DRAFT

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

MOULTON NIGUEL WATER DISTRICT OPERATIONS CENTER AND
SITE CONSOLIDATION PROJECT

LSA

March 2018
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Lead Agency:

Moulton Niguel Water District
25161 Gordon Road
Laguna Hills, California 92653
(949) 831-2500

Prepared by:

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California 92614
(949) 553-0666

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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed Moulton Niguel Water District (MNWD or the District) Operations Center and Site Consolidation Project (proposed Project) at 26161 Gordon Road in Laguna Hills, Orange County, California. MNWD is the Lead Agency under CEQA and will be responsible for adoption of the environmental document and approval of the proposed Project. The City of Laguna Hills is a Responsible Agency.

Consistent with State CEQA Guidelines Section 15071, this IS/MND includes a description of the proposed Project, an evaluation of the potential environmental impacts, and findings from the environmental review. This IS/MND evaluates the potential environmental impacts that may result from development of the proposed Project.

1.1 CONTACT PERSON

Any questions or comments regarding the preparation of this IS/MND, its assumptions, or its conclusions should be referred to:

Matt Collings
Assistant General Manager
Moulton Niguel Water District
27500 La Paz Road
Laguna Niguel, CA 92677
Telephone: (949) 831-2500
Email: MCollings@mnwd.com
2.0 PROJECT DESCRIPTION

2.1 BACKGROUND

The Moulton Niguel Water District (MNWD or the District) provides essential services to more than 170,000 people and numerous commercial and institutional customers in Laguna Niguel and Aliso Viejo as well as portions of Dana Point, Laguna Hills, Mission Viejo, and San Juan Capistrano. MNWD operates and maintains more than 700 miles (mi) of pipelines and other infrastructure required to provide drinking water and fire protection services to the various cities and communities the District serves. MNWD is also responsible for collecting and treating wastewater generated by the residents, businesses, and institutions within the District’s service area, using more than 500 mi of pipelines, three wastewater treatment plants, and other miscellaneous infrastructure. Additionally, MNWD operates and maintains a recycled water distribution system consisting of nearly 150 mi of pipelines and two advanced water treatment plants to provide an alternative water source to cities and communities. In addition to the conveyance and treatment infrastructure, MNWD is responsible for numerous storage tanks, pump stations, and control facilities at more than 70 different sites necessary to provide these essential services on a continuous basis to customers. This combined infrastructure requires continuous monitoring, regular maintenance activities, and frequent emergency response to ensure the people and businesses of its cities and communities have access to drinking water, fire protection, recycled water when needed, and on-going collection and treatment of wastewater for the benefit of public health and safety.

In order to accomplish these critical services, MNWD is currently operating within two separate noncontiguous sites that combine approximately 40,000 square feet (sf) of buildings with more than 130 employees. The administrative operations of MNWD are currently located at 27500 La Paz Road in Laguna Niguel. The administration facilities were constructed nearly 45 years ago with one building expansion in 1982. All other MNWD operations are based at the Project site at 26161 Gordon Road in Laguna Hills. The locations of each site are shown on Figure 2.1, Existing Moulton Niguel Water District Operations Sites. The Project site has been an operational site for the District for more than 50 years. MNWD initially used the Project site as a wastewater treatment plant that served the Laguna Hills area. The treatment plant was decommissioned in the early 1970s, and the Project site began to be used for various operations facilities that were constructed over the next 30 years. The Project area is highly altered from its natural, undeveloped, original state and currently contains two dry, open areas that were previously used as settling basins for a sewage treatment facility. These basins were later converted to artificial water features. The water features, however, were drained in response to the drought in 2015. The two unused and now dry basins are in the western portion of the Project area. The operations conducted on the site have evolved over the duration of its use, but have always been directed at providing an Operations Center from which MNWD can operate and maintain essential infrastructure that provides critical services to the communities it serves. Most of the existing structures on the Project site were constructed nearly 35 years ago and are becoming increasingly inefficient and maintenance intensive, do not comply with current building code requirements, and are serving at overcapacity.
FIGURE 2.1

