

2.2 Community Impacts

The section examines the potential for effects on communities and neighborhoods within the project limits of the Build Alternatives. A Community Impacts Assessment (CIA, March 2019) and the Draft Relocation Impact Report (DRIR, March 2019) have been prepared. Primary data sources used to inform the CIA and this section include the 2010 Census (U.S. Census Bureau 2010), data from the California Department of Finance, and other sources. This section is broken into three subsections: Community Character and Cohesion; Relocations, and; Environmental Justice. Each subsection considers Alternative 2 and Alternative 4 (including Design Option B). Analysis for the No Build Alternative is also provided.

In addition to project features PF-AQ-2 and minimization measure LU-3, the following Caltrans Standard Specifications apply to the Build Alternatives and are referenced as Project Features:

- PF-CI-1** Caltrans Standard Specification 5-1.31: Requires that the job site be neatly maintained in areas visible to the public.
- PF-CI-2** Caltrans Standard Specifications Section 5-1.39: Before Contract acceptance, restore damaged work to the same state of completion as before the damage.
- PF-CI-3** Caltrans Standard Specifications Section 7-1.03: Construction activities must not inconvenience the public or abutting property owners. Schedule and conduct work to avoid unnecessary inconvenience to the public and abutting property owners.
- PF-CI-4** Caltrans Standard Specifications Section 7-1.04: Do not construct a temporary facility that interferes with the safe passage of traffic. Control dust resulting from the work, inside and outside the right-of-way. Move workers, equipment, and materials without endangering traffic. Whenever your activities create a condition hazardous to the public, furnish, erect and maintain those fences, temporary railing, barricades, lights, signs, and other devices and take any other necessary protective measures to prevent damage or injury to the public. Provide flaggers whenever necessary to ensure that the public is given safe guidance through the work zone.

Additionally, due to Right of Way acquisitions associated with the Build Alternatives, all right of way related activities will be performed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as Amended. (REL-1)

The following subsections provide details regarding: regulatory setting; affected environment; environmental consequences, and; avoidance, minimization, and/or mitigation measures.

2.2.1 Community Character and Cohesion

2.2.1.1 Regulatory Setting

The National Environmental Policy Act (NEPA) of 1969, as amended, established that the federal government use all practicable means to ensure for all Americans safe, healthful, productive, and aesthetically and culturally pleasing surroundings (42 United States Code [USC] 4331[b][2]). The Federal Highway Administration (FHWA) in its implementation of NEPA (23 USC 109[h]) directs that final decisions on projects are to be made in the best overall public interest. This requires taking into account adverse environmental impacts, such as destruction or disruption of human-made resources, community cohesion, and the availability of public facilities and services.

Under the California Environmental Quality Act (CEQA), an economic or social change by itself is not to be considered a significant effect on the environment. However, if a social or economic change is related to a physical change, then social or economic change may be considered in determining whether the physical change is significant. Since this project would result in a physical change to the environment, it is appropriate to consider changes to community character and cohesion in assessing the significance of the project’s effects.

2.2.1.2 Affected Environment

The Study Area for community character and cohesion includes census tracts in the cities of Lake Forest, Laguna Hills and Laguna Woods. Three census tracts are partially situated in the neighboring cities of Irvine and Mission Viejo. The Study Area (Table 2.2.1 and Figure 2.2-1) includes the following census tracts: 320.14; 320.15; 423.07; 524.10; 524.11; 626.21; 626.22; 626.46, and; 626.47.

Table 2.2.1: Study Area Census Tracts

Census Tract Number	Local Jurisdiction
320.14*	Lake Forest
320.15	Mission Viejo
423.07	Laguna Hills
524.10	Lake Forest & Irvine
524.11*	Lake Forest
626.21	Irvine, Laguna Hills & Laguna Woods
626.22*	Laguna Hills & Laguna Woods
626.46	Laguna Woods
626.47*	Laguna Hills & Laguna Woods

Source: 2010 U.S. Census.

* Denotes census tracts that are within the project limits

The term “**Project Limits**” denotes the area that is directly and physically affected during construction of the Build Alternatives. The “**Study Area**” describes the surrounding community area generally associated with the project limits within which community impacts could occur. In some instances, study area data is compared/contrasted with city and/or county data points to assist the reader in gaining perspective relative to differences, similarities and relationships relating to community character and cohesion.

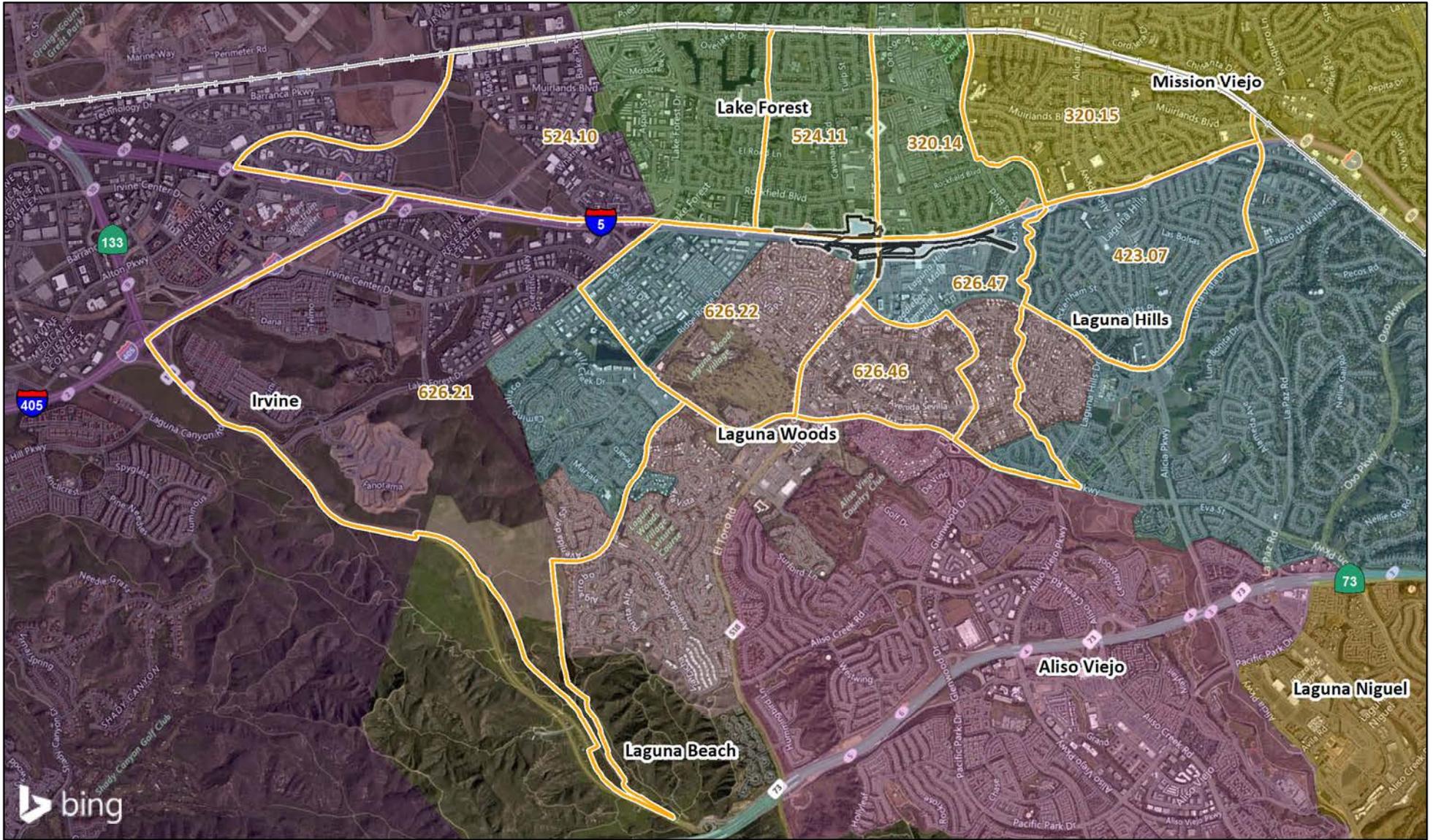


FIGURE 2.2-1

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-  Project Limits
-  Southern California Regional Rail Authority
-  2010 Census Tract Boundary (with Census Tract ID)



SOURCE: Bing Maps (2015); Census Bureau (2010); Caltrans (12/18/2018)
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I-5/El Toro Road Interchange Project

Census Tract Boundaries

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Portions of the following cities are included in the Study Area: Irvine, Lake Forest, Mission Viejo, Laguna Hills and Laguna Woods. Land uses within the Study Area include: residential, commercial/industrial, recreational, institutional/public services, community/emergency services, transportation, and utilities. There are no agricultural or farmlands in the Study Area. The Build Alternatives occur in a primarily urban area where the vast majority of land is developed, only minor portions are designated as parkland or open space, for example Cavanaugh Mini Park in the City of Lake Forest.

Community Characteristics

Community character is the sum of city or neighborhood attributes including social and economic characteristics as well as assets that make a city or neighborhood unique or special. Community cohesion is degree to which residents have a “sense of belonging” to their city or neighborhood, a level of commitment to the community or a strong attachment to neighbors, groups and institutions. Often these feelings and associations are formed over time. Accepted indicators of Community Cohesion for the I-5/EI Toro Road Interchange Project are:

- Seniors and stay-at-home parents: are possible indicators of higher than average community engagement. These groups have more free time to become involved and thus ensure high degrees of cohesiveness and common values.
- Ethnic homogeneity.
- Lots of community activity (for example at schools, places of worship and non-profit organizations)
- Home ownership over rentals, and single-family homes over higher density housing.
- Long average residency tenures: long-term residents are likely to feel more connected.

City Neighborhoods

Irvine

Census tracts 524.10 and 626.21 are partially situated in the City of Irvine. The project occurs approximately 1,000 feet south of Irvine’s jurisdictional boundary. Irvine was incorporated in 1971 and is home to of the several technology and semiconductor corporations and higher education institutions. Due to the distance from the project limits, the City of Irvine is not likely to be affected and will not be discussed in detail.

Lake Forest

Census tracts 320.14, 524.10 and 524.11 are situated (either partially or wholly) in the City of Lake Forest. Historically, the neighborhoods at El Toro Road and the I-5 freeway was the epicenter of the area known as Saddleback Valley. Existing land uses within the City of Lake Forest immediately east of I-5 are primarily commercial and residential uses, followed by recreational/open space, and institutional uses. The Study Area also includes mobile home parks (age restricted for 55+ population) and the El Toro Branch of Orange County Public Library.

