 4.1.6.1: Scenic Vistas.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.1.6.2: Scenic Resources within a State Scenic Highway.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.1.6.3: Consistency with Applicable Zoning and Regulations Governing Scenic Quality.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.1.6.4: Substantial Light and Glare.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.1.7: Cumulative Aesthetics Impact.</b>	Not cumulatively considerable	No mitigation measures are required.	Not cumulatively considerable
<b>4.2 Air Quality</b>			
<b>Impact 4.2.6.1: Air Quality Management Plan Consistency.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.2.6.2: Increase in Criteria Air Pollutants (Regional Construction and Operation).</b>	Less Than Significant Impact	<p><b>RCM AQ-1:</b> 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"> <li>• Apply nontoxic chemical soil stabilizers according to manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).</li> <li>• Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).</li> <li>• 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.</li> <li>• Pave construction access roads at least 100 feet (30 meters) onto the site from the main road.</li> </ul>	Less Than Significant Impact

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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
		<ul style="list-style-type: none"> <li>• Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.</li> </ul> <p><b>RCM AQ-2:</b> 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.</p> <p><b>RCM AQ-3:</b> 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"> <li>• Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent;</li> <li>• Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and</li> <li>• To the extent feasible, construction/building materials shall be composed of pre-painted materials.</li> </ul> <p><b>RCM AQ-4:</b> 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.</p>	
<p><b>Impact 4.2.6.3: Sensitive Receptor Exposure to Pollutants (Local Construction and Operation).</b></p>	<p>Less Than Significant Impact</p>	<p><b>RCM AQ-1:</b> 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"> <li>• Apply nontoxic chemical soil stabilizers according to</li> </ul>	<p>Less Than Significant Impact</p>

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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
		<p>manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).</p> <ul style="list-style-type: none"> <li>• Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).</li> <li>• 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.</li> <li>• Pave construction access roads at least 100 feet (30 meters) onto the site from the main road.</li> <li>• Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.</li> </ul> <p><b>RCM AQ-2:</b> 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.</p> <p><b>RCM AQ-3:</b> 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"> <li>• Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent;</li> <li>• Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and</li> <li>• To the extent feasible, construction/building materials shall be composed of pre-painted materials.</li> </ul> <p><b>RCM AQ-4:</b> Future projects shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other</p>	

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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
		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	
<b>Impact 4.2.6.4: Odors.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.2.7: Cumulative Air Quality Impact.</b>	Not cumulatively considerable	No mitigation measures are required.	Not cumulatively considerable
<b>4.3 Energy</b>			
<b>Impact 4.3.6.1: Energy Consumption.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.3.6.2: Project Consistency with Energy Strategies.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.3.7: Cumulative Energy Impacts.</b>	Not cumulatively considerable	No mitigation measures are required.	Not cumulatively considerable
<b>4.4 Greenhouse Gas</b>			
<b>Impact 4.4.6.1: Greenhouse Gas Emissions.</b>	Potentially Significant Impact	<b>Mitigation Measure GHG-1:</b> 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.	Significant and Unavoidable

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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
<b>Impact 4.4.6.2: Greenhouse Gas Plan, Policy, and Regulation Consistency.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.4.7: Cumulative Greenhouse Gas Emissions Impact.</b>	Cumulatively Considerable	No mitigation measures are required.	Cumulatively Considerable
<b>4.5 Land Use and Planning</b>			
<b>Impact 4.5.6.1: Physically Divide an Established Community.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.5.6.2: Conflict with Applicable Land Use Plans, Policies, or Regulations.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.5.7: Cumulative Land Use and Planning Impacts.</b>	Not Cumulatively Considerable	No mitigation measures are required.	Not Cumulatively Considerable
<b>4.6 Noise and Vibration</b>			
<b>Impact 4.6.6.1: Noise Levels in Excess of Established Local Standards.</b>	Less Than Significant Impact	<b>RCM Noise-1:</b> 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 Noise Element (Table N-1 and Table N-2). New construction or development should be undertaken only after detailed analysis of the noise requirements is made and needed 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.	Less Than Significant Impact
<b>Impact 4.6.6.2: Ground-borne Vibration/Ground-borne Noise Impacts.</b>	Potentially Significant Impact	<b>Mitigation Measure N-1:</b> 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"> <li>• 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</li> </ul>	Less Than Significant Impact