Moulton Niguel Water District (MNWD)
Operations Center and Site Consolidation Project
Existing MNWD Operation Sites
2.2 PROJECT LOCATION AND SETTING

The 11.33-acre (ac) Project site is located at 26161 Gordon Road in Laguna Hills, Orange County, California. As shown on Figure 2.2, Project Location and Vicinity, regional access to the Project site is provided by State Route 73 (SR-73) to the south of the site. Interstate 5 (I-5) is approximately 1 mi east of the Project site.

2.3 SURROUNDING LAND USES

As shown on Figure 2.3, Existing Site Characteristics, the Project site is bounded by Sunnyglen Avenue to the west, Imperial Drive to the south, and manufactured landscaped slopes owned by a homeowners association to the north and east. Single-family homes are located at the top of the slope to the north and east. Multifamily residential uses are also located to the south, beyond Imperial Drive, and to the west beyond Sunnyglen Avenue. Mandeville Park is located at the top of the slope to the east of the Project site.

As shown on Figure 2.4, Surrounding Land Uses, pursuant to the Laguna Hills Zoning and General Plan land use maps, the surrounding areas are predominantly low-density and medium-low density residential.

2.4 EXISTING SITE CHARACTERISTICS AND LAND USE DESIGNATIONS

Per the Laguna Hills Zoning and General Plan land use maps, the Project site is zoned Community/Private Institution and designated Public/Institutional, respectively.

As shown on Figure 2.5, Existing Site Plan, the Project site is occupied by eight structures that are primarily located on the east side of the site. Table 2.A, Existing Buildings, provides a list of the existing structures, their corresponding sizes or square footage, and the Project Plan for each. Access to the Project site is provided via a gated main entrance on Gordon Road. The driveway has one egress lane and one ingress lane.

Table 2.A: Existing Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Units</th>
<th>Project Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas Pumps and Underground Fuel Storage</td>
<td>10,000 gallons (2,000 gallons diesel and 8,000 gallons unleaded)</td>
<td>Expansion/Relocation</td>
</tr>
<tr>
<td>Warehouse/Storage</td>
<td>10,215 sf</td>
<td>Renovation</td>
</tr>
<tr>
<td>Electrical Shop</td>
<td>424 sf</td>
<td>Demolition</td>
</tr>
<tr>
<td>Pipe Storage Shed</td>
<td>400 sf</td>
<td>Demolition</td>
</tr>
<tr>
<td>Meter/Maintenance Shop</td>
<td>1,464 sf</td>
<td>Demolition</td>
</tr>
<tr>
<td>Telemetry</td>
<td>2,080 sf</td>
<td>Demolition</td>
</tr>
<tr>
<td>Vehicle Maintenance</td>
<td>2,625 sf</td>
<td>Demolition</td>
</tr>
<tr>
<td>Field Operation Building (^1)</td>
<td>11,520 sf</td>
<td>Renovation</td>
</tr>
</tbody>
</table>

\(^1\) This building is the Field Operation Building in the existing setting. The Project proposes to renovate the building and use it as a warehouse.

\(sf = \) square feet
Figure 2.3

Moulton Niguel Water District (MNWD)
Operations Center and Site Consolidation Project
Existing Site Characteristics

Legend:
- Project Site
2.5 PROPOSED PROJECT CHARACTERISTICS

2.5.1 Development Proposal

MNWD proposes to consolidate administrative and operational functions currently located at 27500 La Paz Road on the Project site. The proposed site plan is shown on Figure 2.6, Proposed Site Plan. Refer to Table 2.B for a list of buildings to be constructed and renovated as part of the Project.