In Lake Forest, Cavanaugh Mini Park, is approximately 0.2 acre in size and joins an existing open space area extending along the eastern side of I-5, immediately adjacent to the proposed project. Cavanaugh Mini Park features a playground area, picnic tables, and a half basketball court. Cavanaugh Mini Park can be accessed from either Bridger Road or Gowdy Road, where free on-street parking is available (Table 2.2.2). Cavanaugh Mini Park is an important community resource for residents within the surrounding neighborhoods.

Table 2.2.2: Cavanaugh Park

Property Name	Description	Official Agency with Jurisdiction	Distance from Project Footprint
Cavanaugh Mini Park	<p>Location: 23782 Cavanaugh Rd, Lake Forest, CA 92630</p> <p>Size: 0.2 acres</p> <p>Features: lighted half-court basketball area and play apparatus, picnic table</p>	City of Lake Forest	The project limits cross the parcel which includes the mini park

Source: Draft Section 4f Preliminary Determination and Resources Evaluated Relative to the Requirements of Section 4f (February 2019)

Laguna Hills

Census tracts 423.07, 626.22, and 626.47, are partially situated in the City of Laguna Hills. This city was established in 1991. Existing land uses within the City of Laguna Hills immediately southwest of the I-5/EI Toro Road Interchange consist primarily of commercial and residential uses, followed by mixed-use and recreational/open space. A notable city landmark is the two-story “Taj Mahal” style Medical Center, established in 1964. Saddleback Memorial Care Center in Laguna Hills is the local hospital and includes a fully equipped emergency room. The Laguna Hills Transportation Center, operates as OCTA’s main transfer hub for south Orange County and also functions as a Park -n- Ride Lot.

In 2013, the Laguna Hills Mall was purchased and renamed Five Lagunas. The City approved the Urban Village Specific Plan, which provided for redevelopment of the 68-acre parcel featuring a pedestrian friendly urban village/infill project with apartment buildings (988 units total) with a 1,500-space parking structure, and a park. Between 2014 and 2018, three anchor retail stores closed (Sears, JC Penney’s and Macys). According to the City’s website and recent discussions with staff, the property owner is revisiting the approved development plan and will be processing a revised plan with the City. Five Lagunas is within the Study Area and is located adjacent to the project limits.

St. George Episcopal Parish/Church is situated immediately adjacent to the project area, in Laguna Hills on the corner of El Toro Road and Avenida de la Carlota. The Parish/Church property operates as a community center, providing not only regular church services and programs, but also free or nearly free rent to numerous social service, nonprofit and educational entities Monday through Friday, evenings and on weekends.

The Parish/Church is an important community resource in Laguna Hills and is well utilized by residents both in Laguna Hills and surrounding cities. An existing Caltrans sound wall is located on the State's right of way line adjacent to the Parish/Church.

Laguna Woods

Four census tracts are situated (partially or wholly) in the City of Laguna Woods: 626.21, 626.22, 626.46 and 626.47. Existing land uses within the City of Laguna Woods immediately west of the I-5/EI Toro Road Interchange consist primarily of commercial and residential uses, followed by community facilities. The City of Laguna Woods includes Laguna Woods Village (LWV). In fact, LWV represents about 90% of the city's jurisdictional boundary. LWV is a private gated retirement community established in 1963 by Leisure World, for active older adults. In 2005, the community formally changed its name to Laguna Woods. A key component of the City's circulation plan is the provision of facilities for alternative transportation modes to the automobile, such as motorized scooters, electric wheelchairs, bicycles and walking (pedestrians). Most city sidewalks are extra wide to accommodate alternative vehicles, including golf carts. Laguna Woods maintains an extensive multi-purpose Trail system (which connects with two private LWV golf courses and club houses) used by pedestrians, cyclists, scooters, golf carts and equestrians. Willow Tree Shopping Center (located on the corner of EI Toro Road and Moulton Parkway, at 24310 Moulton Parkway), is the primary retail area serving Laguna Woods.

Mission Viejo

Census tract 320.15 is situated in the City of Mission Viejo. The City Mission Viejo was incorporated in 1988 but development of the community began in the 1960's and was part of unincorporated Orange County. Due to the distance from the project limits, the City of Mission Viejo is not likely to be affected and will not be discussed in detail.

Figure 2.2-2: I-5/EI Toro Road Interchange Project Community Facilities and Features, and Table 2.2.3: Community Facilities and Features Key, depict the location of community facilities and features (for example St. George Episcopal Parish/Church) in the Study Area.

Age Distribution

Comparatively, the Study Area has a higher percentage overall of residents 62+ years of age (generally referenced as seniors) as contrasted to the County at only 10.7% (refer to Table 2.2.4). The percentages of seniors in the Study Area ranges from 13.6% to 85%. The highest percentage of seniors (52%, 73% and 85%), reside in census tracts 626.47, 626.22 and 626.46 respectively. Seniors tend to be especially attuned to and affected by physical changes to their communities and neighborhoods. Seniors are more vulnerable to physical changes with regard mobility and access to community resources, than younger residents

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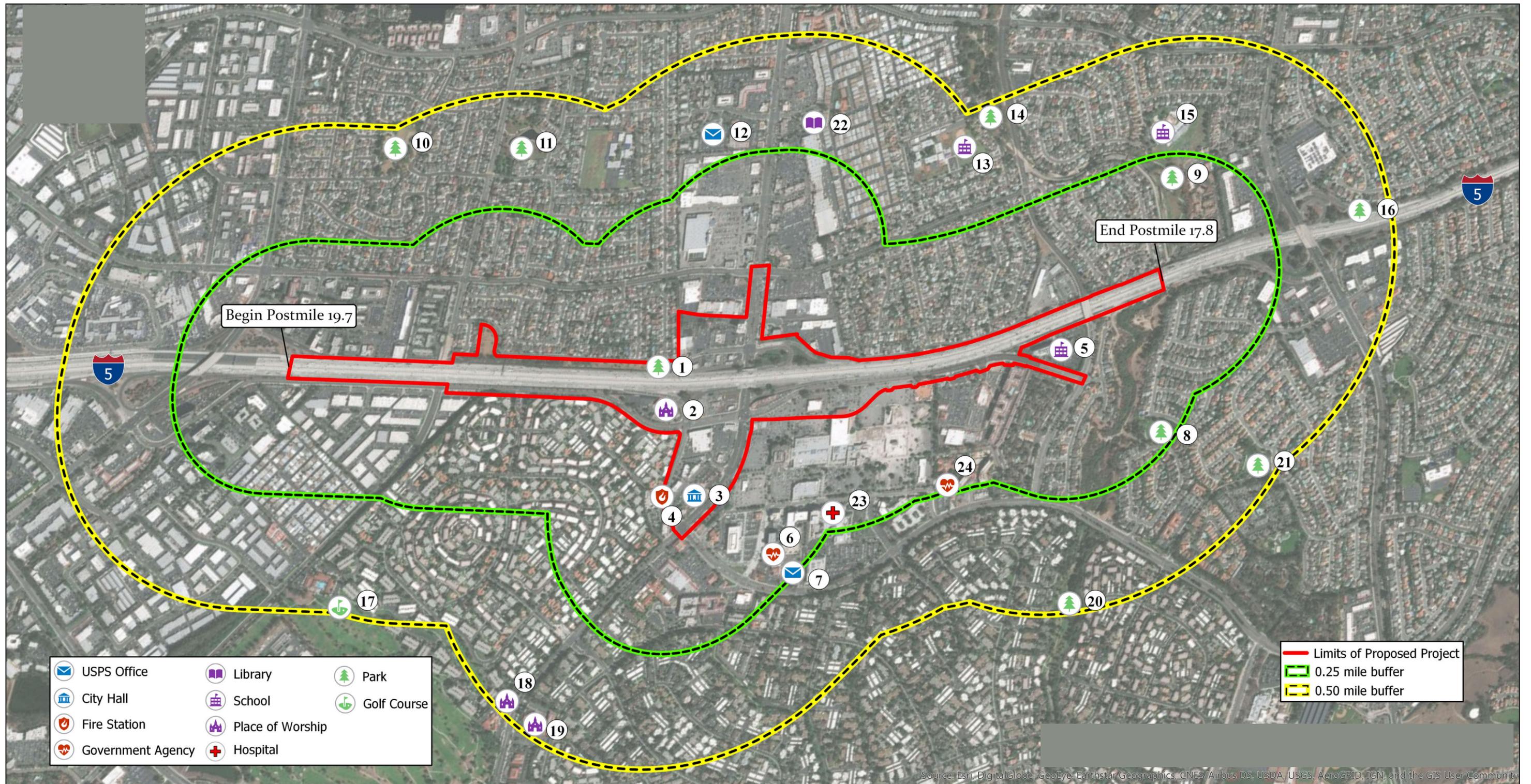
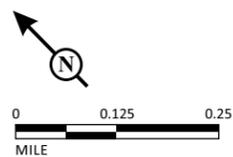


FIGURE 2.2-2



SOURCE: ESRI Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

I-5/El Toro Road Interchange Project
Community Facilities and Features

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Table 2.2.3: Key Community Facilities and Features

Number	Name	Location
1	Cavanaugh Mini Park	23782 Cavanaugh Road Lake Forest
2	St. George Episcopal Parish/Church	23802 Avenida de la Carlota Laguna Hills
3	Laguna Hills City Hall	24035 El Toro Road Laguna Hills
4	Orange County Fire Station #22	240001 Paseo de Valencia Laguna Hills
5	Biola University (Counseling Center)	24422 Avenida de la Carlotta, Laguna Hills
6	Orange County Social Service Agency	23330 Moulton Parkway Laguna Hills
7	US Post Office	24001 Calle de Magdalena Laguna Hills
8	Clarington Park	Alicia Parkway Laguna Hills
9	Sycamore Park	Irvine
10	Mountain View Park	24061 Dylan Avenue Lake Forest
11	Veterans & Village Pond Parks	23102 Ridge Route Drive Lake Forest
12	US Post Office	24552 Raymond Way Lake Forest
13	Ralph A. Gates Elementary School	23882 Landisview Avenue Lake Forest
14	El Toro Park	23701 Los Alisos Blvd. Lake Forest
15	Stratford (Garden Academy) Elementary School (private)	24741 Chrisanta Drive Mission Viejo
16	Aegean Hills Park	25366 Maximus Street Mission Viejo
17	Laguna Woods Golf Course	24351 El Toro Road Laguna Woods
18	Lutheran Church of the Cross	24231 El Toro Road Laguna Woods
19	St. Nicholas Catholic Church	24252 El Toro Road Laguna Woods
20	Sheep Hills Park	Laguna Hills
21	Beckenham Park	Laguna Hills
22	El Toro Branch – Orange County Library	24672 Raymond Way Lake Forest
23	Saddleback Medical Center	24451 Heath Center Drive Laguna Hills
24	Laguna Hills Transportation Center & Park -n- Ride Lot	24401 Calle de Los Caballeros Laguna Hills