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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
		<p>California Building Standards Code.</p> <ul style="list-style-type: none"> <li>○ 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.</li> <li>● 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.</li> <li>● The applicant shall incorporate the following measures as a note on the grading plan cover sheet: <ul style="list-style-type: none"> <li>○ Construction equipment, fixed or mobile, shall be maintained in proper operating condition with approved noise mufflers.</li> <li>○ Construction staging areas shall be located away from off-site receptors and occupied buildings on site during the later phases of project development.</li> <li>○ Stationary equipment shall be placed such that emitted noise is directed away from residential areas to the greatest extent feasible.</li> <li>○ Construction access routes shall be selected to minimize truck traffic near existing residential uses where reasonably feasible.</li> </ul> </li> </ul>	
<b>Impact 4.6.6.3: Public/Private Airport Noise.</b>	No Impact	No mitigation measures are required.	No Impact



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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
<b>Impact 4.6.7: Cumulative Noise and Vibration Impact.</b>	Not Cumulatively Considerable	<b>RCM Noise-1:</b> 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 Noise Element (Table N-1 and Table N-2). New construction or development should be undertaken only after detailed analysis of the noise requirements is made and needed 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.	Not Cumulatively Considerable
<b>4.7 Population and Housing</b>			
<b>Impact 4.7.6.1: Substantial Unplanned Population Growth.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.7.6.2: Displace Substantial Numbers of Existing People.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.7.8: Cumulative Population and Housing Impact.</b>	Not Cumulatively Considerable	No mitigation measures are required.	Not Cumulatively Considerable
<b>4.8 Public Services</b>			
<b>Impact 4.8.6.1(i): Fire Protection.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.8.6.1(ii): Police Protection.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.8.6.1(iii): Schools.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.8.6.1(iv): Parks.</b>	Less Than Significant Impact	<b>RCM REC-1:</b> 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)**

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
<b>Impact 4.8.6.1(v): Other Public Facilities- Libraries.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.8.7: Cumulative Public Service Impact.</b>	Not Cumulatively Considerable	<b>RCM REC-1:</b> 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
<b>4.9 Recreation</b>			
<b>Impact 4.9.7.1: Increase the Use of Existing Neighborhood and Regional Parks.</b>	Less Than Significant Impact	<b>RCM REC-1:</b> 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
<b>Impact 4.9.7.2: Recreational Facilities Physical Effects on the Environment.</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.9.9: Cumulative Recreation Impacts.</b>	Not Cumulatively Considerable	<b>RCM REC-1:</b> 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
<b>4.10 Transportation</b>			
<b>Impact 4.10.7.1: Conflicts with a program, plan, ordinance, or policy addressing the circulation system.</b>	Less Than Significant Impact	No mitigation measures are required.	Less than Significant
<b>Impact 4.10.7.2: Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).</b>	Less Than Significant Impact	No mitigation measures are required.	Less Than Significant Impact
<b>Impact 4.10.7.3: Design Features or Incompatible Uses.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.10.7.4: Inadequate Emergency Access.</b>	No Impact	No mitigation measures are required.	No Impact

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

Issues/Impacts	Significance before Mitigation	Mitigation Measure(s)/Regulatory Compliance Measure(s)	Significance after Mitigation
<b>Impact 4.10.9: Cumulative Transportation Impacts.</b>	Not Cumulatively Considerable	No mitigation measures are required.	Not Cumulatively Considerable
<b>4.11 Utilities and Service Systems</b>			
<b>Impact 4.11.6.1: New or Expanded Utility Infrastructure.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.11.6.2: Adequate Water Supplies.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.11.6.3: Adequate Wastewater Treatment Capacity.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.11.6.4: Adequate Landfill Capacity.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.11.6.5: Compliance with Solid Waste Regulations.</b>	No Impact	No mitigation measures are required.	No Impact
<b>Impact 4.11.8: Cumulative Utilities and Service Systems Impacts.</b>	Not Cumulatively Considerable	No mitigation measures are required.	Not Cumulatively Considerable