Table 2.B: Proposed Project Plan Buildings

<table>
<thead>
<tr>
<th>Building</th>
<th>Units</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-Story Building (Operations Center)</td>
<td>46,257 sf</td>
<td>New</td>
</tr>
<tr>
<td>One-Story Building (Shop Uses)</td>
<td>12,500 sf</td>
<td>New</td>
</tr>
<tr>
<td>One-Story Building (Fleet Uses)</td>
<td>5,907 sf</td>
<td>New</td>
</tr>
<tr>
<td>Gas Pumps and Fuel Storage(^1)</td>
<td>20,000 gallons (12,000 gallons diesel and 8,000 gallons unleaded)</td>
<td>Expansion and Relocation</td>
</tr>
<tr>
<td>Warehouse/Storage</td>
<td>10,215 sf</td>
<td>Renovation</td>
</tr>
<tr>
<td>Warehouse Building(^2)</td>
<td>11,520 sf</td>
<td>Renovation</td>
</tr>
</tbody>
</table>

Notes:

\(^1\) The additional 10,000 gallons of diesel fuel will be stored in aboveground or underground storage tanks.

\(^2\) The Warehouse Building is identified as the Field Operations Building in the existing setting (Figure 2.5). The building will be renovated and used for storage after Project implementation.

In order to accommodate the administration offices on the Project site, MNWD proposes to construct a 46,257 sf, two-story office building to serve as the MNWD Operations Center. MNWD also proposes improvements to the site that would improve the functionality and efficiency of existing uses on the site. Specifically, MNWD would develop the site with two new one-story buildings: (1) a 12,500 sf building that would contain various maintenance shop uses, an emergency generator, lockers for staff, restrooms, and standby facilities\(^1\) (Building 2); and (2) a 5,907 sf building that would contain fleet uses including service bays, parts, and storage (Building 3).

Two of the existing buildings on the site totaling approximately 21,735 sf would be refurbished and used for warehouse and storage. The proposed Project would also relocate an existing fuel island on the site as well as expand on-site fuel storage capacity. The various material bins and outdoor storage areas for MNWD supplies would be relocated to the east side of the Project site. As shown in Table 2.A, the remaining five buildings currently on site would be demolished and removed from the site.

\(^1\) District staff members are required to provide 24-hour coverage and response to water and wastewater operational situations that may arise. In many cases, MNWD personnel are required to respond to an incident within 30 minutes. The proposed standby facilities in the new Shops Building provide a location for up to six but typically one or two staff members to rest or sleep when waiting or "on standby" for operational response service calls. The facilities would also be used during emergency response activities that can span multiple days.
Building Design. The proposed 46,257 sf Operations Center building would be two stories and would measure 37 ft 8 inches in height. Figure 2.7a provides elevations for the proposed Operations Center building. As shown on Figure 2.7a, the Operations Center building would be constructed using contemporary design aesthetics blended with traditional forms. The building design incorporates proportions similar to the Santa Barbara architectural style with contemporary building materials. Standing seam metal roofs and butt-joint glazing combined with asymmetrical entries would give the Project a modern appearance.

The one-story 12,500 sf “shop” building would be CMU with a plaster skim coat. The entry columns and walls would be steel stud framing with plaster. The one-story 5,907 sf “fleet” buildings would also be CMU with a plaster skim coat. The shop and fleet buildings would measure 22 ft and 28 ft, respectively, in height and would be constructed in an architectural design similar to the Operations Center building. Figures 2.7b and 2.7c provide elevations for the proposed shop and fleet buildings.

Figures 2.7d and 2.7e illustrate the building elevations for the renovated warehouse buildings at the rear of the Project site. Renovation activities include exterior painting, new paint on the rooftops, and façade improvements to modify access.

Fuel Storage Tanks. The Project site currently contains on-site gas pumps and underground fuel storage. The existing underground storage tank (UST) has a total capacity of 10,000 gallons, consisting of 2,000 gallons of diesel fuel and 8,000 gallons of unleaded fuel. The tanks will remain in their current location following Project implementation.