Source: CIA (March 2019)

**Table 2.2.4: Study Area Population
(Older Adult Residents)**

County/Census Tract	Total Population	62+ Years (%)
Orange County	3,010,232	10.7%
320.14	6,323	23.6%
320.15	6,548	21.6%
423.07	6,900	16.2%
524.10	5,400	22.8%
524.11	4,921	13.6%
626.21	4,800	19.5%
626.22	4,072	73.6%
626.46	3,257	85.0%
626.47	4,123	52.0%

Source: U.S. Census Bureau 2010 Demographic Statistics

Seniors may include members of the temporary or permanently disabled population. All residents with either temporary or permanent disabilities are protected by the Americans with Disabilities Act (ADA). Access to medical and social service appointments, as well as opportunities for shopping, recreational, and volunteer opportunities (socialization) are especially fundamental for seniors and the ADA population to maintain and foster a healthy, active and independent lifestyle.

Race and Ethnicity

Table 2.2.5: Race and Ethnicity - Orange County and Study Area Census Tracts, indicates the ethnic and racial demographic characteristics (population percentage) within the Study Area, by census tract as compared to Orange County. The majority of the Orange County population 44.1%, is designated White, Non-Hispanic. Overall, Orange County is nearly 38% Hispanic or Latino. It is noteworthy that Census Tracts 320.14 and 524.11 have 50% and 41% respectively, Hispanic or Latino population percentages, which are substantially higher than the County percentage.

Housing

Housing types in the Study Area are varied. To facilitate the discussion of housing, the Study Area has been divided into quadrants. These quadrants are shown in Figure 2.2-3: I-5/El Toro Road Interchange Quadrants. Housing in the northeast quadrant of the Study Area is suburban in nature and consists primarily of single-family residential homes. Closer to El Toro Road, the area includes Cavanaugh Mini Park, single-family housing units, a multi-family housing unit, and strip malls with retail businesses.

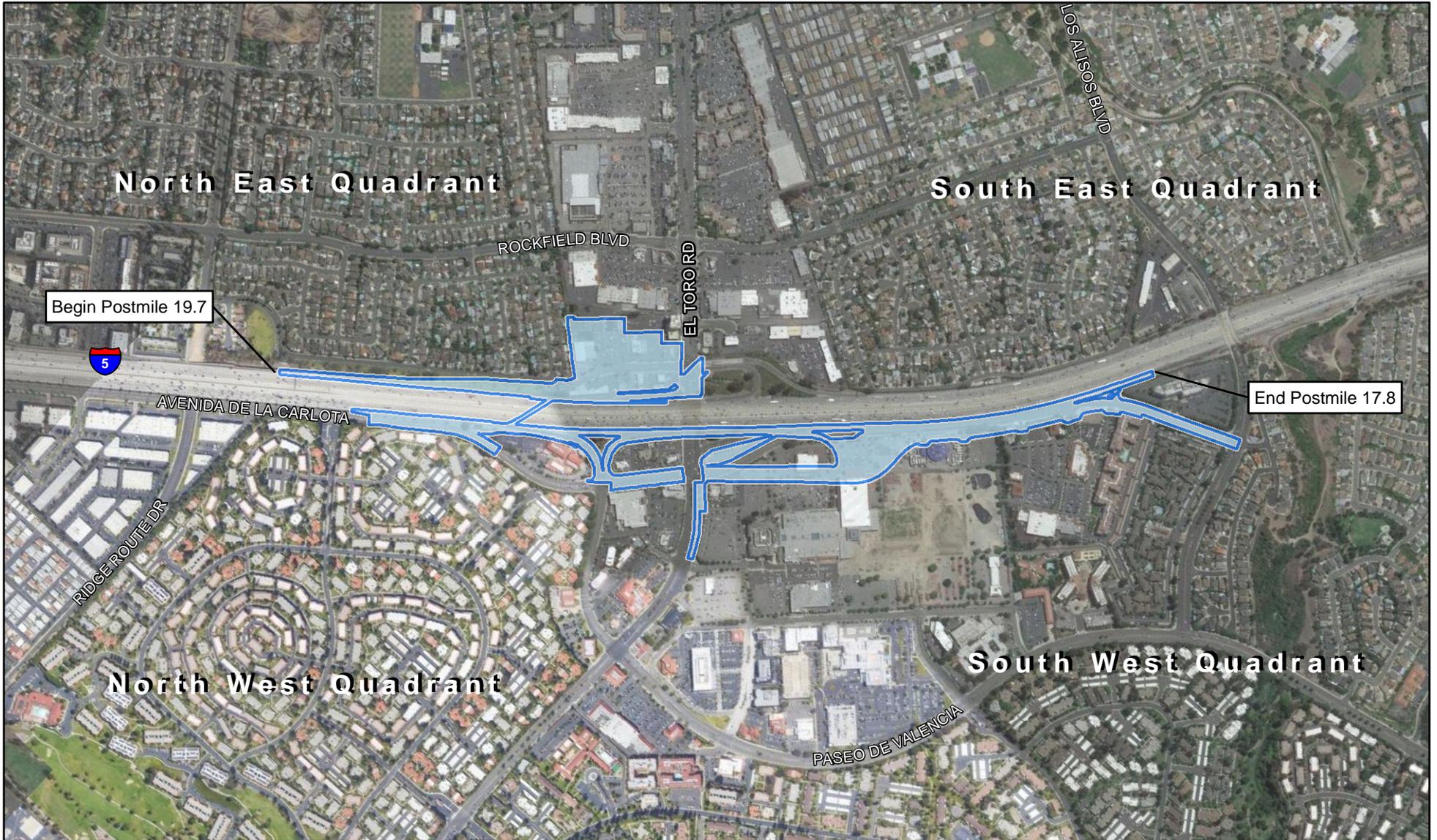
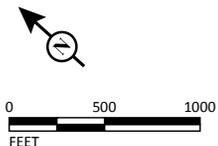


FIGURE 2.2-3

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Project Limits



SOURCE: Google (2017); OC Parks (2017); Caltrans (12/18/2018)

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I-5/El Toro Road Interchange Project

Project Quadrants

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Table 2.2.5: Race and Ethnicity - Orange County and Study Area Census Tracts

Area/ Census Tract	Total Population	White, Non- Hispanic (%)	Hispanic or Latino ¹ (%)	Black or African American (%)	American Indian/ Native Alaskan (%)	Asian %	Native Hawaiian/ Pacific Islander (%)	Some Other Race (%)	Two or More Races (%)
Orange County	3,010,232	44.1	33.7	1.5	0.2	17.7	0.3	0.2	2.4
320.14	6,323	66.5	50.1²	1.5	0.6	8.5	0.2	18.9	3.7
320.15	6,548	76.7	18.8	1.7	0.5	11.4	0.2	4.8	4.7
423.07	6,900	70.4	21.1	1.5	0.3	13.6	0.2	9.9	4.1
524.10	5,403	68.4	27.6	1.6	0.8	13.1	0.4	12.0	3.8
524.11	4,921	56.3	41.7	1.3	0.6	12.1	0.4	24.3	5.0
626.21	4,800	74.0	18.3	1.6	0.4	12.2	0.2	7.0	4.6
626.22	4,072	82.5	7.8	1.1	0.3	12.1	0.1	1.7	2.2
626.46	3,257	86.5	4.2	0.6	0.2	10.7	0.1	0.6	0.7
626.47	4,123	75.7	16.1	0.8	0.2	15.0	0.0	5.1	3.1

Source: U.S. Census Bureau 2010 Demographic Statistics

¹ Hispanic/Latino population is not considered a race but rather an ethnicity; therefore, the Hispanic/Latino category may include more than one race. For more information please refer to the U.S. Census Brief titled, "Overview of Race and Hispanic Origin: 2010," issued March 2011: <https://census.gov/prod/cen2010/briefs/c2010br-02.pdf>.

² Bolded numbers indicate percentages larger than that of the County.

In the southeast quadrant of the Study Area, housing closest to I-5 is also suburban in nature with single family homes, however, just two blocks north of the residential area, are three mobile home parks. Mobile park home residents are likely to be lower income residents compared to those living in single-family units. These residents may include adults over 55 years of age living on fixed incomes. Therefore, some mobile home park residents as well as renters in single family homes may utilize Section 8 housing vouchers for rental assistance. Housing vouchers (and related programs) are administered by the County of Orange.

The northwest quadrant of the Study Area are in the Laguna Woods Village Community and are a mix of multi-family homes (townhomes and co-ops). Laguna Woods Village includes a variety of recreational resources including a golf course, tennis courts, gymnasiums, club houses, swimming pools, equestrian center and network of walking trails/paths/sidewalks.

The southwest quadrant also features parcels (with single family homes) larger than those in the eastern quadrants, retail businesses, and apartments. However, the area closest to I-5 historically featured a large mall (Laguna Hills Mall). Recently, mall property was sold, and the City of Laguna Hills approved an in-fill project which would convert the mall property to an urban village called Five Lagunas, as described above.

Housing Occupancy

Table 2.2.6: Housing Occupancy and Tenure 2010 Comparison County/Study Area, demonstrates that about 60 percent of the housing units in Orange County are owner occupied. Owner occupancy is an indicator of long tenure and contributes to community cohesion (or neighborhood cohesion). Orange County's percentage of owner occupied housing units and vacancy rate are used as benchmarks for a comparison against census tracts in the Study Area. In each Study Area census tract, owner occupied homes exceed the 60 percent tenure benchmark for Orange County. The owner-occupied housing units in Study Area census tract range from 65 to nearly 90 percent. This indicates a strong degree of community cohesion throughout the Study Area. Census Tract 626.46, situated in Laguna Woods, has the highest degree of community cohesion based on housing occupancy and housing tenure in the Study Area.

