



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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

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

Lead Agency: City of Laguna Woods

Project Title: Laguna Woods General Plan and Zoning Code Update

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

Project Description: The PROPOSED PROJECT would:

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

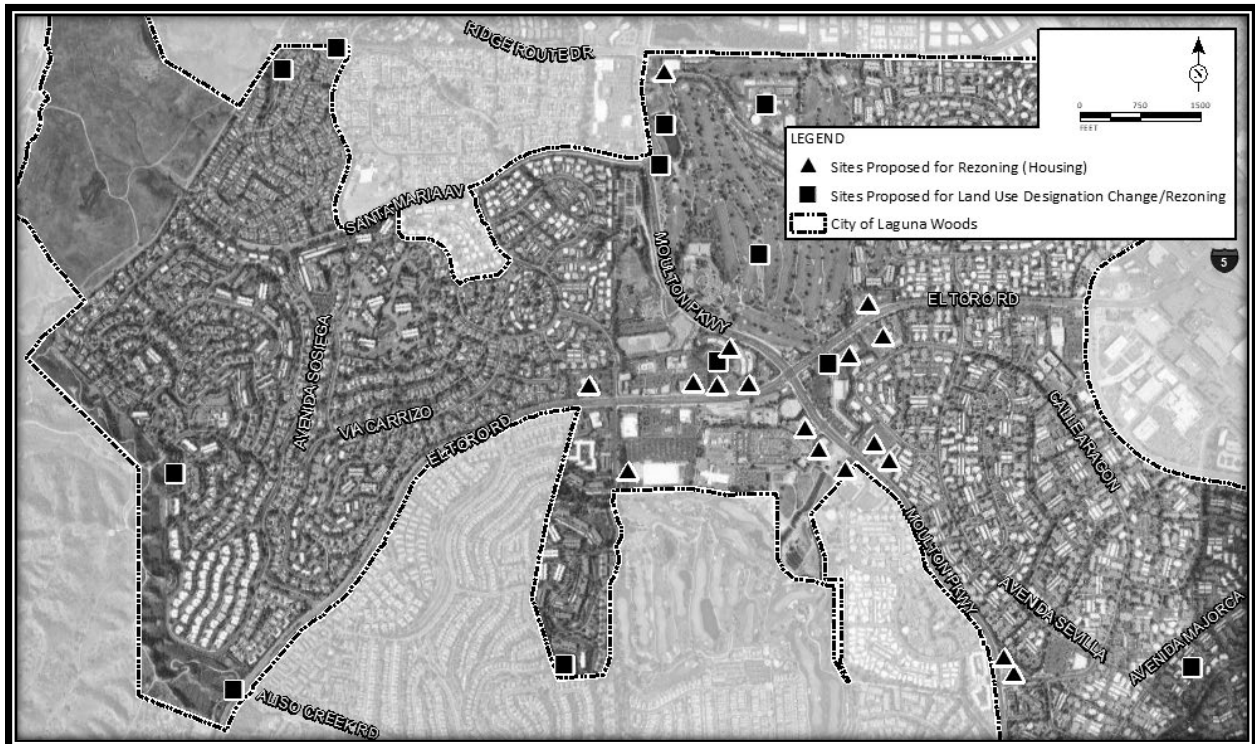
Creation of the new overlay zoning districts also includes the creation of development standards for each.

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

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

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

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



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

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

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

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

Address Comments to:

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

OR

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

The DRAFT PEIR is available for review as follows:

ONLINE: www.cityoflagunawoods.org/projects

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

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

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

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

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