The proposed Project includes additional fuel storage tanks to be constructed either aboveground or belowground with a total capacity of 10,000 gallons. The District intends to store additional diesel fuel in the tanks. Therefore, when operational, the Operations Center would have an on-site fuel capacity of 20,000 gallons. The additional fuel storage would support emergency response activities and would allow continued operations in the event of a major power outage at the Project site or at any other MNWD site using back-up emergency generators.

MNWD Parking. The required parking for the site was calculated for the total of all uses on the site. MNWD identified the projected future staffing and designated that staffing as either performing public utility or administrative functions.

The Operations Center contains a board room for hosting public meetings, space for the administrative functions of MNWD, and computer space for the employees supporting the public utility function. The board room and lobby have a maximum potential public assembly area of 4,572 sf. The parking requirement for the board room was calculated at the parking rate for public assembly.
With future staffing, MNWD would have a total of 166 employees at the Operations Center with the estimated largest shift for public utility staff identified as 106 employees. As shown in Table 2.C, based on the City’s parking requirement for public utility, assembly, and general office uses (Laguna Hills Municipal Code [LHMC] Section 9-44), MNWD would be required to provide a total of 336 spaces (i.e., 223 passenger vehicles and 113 fleet vehicles).

Table 2.C: Required and Proposed Parking

<table>
<thead>
<tr>
<th>Use</th>
<th>LHMC Requirement</th>
<th>Size</th>
<th>Unit</th>
<th>Required Parking</th>
<th>Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Utility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5,907 sf Vehicle Repair</td>
<td>1 stall per 2 employees in the largest shift</td>
<td>106</td>
<td>employees</td>
<td>53</td>
<td>53</td>
</tr>
<tr>
<td>21,735 sf Warehouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12,500 sf Maintenance Shop</td>
<td>1 stall for each vehicle used in connection with the use</td>
<td>113</td>
<td>vehicles</td>
<td>113</td>
<td>113</td>
</tr>
<tr>
<td>Operations Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assembly</td>
<td>1 stall per 3 fixed seats or 1 stall per 35 sf within main auditorium where no seats are provided</td>
<td>4,572</td>
<td>sf</td>
<td>131</td>
<td>131</td>
</tr>
<tr>
<td>Office</td>
<td>1 stall per 300 sf gross floor area</td>
<td>11,558</td>
<td>sf</td>
<td>39</td>
<td>45</td>
</tr>
<tr>
<td>Public Utility</td>
<td>Accounted for in public utility rate</td>
<td>30,127</td>
<td>sf</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>336</td>
<td></td>
<td>342</td>
<td></td>
</tr>
<tr>
<td>Passenger Vehicles</td>
<td></td>
<td>223</td>
<td></td>
<td>229</td>
<td></td>
</tr>
<tr>
<td>Fleet Vehicles</td>
<td></td>
<td>113</td>
<td></td>
<td>113</td>
<td></td>
</tr>
</tbody>
</table>

LHMC = Laguna Hills Municipal Code
sf = square feet

As shown on Figure 2.6, Proposed Site Plan, the proposed Project would provide 229 passenger vehicle parking spaces and 113 fleet vehicle parking spaces for a total of 342 parking spaces, which is sufficient supply to accommodate parking demand. Figure 2.8, Staff and Equipment Parking Areas, shows the locations of parking areas accessible to visitors to the site and parking areas reserved for staff and equipment on the Project site.

Access. The proposed Project would maintain the existing vehicular and pedestrian access from Gordon Road. The existing security gate would remain in place and would be open during business hours (i.e., 7:00 a.m. to 5:00 p.m., Monday through Friday) and during Board Meetings.