**Table 2.2.6: Housing Occupancy and Tenure 2010 Comparison
County/Study Area**

County or Census Tract	Housing Occupancy			Housing Tenure	
	Total Housing Units	Number Occupied Units/(%)	Number Vacant Units/(%)	Owner Occupied/ (%)	Renter Occupied/ (%)
County of Orange	1,048,907	992,781 (94.6%)	56,126 (5.4%)	588,781 (59.3%)	404,486 (40.7%)
524.10	2,139	2,044 (95.6%)	95 (4.4%)	1,425 (69.7%)	619 (30.3%)
524.11	1,337	1,311 (98.1%)	3 (0.2%)	974 (74.3%)	337 (25.7%)
320.14	2,070	1,929 (93.2%)	141 (6.8%)	1,345 (69.7%)	584 (30.3%)
320.15	1,959	1,921 (98.1%)	38 (1.9%)	1,542 (80.3%)	379 (19.7%)
626.21	1,918	1,824 (95.1%)	94 (4.9%)	1,447 (79.3%)	377 (20.7%)
626.22	3,006	2,648 (88.1%)	358 (11.9%)	1,888 (71.3%)	760 (28.7%)
626.46	2,872	2,364 (82.3%)	508 (17.7%)	2,101 (88.9%)	263 (11.1%)
626.47	2,413	2,080 (86.2%)	333 (13.8%)	1,345 (64.7%)	735 (35.3%)
423.07	2,252	2,127 (94%)	125 (5.6%)	1,581 (74.3%)	546 (25.7%)

Source: U.S. Census Bureau, 2010 Census

¹ Owner occupied housing units plus Tenure is a strong indicator of a cohesive community/neighborhoods.

² Regional (County of Orange) owner occupied housing unit percentage is rounded to 60% and serves as the base comparison for Census Tracts

In Orange County, the overall vacancy rate is 5.4 percent. Three census tracts exceed the County benchmark of 5.4 percent: 626.22 (11.9%); 626.46 (17.7%), and; 626.47 (13.8%). All other census tracts in the Study Area, are the nearly the same or lower, for example 524.11 has a vacancy rate of 0.2% and 320.15 has a vacancy rate of 1.9%. The lower vacancy rates are another indicator that communities and neighborhoods are fairly stable, representing higher community cohesiveness.

The same table (Table 2.2.6), indicates nearly 41 percent of the housing units in Orange County are renter occupied. In all instances, the percentage of renter occupied housing units is lower in Study Area census tracts, ranging from 11.1 to 35.3 percent. The lower percentage of renter-occupied housing units further verifies communities and neighborhoods in the Study Area have a higher degree of community cohesion.

Table 2.2.7: Comparison of Household Income & Housing Characteristics for Orange County and Cities, provides valuable information including median household income per city compared to Orange County overall. It is interesting to note that the City of Irvine offers over 95,000 housing units compared to just about 10,000 housing units in the City of Laguna Hills, while the County overall provides over 1,000,000 housing units. Average Household size in the County is 3.1 persons, however in the City of Laguna Woods the average is only 1.4 persons per household. Home Ownership rate for the County is 59%, while the range of home ownership rates in Study Area cities is approximately 49.4% (Irvine) to a high of 77% (Laguna Woods). The Median Household Income in the County is \$77,390, the Median Household Income in the Project Study Area Cities ranges from a low of \$42,025 in Laguna Woods to a high of \$99,029 in Mission Viejo.

Table 2.2.7: Comparison of Household Income & Housing Characteristics for Orange County and Cities

Demographic Feature	County of Orange	City of Irvine	City of Lake Forest	City of Laguna Hills	City of Laguna Woods	City of Mission Viejo
Number of Households	1,024,810	90,675	27,918	10,336	11,078	33,677
Average Household Size (persons)	3.1	2.7	3.0	2.9	1.4	2.8
Median Household Income	\$77,390.	\$94,730	\$95,987	\$91,425	\$42,025	\$99,029
Number of Housing Units	1,075,699	95,216	27,866	10,996	13,079	34,876
Home Ownership Rate	59%	49.4%	70.5%	74.5%	77%	76.8%
Median Home Sales Price	\$645,000.	\$785,000	\$640,000	\$621,000	\$292,000	\$632,250

Source: U.S. Census Bureau 2010 Statistics ; Nielsen Co.; California Department of Finance E-5 (May 2016); Southern California Association of Governments 2017 & 2017 Community Profiles – Mapped jurisdictional boundaries as of July 1, 2016.

Per Table 2.2.7: Comparison of Household Income and Housing Characteristics for Orange County and Cities, the Median Household Income in the County is \$77,390, the Median Household Income in the Project Study Area Cities ranges from a low of \$42,025 in Laguna Woods to a high of \$99,029 in Mission Viejo. The lower Median Household Income in the Cities of Laguna Hills and Laguna Woods may be a reflection of some residents living on a fixed income, however, \$42,025 is above the federal 2019 Poverty Guideline Rate of \$25,750 for a family of four (per US Department of Health and Human Services). In Orange County, it is estimated that approximately 6.5% of the families with children live below the poverty level and that older adult homeowners may be spending 30% or more of their household income on housing costs

With reference to Table 2.2.6: Housing Occupancy and Tenure 2010 Comparison County/Study Area, analyses indicate a high degree of community cohesion in the Study Area (census tracts as compared to County of Orange, based on housing occupancy and housing tenure. Community cohesion is also attributed to:

- Large percentages of Older Adults (Seniors) residing in the Study Area.
- Seven of the nine census tracts demonstrate Ethnic homogeneity. Two census tracts reflect higher Hispanic or Latino population percentages (compared to Orange County), however the other seven reflect much higher percentages of White Non Hispanic population percentages (compared to Orange County).
- St. George Episcopal Parish/Church operates as a hub of activity in Laguna Hills, residents from the surrounding neighborhoods and communities actively participate in social service and/or educational programs, congregants are actively engaging as volunteers in community organizations.

Other Demographics

Employment, Business Activity and Economics

Commuter Travel

I-5 is a major interstate route and connects travelers to employment centers throughout Orange County. I-5 also connects commuters to employment centers located in San Diego (to the south of Orange County) and to Los Angeles (to the north of Orange County). Additionally, it should be noted, that due to high cost of housing, many workers live outside of Orange County and commute to their respective employment center. As a result, in-bound commutes from neighboring counties are projected to increase by 25 percent by 2040.

Located in the southwest quadrant, the Laguna Hills Transportation Center at 24282 Calle de los Caballeros, operates as OCTA’s main transfer hub for south Orange County and also functions as a Park -n- Ride Lot, available for commuters (refer to Figure 2.2-2: I-5/EI Toro Road Interchange Project Community Facilities and Features, and Table 2.2.3: Community Facilities and Features Key, see #24).

Employment

According to the *Traffic Study Report* (August 2018), employment demand (jobs) is trending upwards. Between 2005 and 2035, the cumulative employment percentages for RSA E-44 and RSA G-42 (SCAG-designated regional study areas), is forecasted to increase by nearly 30%. Refer to Table 2.2.8: Employment Demographic Projections (2005 – 2035).

Table 2.2.8: Employment Demographic Projections (2005 – 2035)

Employment	2005	2010	2015	2020	2025	2030	2035
RSA E-44							
Amount	187,397	218,063	248,825	274,044	290,747	301,480	311,961
5-Year Growth		16.36%	13.86%	10.37%	6.10%	3.69%	3.48%
Cumulative Growth		16.36%	32.49%	46.24%	55.15%	60.88%	66.47%
RSA G-42							
Amount	315,077	327,493	332,424	335,639	336,703	337,586	337,733
5-Year Growth		3.94%	1.51%	0.97%	0.32%	0.26%	0.04%
Cumulative		3.94%	5.51%	6.53%	6.86%	7.14%	7.19%
Combined Total							
Amount	502,474	545,556	580,709	609,683	627,450	639,066	649,694
5 Year Growth		8.57%	6.44%	4.99%	2.91%	1.85%	1.66%
Cumulative Growth		8.57%	15.57%	21.34%	24.87%	27.18%	29.30%

Source: Traffic Study Report/SCAG RSA E-44 & RSA G-42

Businesses and business activity in the Study Area are varied. Businesses and business activity in the project area includes: Plant/nursery center, restaurants (including fast food restaurants), small specialty retailers, a beauty salon, dental office, Jacuzzi/spa supplier, gas station/mini-mart, an auto care store and a few small offices. Five Lagunas (former Laguna Hills mall) is also adjacent to the project limits. These businesses are situated in commercial areas with private parking lots available for employees and customers/clients. In addition to the private parking lots, free public parking is available on Bridger Road in Lake Forest.

2.2.1.3 Environmental Consequences

Temporary Impacts

Alternatives 2 and 4 (Including Design Option B)

Impacts to community cohesion generally depend on whether a project is likely to create a barrier within or disrupt connectivity of a community. Either of these can be a result of disruptions in access or residential and/or business acquisitions. Temporary construction-related impacts for the Build Alternatives (including Design Option B) could disrupt community character and cohesion for up to three years. These impacts would include (and are not limited to) construction of new features such as retaining walls, soundwalls, new ramps and modification of existing structures, freeway mainline, ramps and local roadways.

The Build Alternatives (including Design Option B) would require small TCEs in areas adjacent to commercial and residential areas within the project limits. There is a potential for the temporary use of such land would not divide or create barriers between existing communities since, in several instances, I-5 already bisects existing communities.

Construction activities would result in temporary impacts associated with construction equipment noise and air emissions at residences and businesses adjacent to the project limits. Implementation of Project Feature PF-N-1, provided in Section 2.12, Noise, requires compliance with Caltrans' Standard Specifications Section 14-8.02 (2018) and would minimize construction noise impacts on sensitive land uses adjacent to the project limits. The noise level from the contractor's operations between the hours of 9:00 PM and 6:00 AM will not exceed 86 dBA L_{max} at a distance of 50 ft. Temporary air quality impacts would be minimized based on implementation of Project Features PF-AQ-1 through PF-AQ-3, which are provided in Section 2.11, Air Quality. These measures require the control of dust and equipment emissions during construction. Roadway closures requiring alternative traffic routing could also result in increased short-term noise and air emission levels along the potential detour routes during construction; however, no measures are available to minimize those impacts. These impacts would be temporary and would cease when the construction is complete.