The proposed Project would allow public access to the front portion of the site so that community members can pay bills at the Operations Center, meet with MNWD staff, and attend public meetings held by MNWD. Specifically, the site control gate would be open to allow public access to the Operations Center and its associated parking lot during designated work hours. The public would also be able to access a small demonstration garden planned for the area south of the detention basin.
The eastern portion of the Project site would not be open to the public. Employees would access the secured portion of the site through a motorized rolling gate with key card access along the main Project drive, adjacent to the southern Project boundary, and/or a second gate located along the southern frontage of the new Operations Center building. Refer to Figure 2.9, Fence Plan, for the location of the fencing and gate that would separate the public access area from areas of the site that are restricted to MNWD employees.

Emergency vehicles would be able to enter and exit the Project site via the gated access driveway off Gordon Road. A remote gate-opening device would be installed on the electronically operated gates. The remote opening systems currently available from the Orange County Fire Authority (OCFA) are either optical or radio-controlled. Optical systems work the same as traffic signal preemption systems by using the emergency vehicle’s strobe light to open the gates. A radio-controlled system would open the gates when the emergency responder clicks the receiver to an 800-megahertz (MHz) radio.

**Landscaping and Fencing.** In the existing condition, the Project site is surrounded by a chain-link fence topped with razor wire. As part of the Project, the chain-link fence would be replaced with an 8 ft high, vinyl-covered, chain-link fence in dark green or black (as preferred by City staff) around the rear areas of the Project site in accordance with federal Department of Homeland Security guidelines. As shown on Figure 2.9, a motorized rolling gate with key card access would be installed along the main Project drive to separate the public access area from areas of the site that are restricted to MNWD employees. The Project also includes an 8 ft high CMU screening wall around the drying bed and material bins at the northeastern corner of the site.

Figure 2.10, Conceptual Landscape Plan, provides an illustration of the conceptual landscape plan for the proposed Project. Existing landscaping along the southern and western perimeter of the site would remain after Project implementation. Trees, shrubs, and ornamental landscaping would be installed on site around proposed buildings and in the parking areas. The plant palette includes both native and drought-tolerant plants. None of the plants installed on the Project site as part of the proposed Project would be invasive exotic plants (i.e., those plant species rated as “High” or “Moderate” in the California Invasive Plant Council Invasive Plant Inventory).

**Lighting.** The Project site is and would continue to be illuminated from sunset to sunrise (generally from 6:00 p.m. to 6:00 a.m., depending on the time of year). All existing exterior lighting fixtures on the Project site would be replaced as part of the proposed Project. The proposed Project would include on-site lighting consisting of street/parking lot lighting (approximately 24 ft in height), surface-mounted fixtures (approximately 15 ft in height), sconces, and wall lighting (approximately 10 ft in height). All lighting would be hooded or shielded to focus the light downward and prevent light spillage onto adjacent properties. Refer to Figure 4.1.6, Photometric Plan, in Section 4.1, Aesthetics, for an illustration of lighting levels proposed as part of the Project.
Signage. The proposed Project would include directional signage on site and address signage on MNWD buildings. The existing monument sign near the entrance to the site on Gordon Road would remain in place following Project implementation.

Police and Fire Access. Fire and police access would be facilitated by a fire lane and the installation of directional signage along Gordon Road. Per LHMC Chapter 9, Section 903.2.1, all new buildings that exceed 5,000 sf or are more than two stories in height require the installation of an automatic fire-extinguishing system in all occupancies. Therefore, MNWD would be required to install automatic fire extinguishing systems in the Operations Center (Building 1), Shops Building (Building 2), and Fleet Building (Building 3). The proposed Project also includes the installation of four fire hydrants on site.