Closures for I-5 mainline lanes, ramps and local streets are anticipated and would affect motorists, bicyclists, and pedestrians; however these impacts would be temporary, for a period of up to three years. The potential detours would result in increased travel times and may result in area businesses experiencing some loss or reduction of customers or clients; however, this loss or reduction is expected to be minor since the Transportation Management Plan (TMP) (PF-TRA-1) would address potential detouring and property access. The TMP will also address traffic delays, maintains traffic flow in the vicinity of the project limits, manages detours and temporary road, lane, and ramp closures, provides ongoing information to the public regarding construction activities, closures, and detours, and maintains a safe environment for construction workers and travelers. The TMP will be coordinated with the affected cities and access to all businesses would be maintained during construction. With implementation of the TMP, temporary impacts related to the Build Alternatives (including Design Option B) would not divide the affected cities.

With incorporation of Project Features PF-N-1, PF-AQ-1 through PF-AQ-3, and PF-TRA-1, temporary construction-related impacts to community character and cohesion would not be adverse.

No Build Alternative

No improvements to the I-5/El Toro Road Interchange are proposed under the No Build Alternative. Therefore, the No Build Alternative would not result in temporary impacts to community character and cohesion.

Permanent Impacts

Build Alternatives (Alternatives 2 and 4 [including Design Option B])

Alternative 2

Alternative 2 would acquire approximately 0.32 acre of land from Cavanaugh Mini Park (APNs 617-185-07 and 617-185-08). This partial acquisition in land will result in the removal of the mini park's resources. However, as discussed in Section 2.1, measures LU-6 and LU-7 [Section 4f-1, Appendix A]) will relocate the facilities of the mini park to the adjacent open space. Additionally, the existing Cavanaugh Mini Park ADA-compliant parking space would be replaced in kind. Therefore, there would not be a negative effect on community character. The relocation of the mini park further north along Gowdy Avenue may provide a more central location for the mini park with newer equipment than the existing facility and have a benefit to the local community. Impacts to community character and cohesion would not be expected.

Alternative 2 would remove on-street parking on Bridger Road, and businesses would be relocated. The conversion of land from the Build Alternatives would affect the local setting and potentially alter the "sense of place" residents associate with the neighborhood adjacent to Bridger Road. However, this effect is not considered to be adverse since it is anticipated that these businesses will be relocated within the same city.

Alternative 2 will involve reconstruction of Avenida de la Carlotta, and will also construct a 32 feet high flyover immediately adjacent to St. George Parish/Church, in the City of Laguna Hills. The flyover structure will directly connect southbound I-5 traffic to eastbound El Toro Road by traversing I-5 and joining a newly aligned Bridger Road. Relocation of existing soundwalls are needed. The flyover structure has the potential to generate perceptions and feelings about: quality of life changes, increasing urbanization (and thus a feeling of isolation); decreasing access to (even separation from) nearby community facilities; and that the neighborhood is less secluded or more accessible to the public. There may also be a perception that the flyover will bring more noise and vibration to the neighborhood and community, thus changing the setting from urban to ultra-urban. Such changes could potentially degrade the sense of place and contribute to a notion that community character and cohesion are failing. Minimization measures VIS-2 through VIS-4 (Section 2.5) can help offset these effects. Measure VIS-2 will provide replacement landscaping that will maintain the context of the surrounding area and will be compatible with the existing landscape along I-5 and in the project vicinity. Measure VIS-3 will preserve any existing landscaping and VIS-4 will provide aesthetic treatments for new noise barriers, retaining walls, and elevated features. The use of aesthetic treatments will consist of color, textures, and/or artistic designs compatible with existing walls/structures. With the implementation of these measures, adverse impacts to community character and cohesion would be reduced.

Alternative 4

Alternative 4 would acquire 0.16 acres of land from Cavanaugh Mini Park (APNs 617-185-07 and 617-185-08) for the proposed transportation facility improvement. Alternative 4 with Design Option B would acquire approximately 0.32 acre of land from this same mini park. This partial acquisition in land will result in the removal of the mini park's resources. However, as discussed in Section 2.1, measures LU-6 and LU-7 [Section 4f-1, Appendix A]) will relocate the facilities of the mini park to the adjacent open space. Additionally, the existing Cavanaugh Mini Park ADA-compliant parking space would be replaced in kind. Therefore, there would not be a negative effect on community character. The relocation of the Mini Park further north along Gowdy Avenue may provide a more central location for the mini park with newer equipment than the existing facility and have a benefit to the local community. Impacts to community character and cohesion would not be expected.

Under Alternative 4, one business along Bridger Road would be relocated and the cul-de-sac would end further south resulting in the removal of some, but not all, on-street parking on this area of Bridger Road. Alternative 4 with Design Option B would result in the partial acquisition of some properties. Although relocation of the businesses is not anticipated, some on-street parking would be affected. The conversion of land from Alternative 4 and Alternative 4 with Design Option B could affect the local setting and potentially alter the "sense of place" residents associate with the neighborhood adjacent to Bridger Road. However, this affect is not considered to be adverse since it is anticipated that these businesses will be relocated within the same city.

Alternative 4 and Alternative 4 with Design Option B would also impact parking at the proposed Five Lagunas (formerly Laguna Hills Mall) and one or more access points (driveways) to the property may change or be reconfigured. However, since the design for Five Lagunas is being revised, the loss in parking spaces is unknown. However, since Five Lagunas is in the process of revising its site plans, Caltrans will continue to work with Five Lagunas and the City of Laguna Hills to ensure the Build Alternatives are consistent. Since Five Lagunas is a proposed plan and the community already lacks a "sense of place" regarding this development, Alternative 4 and Alternative 4 with Design Option B would not affect community character and cohesion in this area.

In addition to the minimization measures included in Section 2.2.1.4, implementation of measures VIS-2 through VIS-4, and the congestion reductions strategies included as part of the Build Alternatives (including Design Option B), community character and cohesion will be enhanced. Over time, residents will experience direct benefits as well as secondary benefits and an improved quality of life.

No Build Alternative

With the No Build Alternative, community character and cohesion will not change in the immediate future. However, the No Build Alternative would not construct any interchange improvements, and over a longer period of time, there is potential for community character and cohesion to degrade. Residents and businesses could experience poor air quality due to congested roadways. When a setting degrades, community character and cohesion tends to be disrupted and new businesses and potential customers may select other areas to locate in or visit.

2.2.1.4 Avoidance, Minimization, and/or Mitigation Measures

The avoidance and minimization measures listed below would maintain community character and cohesion within the Study Area. Minimization measures LU-5 (REL-1) through LU-8 would

address permanent impacts related to the relocation of Cavanaugh Mini Park. Minimization measures VIS-2 through VIS-4 offset visual effects. No additional avoidance and/or minimization measures are needed to further reduce impacts related to community character and cohesion.

2.2.2 Relocations and Real Property Acquisition

2.2.2.1 Regulatory Setting

The Department's Relocation Assistance Program (RAP) is based on the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), and Title 49 Code of Federal Regulations (CFR) Part 24. The purpose of the RAP is to ensure that persons displaced as a result of a transportation project are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole. Please see Appendix A for a summary of the RAP.

All relocation services and benefits are administered without regard to race, color, national origin, persons with disabilities, religion, age, or sex. Please see Appendix B for a copy of the Department's Title VI Policy Statement.

2.2.2.2 Affected Environment

The information in this section is summarized from the *Draft Relocation Impact Report* (February 2019).

The Study Area for the assessment of the effects of the Build Alternatives related to property acquisition and relocation was defined as the Cities of Laguna Hills, Lake Forest, and Laguna Woods. This Study Area was selected because it covers the entire project limits and includes areas in the vicinity of the project limits that are likely to be considered for the relocation of businesses displaced by the Build Alternatives. As described earlier in Section 2.1, Land Use, the existing land uses in the vicinity of the project limits are primarily commercial uses. Uses on the northeast quadrant of the I-5/EI Toro Road interchange include Cavanaugh Mini Park, a pair of fast food restaurants, a gas station, and other commercial uses. Uses on the southwest quadrant of the interchange include a fast food restaurant, a strip mall, and an auto repair shop. Uses on the northwest quadrant of the interchange include two fast food restaurants, a sit-down restaurant, St. George's Episcopal Church, and a gas station. Uses on the southeast quadrant of the interchange include a fast food restaurant, a gas station, a sit-down restaurant, a sporting goods store, a hair salon, and a variety of other commercial uses. The properties on the southwest quadrant of the interchange are part of the Five Lagunas Shopping Center, formerly known as the Laguna Hills Mall.

2.2.2.3 Environmental Consequences

Temporary Impacts

Build Alternatives (Alternatives 2 and 4 [including Design Option B])

Construction of the Build Alternatives would require TCEs within the project limits for construction access, mobilization, material laydown, and staging areas. Given that most of these TCEs generally consist of land that is currently being used for landscaping and parking lots adjacent to the proposed right-of-way, temporary impacts would be limited primarily to parking and access impacts. After construction, all land temporarily used for construction would be returned to a condition equal to the pre-construction staging condition. TCEs and staging areas would not require businesses, employees, or residents to relocate. Owners of the parcels affected by TCEs and staging areas would be compensated for temporary use of their property

during construction. This would minimize any impacts to properties from TCEs during construction.

No Build Alternative

The No Build Alternative would maintain the existing configuration of the I-5/EI Toro Road interchange in the Cities of Laguna Hills, Laguna Woods, and Lake Forest. Under the No Build Alternative, the I-5/ EI Toro Road interchange improvements would not be constructed, and no temporary impacts to properties from temporary construction easements (TCEs) would occur.

Permanent Impacts

Alternative 2

As shown in Table 2.2.9, Alternative 2 would result in the full acquisition (or consequential displacements) of seven parcels and the partial acquisition of four parcels. Alternative 2 would not require the partial or full acquisition of residential properties; therefore, no residential displacements would occur. All potential displacements and relocations would occur from full acquisitions. As shown on Figure 2.2-4 and in Table 2.2.9, 14 commercial businesses are on these parcels and would be relocated. Alternative 2 would require the relocation of 14 businesses, including seven retail and service-based businesses (Comic Quest, Sierra Pool and Spa Supply, Split Enz, PC Trade, Passion Nails, MJLH Kung Fu, and Roberts Optometric Eye Care), five restaurants or food purveyors (Honeybaked Ham, McDonald's, Subway, Arby's, and The Pub in Lake Forest), one gas station (Chevron), and one nursery (Green Thumb Nursery). The displacement of these 14 businesses would displace an estimated 177 employees (refer to Table 2.2.10). Table 2.2.10 provides the estimated number of employees who would be displaced from each business.

As of August 2018, 30 retail properties were available for rent, and one for purchase, within the replacement area; the replacement area comprises the Cities of Lake Forest, Laguna Hills, and Laguna Woods. There is an adequate supply of available replacement properties in which to relocate the displaced businesses within the replacement area cities. Therefore, it is anticipated that businesses would be relocated within the replacement area and near their current locations.

Alternative 4

As shown in Table 2.2.11, Alternative 4 would result in the full acquisition (or consequential displacements) of two parcels and the partial acquisition of 19 parcels. Alternative 4 would require the acquisition of one residential property (apartment complex driveway/parking lot). As shown on Figure 2.2-5 and in Table 2.2.11, Alternative 4 would require the displacement of 22 commercial businesses, including 16 retail and service-based businesses, 5 restaurants, and 1 auto repair facility. The displacement of these 22 businesses would result in the displacement of an estimated 417 employees (refer to Table 2.2.10). Table 2.2.10 provides the estimated number of employees who would be displaced from each business.

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LEGEND

- City Boundary
- Alternative 2
- Proposed Road Edge/Curb
- Proposed Lane Striping/Marking
- Proposed Guard Rail
- Proposed Retaining Wall
- Full Acquisition
- Partial Acquisition
- 1 Number of Displacements
- 617-185-07 Assessor's Parcel Number (APN)

FIGURE 2.2-4

I-5/El Toro Road Interchange Project
Property Acquisitions - Alternative 2

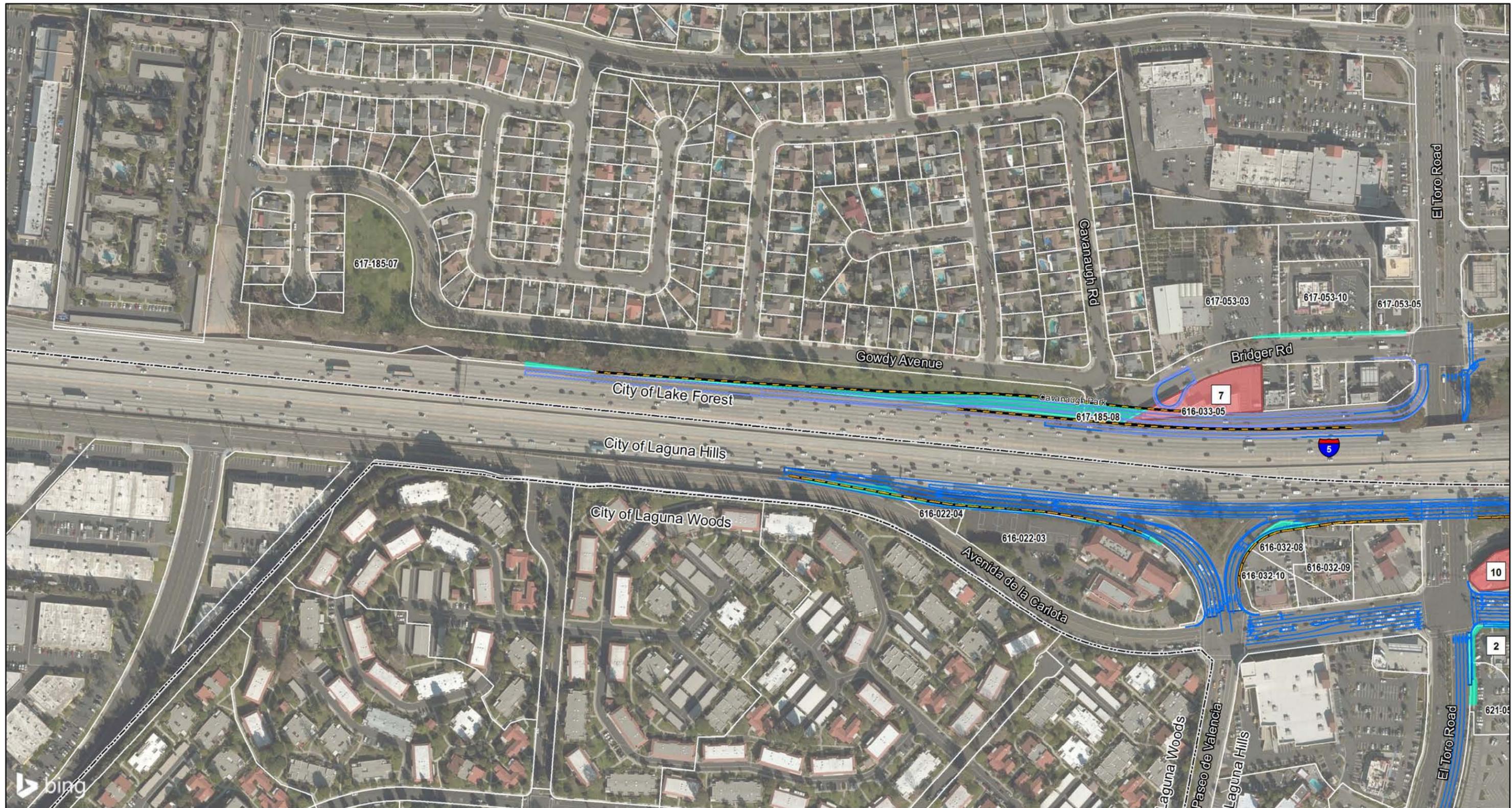
12-ORA-5 PM 17.8/19.7
EA 0M9800



SOURCE: Caltrans (2/4/2019); Bing (1/2015)

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LEGEND

- City Boundary
- Alternative 4
- Full Acquisition
- Partial Acquisition
- Proposed Road Edge/Curb
- Proposed Lane Striping/Marking
- Proposed Sound Wall
- 1 Number of Displacements
- 617-185-07 Assessor's Parcel Number (APN)

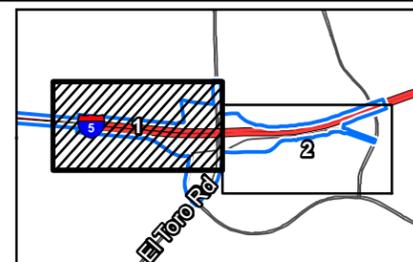
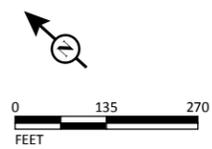


FIGURE 2.2-5
Sheet 1 of 2

I-5/El Toro Road Interchange Project
Property Acquisitions - Alternative 4

12-ORA-5 PM 17.8/19.7
EA 0M9800



SOURCE: Caltrans (2/4/2019); Bing (1/2015)

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LEGEND

--- City Boundary

Alternative 4

— Proposed Road Edge/Curb

— Proposed Lane Striping/Marking

— Proposed Sound Wall

Full Acquisition

Partial Acquisition

1 Number of Displacements

617-185-07 Assessor's Parcel Number (APN)

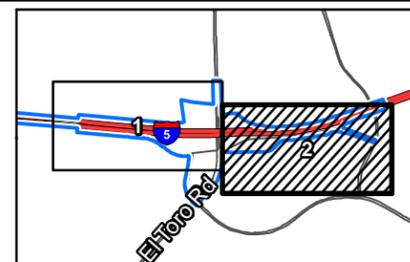


FIGURE 2.2-5
Sheet 2 of 2

I-5/El Toro Road Interchange Project
Property Acquisitions - Alternative 4

12-ORA-5 PM 17.8/19.7
EA 0M9800



SOURCE: Caltrans (2/4/2019); Bing (1/2015)

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**Table 2.2.9: Property Acquisitions and Related Relocations –
Alternative 2**

APN	Property Type	Address	Present Use	Business Name	City	Relocation?	Displaced Employees
Full Acquisitions							
616-033-05	Commercial	23811 Bridger Rd., Suite 100	Comic Book and Board Game Store	Comic Quest	Lake Forest	Yes	5
	Commercial	23811 Bridger Rd., Suite 103	Pool Supply Store	Sierra Pool and Spa Supply	Lake Forest	Yes	2
	Commercial	23811 Bridger Rd., Suite 107	Beauty/Spa	Split Enz	Lake Forest	Yes	1
	Commercial	23811 Bridger Rd., Suite 108	Computer Parts and Repair Store	PC Trade	Lake Forest	Yes	1
	Commercial	23811 Bridger Rd., Suite 109	Beauty/Spa	Passion Nails	Lake Forest	Yes	1
	Commercial	23811 Bridger Rd., Suite 110	Optometry Office	Roberts Optometric Eyecare (El Toro Eyecare)	Lake Forest	Yes	2
	Commercial	23811 Bridger Rd., Suite 106	Martial Arts Studio	MJLH Kung Fu	Lake Forest	Yes	5
616-033-04	Commercial	23851 Bridger Rd.	Restaurant	Honeybaked Ham	Lake Forest	Yes	4
616-033-03	Commercial	23861 Bridger Rd.	Fast Food Restaurant	McDonalds	Lake Forest	Yes	37
616-033-02	Commercial	23891 Bridger Rd.	Gas Station/Mini Mart	Chevron	Lake Forest	Yes	6
	Commercial	23891 Bridger Rd.	Restaurant	Subway	Lake Forest	Yes	6
617-053-03	Commercial	23782 Bridger Rd.	Plant Nursery/ Yard Supply	Green Thumb Nursery	Lake Forest	Yes	50
617-053-10	Commercial	23862 Bridger Rd.	Fast Food Restaurant	Arby's	Lake Forest	Yes	17
	Commercial	23862 Bridger Rd.	Restaurant	The Pub in Lake Forest	Lake Forest	Yes	40
617-053-05	Vacant	24201 El Toro Rd.	Vacant	N/A	Lake Forest	No ¹	N/A
Partial Acquisitions							
617-185-07	Open Space	N/A	Open Space	N/A	Lake Forest	No	N/A
617-185-08	Public Facility	23782 Cavanaugh Rd.	City Park	Cavanaugh Mini Park	Lake Forest	No	N/A
616-022-04	Vacant	N/A	Vacant	N/A	Laguna Hills	No	N/A
N/A	Public Right-of-Way	Roadway (Avenida de la Carlota)	Vacant	N/A	Laguna Hills	No	N/A
Temporary Construction Easements							
617-185-07	Open Space	N/A	Open Space	N/A	Lake Forest	No	N/A
616-022-04	Vacant	N/A	Vacant	N/A	Laguna Hills	No	N/A
N/A	Public Right-of-Way	N/A	Roadway (Avenida de la Carlota)	N/A	Laguna Hills	No	N/A

Source: I-5/El Toro Road Interchange Project Draft Relocation Impact Report (February 2019).