Sustainability Features. The proposed Project would be consistent with California’s Title 24 energy efficiency code and would incorporate the following sustainability features:

- A high-efficiency heating, ventilation, and air conditioning system
- High-efficiency (low-flow) plumbing fixtures
- Low volatile organic compound (VOC) paints and finishes
- Use of compact fluorescent lamps where feasible
- Dual-pane windows with at least two layers of low-emissivity (Low E) coating
- Two electric vehicle (EV) charging stations
- An electrically operated irrigation system using weather sensors and low-volume irrigation

2.5.4 Infrastructure Improvements

Utility Connections. The Project infrastructure components would require connection to, and improvements with, the existing on-site infrastructure systems. These systems include water, electricity, sanitary sewer, and storm water drains. Appendix N, Preliminary Utilities Plan, depicts the existing on-site infrastructure and proposed utility improvements. The proposed Project includes the following on-site infrastructure improvements:

- Removal of the existing on-site pad-mounted transformer and installation of three new on-site transformers to serve proposed Buildings 1, 2, and 3.
- Installation of a new 8-inch polyvinyl chloride (PVC) sanitary sewer line that would connect to an existing 8-inch PVC sewer line in Gordon Road. A portion of an on-site existing sanitary sewer line would be removed and the flow would be rerouted to a new line during construction activities.
- Installation of new 8-inch domestic water lines that would connect to an existing on-site 8-inch water lateral, which connects to an existing water line in Gordon Road.

As detailed below, the proposed Project also includes the construction of a detention/bioretenion basin and a new storm drain system that would be installed in the western portion of the site. Three storm drains would discharge into the basin: two would convey on-site flow and the third would convey off-site flow. A series of on-site storm drain pipes would convey runoff to either a
that are critical to its function as a water and wastewater utility provider—specifically to provide space for fleet vehicles, emergency response equipment, and critical materials storage. Additionally, the site is substantially surrounded by open space areas along the adjacent slopes to the north and southeast, and Mandeville Park is located to the east. Therefore, the requested ZTA would remove the 25 percent open space requirement for Governmental uses.

- **Outdoor Storage:** Section 9-32.050 would be added as a section under Chapter 9-32, C/PI Community/Private Institution, of the LHMC. This section would be added to the LHMC as part of the requested ZTA to allow for Outdoor Storage facilities when proposed as part of Governmental uses under certain circumstances. Outdoor storage areas would be enclosed by three walls and a roof and would remain open to the interior of the property. In addition, equipment stored outdoors (e.g., emergency water trailers, emergency generators, portable pumps, and backhoes) would be covered but would remain open on all four sides. Material bins would be covered. On-site storage of materials is necessary to provide reliable and responsive water and wastewater treatment services to MNWD customers. Furthermore, the on-site storage of materials allows for more timely responses to emergencies, which helps protect City infrastructure (e.g., streets).

- **Fencing:** Section 9.32-060 of the LHMC would be added as a section under Chapter 9-32, C/PI Community/Private Institution, of the LHMC. This section would be added to the LHMC as part of the requested ZTA to allow for taller fences, walls, and hedges for Governmental uses, to the extent they are required by federal Department of Homeland Security Standards. The ZTA would prohibit any fencing exceeding 8 ft. MNWD is proposing an 8 ft fence around the perimeter of the site.

### 2.5.6 Zoning Variance

Table 9-44, Access Design for Parking Locations, in the LHMC requires non-residential uses with more than 250 parking spaces to include two lanes of traffic each for ingress and egress with a 48 ft drive width to accommodate the traffic lanes (12 ft for each travel lane). The proposed Project would require a Zoning Variance because the existing property layout with the adjacent residential property does not provide sufficient geographical space near the Project entrance to accommodate two travel lanes with a 48 ft drive width. The Project site can accommodate one 14 ft ingress lane and one 14 ft egress lane with a total drive width of 28 ft. Therefore, the proposed Project would require a Zoning Variance per the requirements outlined in Chapter 9-44, Access and Parking, of the LHMC.