¹ Acquisition would not result in a relocation because the property is currently vacant.

APN = Assessor's Parcel Number

N/A = not applicable

Table 2.2.10: Estimated Commercial Displacements by Alternative

Alternative	Commercial Businesses	Employees
Alternative 2	14	177
Alternative 4	22	417
Alternative 4 with Design Option B	15	391

Source: I-5/EI Toro Road Interchange Project Draft Relocation Impact Report (February 2019).

Table 2.2.11: Property Acquisitions and Related Relocations – Alternative 4

APN	Property Type	Address	Present Use	Business Name	City	Relocation?	Displaced Employees
Full Acquisitions							
616-033-05	Commercial	23811 Bridger Rd., Suite 100	Comic Book and Board Game Store	Comic Quest	Lake Forest	Yes	5
	Commercial	23811 Bridger Rd., Suite 103	Pool Supply Store	Sierra Pool and Spa Supply	Lake Forest	Yes	2
	Commercial	23811 Bridger Rd., Suite 107	Beauty/Spa	Split Enz	Lake Forest	Yes	1
	Commercial	23811 Bridger Rd., Suite 108	Computer Parts and Repair Store	PC Trade	Lake Forest	Yes	1
	Commercial	23811 Bridger Rd., Suite 109	Beauty/Spa	Passion Nails	Lake Forest	Yes	1
	Commercial	23811 Bridger Rd., Suite 110	Optometry Office	Roberts Optometric Eyecare (El Toro Eyecare)	Lake Forest	Yes	2
	Commercial	23811 Bridger Rd., Suite 106	Martial Arts Studio	MJLH Kung Fu	Lake Forest	Yes	5
621-052-02	Commercial	24012 Avenida de la Carlota	Flower Shop	Flowers 4 U	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Dentist's Office	Saddleback Dentistry	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Water Distributor	Alka Yuna Water	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Restaurant	El Toro Bravo	Laguna Hills	Yes	40
	Commercial	24012 Avenida de la Carlota	Weight Clinic	Doctor's Weight Clinic	Laguna Hills	Yes	3
	Commercial	24012 Avenida de la Carlota	Smoke Shop	Clean Smoke: Electronic Cigarettes	Laguna Hills	Yes	40
	Commercial	24012 Avenida de la Carlota	Insurance Sales	Freeway Insurance Experts	Laguna Hills	Yes	40
	Commercial	24012 Avenida de la Carlota	Vitamin Store	Performance Nutrition Center	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Beauty/Spa	The Pretty Kitty: Brazilian Waxing	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Beauty/Spa	Thai Body Works	Laguna Hills	Yes	9
Partial Acquisitions							
617-053-05	Vacant	24201 El Toro Rd.	Vacant	N/A	Lake Forest	No ²	N/A
617-053-10	Commercial	23862 Bridger Rd.	Fast Food Restaurant	Arby's	Lake Forest	No	N/A
	Commercial	23862 Bridger Rd.	Restaurant	The Pub in Lake Forest	Lake Forest	No	N/A
617-053-03	Commercial	23782 Bridger Rd.	Plant Nursery/ Yard Supply	Green Thumb Nursery	Lake Forest	No	N/A

Table 2.2.11: Property Acquisitions and Related Relocations – Alternative 4

APN	Property Type	Address	Present Use	Business Name	City	Relocation?	Displaced Employees
621-051-34	Commercial	24001 Avenida de la Carlota	Fast Food Restaurant	In-N-Out Burger	Laguna Hills	Yes	99
	Commercial	24001 Avenida de la Carlota	Restaurant	King's Fish House	Laguna Hills	Yes	50
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-35	Commercial	24196 Laguna Hills Mall	Car Repair Shop	Firestone Complete Auto Care	Laguna Hills	Yes	9
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
620-491-15	Commercial	24241 Avenida de la Carlota	Restaurant	Vacant Restaurant Building ¹	Laguna Hills	Yes	0
620-491-16	Commercial	24301 Avenida de la Carlota	Restaurant	El Torito	Laguna Hills	Yes	90
617-185-07	Open Space	N/A	Open Space	N/A	Lake Forest	No	N/A
616-022-04	Vacant	N/A	Vacant	N/A	Laguna Hills	No	N/A
616-022-03	Quasi-Public Facility	23802 Avenida De La Carlota	Church	St. George's Episcopal Church	Laguna Hills	No	N/A
617-185-08	Public Facility	23782 Cavanaugh Rd.	City Park	Cavanaugh Mini Park	Lake Forest	No	N/A
616-032-08	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants	Laguna Hills	No	N/A
621-051-33	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-29	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-25	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
620-491-23	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
620-491-17	Vacant	24311 Avenida de la Carlota	Vacant	N/A	Laguna Hills	No	N/A
620-491-26	N/A	No Street Address	Driveway/ Parking Lot	N/A	Laguna Hills	No	N/A
620-492-01	Commercial	24422 Avenida de la Carlota	Office Complex	Various Office Businesses	Laguna Hills	No	N/A
Temporary Construction Easements							
617-053-05	Vacant	24201 El Toro Rd.	N/A	Vacant Lot	Lake Forest	No	N/A
617-053-10	Commercial	23862 Bridger Rd.	Fast Food Restaurant	Arby's	Lake Forest	No	N/A
617-053-03	Commercial	23782 Bridger Rd.	Plant Nursery/ Yard Supply	Green Thumb Nursery	Lake Forest	No	N/A
617-185-07	Open Space	N/A	Open Space	N/A	Lake Forest	No	N/A
617-185-08	Public Facility	23782 Cavanaugh Rd.	City Park	Cavanaugh Mini Park	Lake Forest	No	N/A
621-051-34	Commercial	24001 Avenida de la Carlota	Fast Food Restaurant	In-N-Out Burger	Laguna Hills	Yes	N/A
	Commercial	24001 Avenida de la Carlota	Restaurant	King's Fish House	Laguna Hills	Yes	N/A
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-35	Commercial	24196 Laguna Hills Mall	Car Repair Shop	Firestone Complete Auto Care	Laguna Hills	Yes	N/A
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A

Table 2.2.11: Property Acquisitions and Related Relocations – Alternative 4

APN	Property Type	Address	Present Use	Business Name	City	Relocation?	Displaced Employees
621-051-33	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-29	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-25	Vacant	24126 Laguna Hills Mall	Parking Lot/Vacant	N/A	Laguna Hills	No	N/A
620-491-15	Commercial	24241 Avenida de la Carlota	Restaurant	Vacant Restaurant Building ¹	Laguna Hills	Yes	N/A
620-491-23	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
620-491-16	Commercial	24301 Avenida de la Carlota	Restaurant	El Torito	Laguna Hills	Yes	N/A
620-491-17	Vacant	24311 Avenida de la Carlota	Vacant	N/A	Laguna Hills	No	N/A
620-491-25	Residential	No Street Address	Apartment Complex Driveway/ Parking Lot	N/A	Laguna Hills	No	N/A
620-491-26	N/A	No Street Address	Driveway/ Parking Lot	N/A	Laguna Hills	No	N/A
620-492-01	Commercial	24422 Avenida de la Carlota	Office Complex	Various Office Businesses	Laguna Hills	No	N/A
616-022-04	Vacant	N/A	Vacant	N/A	Laguna Hills	No	N/A
616-022-03	Quasi-Public Facility	23802 Avenida de la Carlota	Church	St. George's Episcopal Church	Laguna Hills	No	N/A
616-032-08	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants	Laguna Hills	No	N/A

Source: I-5/El Toro Road Interchange Project Draft Relocation Impact Report (February 2019).

¹ A building permit was issued in 2017 to tear down the existing building and build two new buildings. The owner of the property applied for an amendment to the permit at an April 10, 2018, City Council meeting, and approval is pending. If the parcel were partially acquired for the proposed project, the prospective business on this parcel would be relocated. Therefore, this property is included as a relocation even though it is a vacant building.

² Acquisition would not result in a relocation because the property is currently vacant.