### 2.5.7 Conditional Use Permit

Table 9-32.020, Community/Private Institution Uses, of the LHMC establishes expressly and conditionally permitted uses within the Community/Private Uses zoning classification. According to Table 9-32.020, a Conditional Use Permit (CUP) is required for all Government facilities located on properties classified as Community/Private Institution. Therefore, the proposed Project would require a CUP per the requirements outlined in Chapter 9-32, C/PI Community/Private Institution District, of the LHMC.
2.7 DISCRETIONARY ACTIONS
Development of the proposed Project would require discretionary approvals by MNWD as the Lead Agency. The proposed Project will require the following actions by MNWD:

- Project Approval by the Board of Directors, including approval of the site plan and solicitation of construction bids for the Project
- Approval or Certification of an environmental document prepared pursuant to CEQA

2.8 PROBABLE FUTURE ACTIONS BY RESPONSIBLE AGENCIES
Because the proposed Project also involves approvals, permits, or authorization from other public agencies, these public agencies are “Responsible Agencies” under CEQA. Section 15381 of the State CEQA Guidelines defines Responsible Agencies as public agencies other than the Lead Agency that will have discretionary approval power over the proposed Project or some component of the Project, including mitigation. These public agencies include, but are not limited to, the public agencies identified in Table 2.E.

Table 2.E: Probable Future Actions by Responsible Agencies

<table>
<thead>
<tr>
<th>Responsible Agency</th>
<th>Action</th>
</tr>
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<tbody>
<tr>
<td>Orange County Certified Unified Program Agency (CUPA)</td>
<td>If an aboveground storage tank is included in the proposed Project, MNWD must complete and submit to the OCHCA Environmental Health Division (i.e., the Orange County CUPA) an initial Aboveground Petroleum Storage Tank Facility Statement Form.</td>
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<tr>
<td></td>
<td>If an underground storage tank is included in the proposed Project, MNWD must complete and submit the following documents and plans to the OCHCA Environmental Health Division (i.e., the Orange County CUPA):</td>
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<tr>
<td></td>
<td>- Plan Check Construction Documents</td>
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<tr>
<td></td>
<td>- Operating Permit Application – Facility Information Form</td>
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<td></td>
<td>- Operating Permit Application – Tank Information/Piping Form</td>
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<tr>
<td></td>
<td>- Business Activities Form</td>
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<td></td>
<td>- Owner and Operator Identification Form</td>
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<td>- Certification of Financial Responsibility Form</td>
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<td></td>
<td>- Underground Storage Tank Monitoring Plan</td>
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<td>- Facility Diagram</td>
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<td></td>
<td>- Underground Storage Tanks Response Plan</td>
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<td></td>
<td>- Owner/Operator Agreement (if required)</td>
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<tr>
<td>City of Laguna Hills</td>
<td>Conditional Use Permit (CUP)</td>
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<td></td>
<td>Site Development Permit (SDP)</td>
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<td>Zone Text Amendment (ZTA)</td>
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<td></td>
<td>Zoning Variance</td>
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<tr>
<td>Orange County Fire Authority</td>
<td>Fire Master Plan</td>
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<tr>
<td>San Diego Regional Water Quality Control Board</td>
<td>MNWD must obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Waste Discharge Requirements for Discharges from Groundwater Extraction Discharges to Surface Waters within the San Diego Region (Order No. R9-2008-0002, Permit No. CAG9199003)</td>
</tr>
<tr>
<td>State Water Resources Control Board</td>
<td>MNWD must obtain coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, NPDES No. CAS000602, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ)</td>
</tr>
</tbody>
</table>

MNWD = Moulton Niguel Water District  OCHCA = Orange County Health Care Agency
3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Less Than Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

- Aesthetics
- Biological Resources
- Greenhouse Gas Emissions
- Land Use/Planning
- Population/Housing
- Transportation/Traffic
- Mandatory Findings of Significance
- Agriculture & Forest Resources
- Cultural Resources
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Tribal Cultural Resources
- Air Quality
- Geology/Soils
- Hydrology/Water Quality
- Noise
- Recreation
- Utilities/Service Systems

DETERMINATION. On the basis of this initial evaluation:

1. I find that the Project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

2. I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

3. I find the proposed Project may have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

4. I find that the proposed Project may have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

5. I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signed: [Signature]
Assistant General Manager
Date: 3/29/18