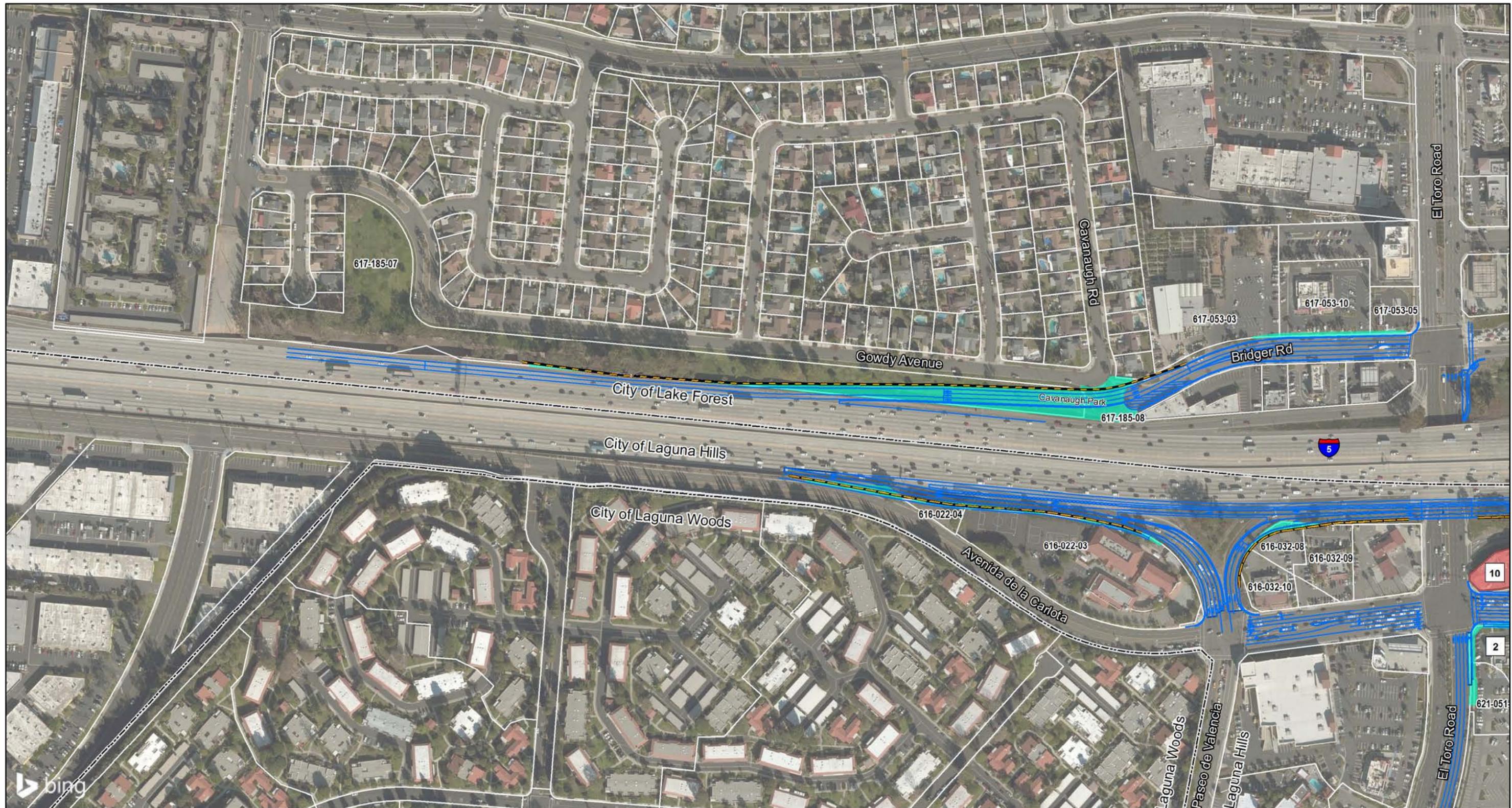
APN = Assessor's Parcel Number

N/A = not available/applicable

As previously discussed in Alternative 2, there appears to be an adequate supply of available replacement properties in which to relocate the displaced businesses within the replacement area cities, and it is anticipated that the businesses would be relocated near their current locations.

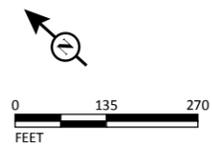
Design Option B

As shown in Table 2.2.12, Alternative 4 with Design Option B would result in the full acquisition (or consequential displacements) of one parcel and partial acquisition of 19 parcels. Alternative 4 with Design Option B would require the acquisition of one residential property (apartment complex driveway/parking lot). As shown on Figure 2.2.6 and in Table 2.2.12, Alternative 4 with Design Option B would require the displacement of 15 commercial businesses, including 9 retail and service-based businesses, 5 restaurants, and 1 auto repair facility. The displacement of these 15 businesses would result in the displacement of an estimated 391 employees (refer to Table 2.2.10). Table 2.2.10 provides the estimated number of employees who would be displaced from each business.



LEGEND

- City Boundary
- Alternative 4 with Design Option B
- Proposed Road Edge/Curb
- Proposed Lane Striping/Marking
- Proposed Sound Wall
- Full Acquisition
- Partial Acquisition
- 1 Number of Displacements
- 617-185-07 Assessor's Parcel Number (APN)



SOURCE: Caltrans (2/4/2019); Bing (1/2015)

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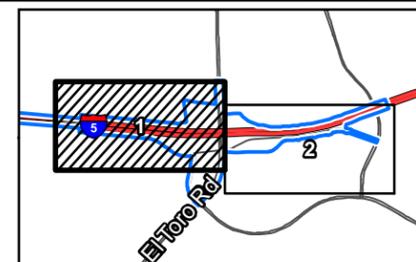


FIGURE 2.2-6
Sheet 1 of 2

I-5/El Toro Road Interchange Project
Property Acquisitions - Alternative 4 - Design Option B

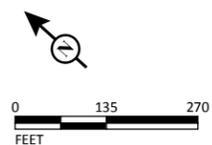
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LEGEND

- City Boundary
- Alternative 4 with Design Option B
- Proposed Road Edge/Curb
- Proposed Lane Striping/Marking
- Proposed Sound Wall
- Full Acquisition
- Partial Acquisition
- 1 Number of Displacements
- 617-185-07 Assessor's Parcel Number (APN)



SOURCE: Caltrans (2/4/2019); Bing (1/2015)

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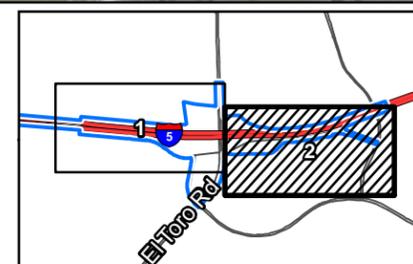


FIGURE 2.2-6
Sheet 2 of 2

I-5/El Toro Road Interchange Project
Property Acquisitions - Alternative 4 - Design Option B

12-ORA-5 PM 17.8/19.7
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**Table 2.2.12: Property Acquisitions and Related Relocations –
Alternative 4 with Design Option B**

APN	Property Type	Address	Present Use	Business Name	City	Relocation?	Displaced Employees
Full Acquisitions							
621-052-02	Commercial	24012 Avenida de la Carlota	Flower Shop	Flowers 4 U	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Dentist's Office	Saddleback Dentistry	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Water Distributor	Alka Yuna Water	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Restaurant	El Toro Bravo	Laguna Hills	Yes	40
	Commercial	24012 Avenida de la Carlota	Weight Clinic	Doctor's Weight Clinic	Laguna Hills	Yes	3
	Commercial	24012 Avenida de la Carlota	Smoke Shop	Clean Smoke: Electronic Cigarettes	Laguna Hills	Yes	40
	Commercial	24012 Avenida de la Carlota	Insurance Sales	Freeway Insurance Experts	Laguna Hills	Yes	40
	Commercial	24012 Avenida de la Carlota	Vitamin Store	Performance Nutrition Center	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Beauty/Spa	The Pretty Kitty: Brazilian Waxing	Laguna Hills	Yes	4
	Commercial	24012 Avenida de la Carlota	Beauty/Spa	Thai Body Works	Laguna Hills	Yes	0
Partial Acquisitions							
617-053-03	Commercial	23782 Bridger Rd.	Plant Nursery/ Yard Supply	Green Thumb Nursery	Lake Forest	No	N/A
617-053-05	Vacant	24201 El Toro Rd.	Vacant	N/A	Lake Forest	No ²	N/A
617-053-10	Commercial	23862 Bridger Rd.	Fast Food Restaurant	Arby's	Lake Forest	No	N/A
	Commercial	23862 Bridger Rd.	Restaurant	The Pub in Lake Forest	Lake Forest	No	N/A
621-051-34	Commercial	24001 Avenida de la Carlota	Fast Food Restaurant	In-N-Out Burger	Laguna Hills	Yes	99
	Commercial	24001 Avenida de la Carlota	Restaurant	King's Fish House	Laguna Hills	Yes	50
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-35	Commercial	24196 Laguna Hills Mall	Car Repair Shop	Firestone Complete Auto Care	Laguna Hills	Yes	9
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
620-491-15	Commercial	24241 Avenida de la Carlota	Restaurant	Vacant Restaurant Building ¹	Laguna Hills	Yes	0
620-491-16	Commercial	24301 Avenida de la Carlota	Restaurant	El Torito	Laguna Hills	Yes	90
617-185-07	Open Space	N/A	Open Space	N/A	Lake Forest	No	N/A
617-185-08	Public Facility	23782 Cavanaugh Rd.	City Park	Cavanaugh Mini Park	Lake Forest	No	N/A
616-022-04	Vacant	N/A	Vacant	N/A	Laguna Hills	No	N/A
616-022-03	Quasi-Public Facility	23802 Avenida de la Carlota	Church	St. George's Episcopal Church	Laguna Hills	No	N/A
616-032-08	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants	Laguna Hills	No	N/A
621-051-33	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-29	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A

**Table 2.2.12: Property Acquisitions and Related Relocations –
Alternative 4 with Design Option B**

APN	Property Type	Address	Present Use	Business Name	City	Relocation?	Displaced Employees
620-491-23	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
620-491-17	Vacant	24311 Avenida de la Carlota	Vacant	N/A	Laguna Hills	No	N/A
620-491-26	N/A	No Street Address	Driveway/ Parking Lot	N/A	Laguna Hills	No	N/A
620-492-01	Commercial	24422 Avenida de la Carlota	Office Complex	Various Office Businesses	Laguna Hills	No	N/A
621-051-25	Vacant	24126 Laguna Hills Mall	Parking Lot/Vacant	N/A	Laguna Hills	No	N/A
Temporary Construction Easements							
617-053-05	Vacant	24201 El Toro Rd.	N/A	Vacant Lot	Lake Forest	No ²	N/A
617-053-10	Commercial	23862 Bridger Rd.	Fast Food Restaurant	Arby's	Lake Forest	No	N/A
	Commercial	23862 Bridger Rd.	Restaurant	The Pub in Lake Forest	Lake Forest	No	N/A
617-053-03	Commercial	23782 Bridger Rd.	Plant Nursery/ Yard Supply	Green Thumb Nursery	Lake Forest	No	N/A
617-185-07	Open Space	N/A	Open Space	N/A	Lake Forest	No	N/A
617-185-08	Public Facility	23782 Cavanaugh Rd.	City Park	Cavanaugh Mini Park	Lake Forest	No	N/A
621-051-34	Commercial	24001 Avenida de la Carlota	Fast Food Restaurant	In-N-Out Burger	Laguna Hills	Yes	N/A
	Commercial	24001 Avenida de la Carlota	Restaurant	King's Fish House	Laguna Hills	Yes	N/A
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-35	Commercial	24196 Laguna Hills Mall	Car Repair Shop	Firestone Complete Auto Care	Laguna Hills	Yes	N/A
	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-33	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-29	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
621-051-25	Vacant	24126 Laguna Hills Mall	Parking Lot/Vacant	N/A	Laguna Hills	No	N/A
620-491-15	Commercial	24241 Avenida de la Carlota	Restaurant	Vacant Restaurant Building ¹	Laguna Hills	Yes	N/A
620-491-23	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants and Mall	Laguna Hills	No	N/A
620-491-16	Commercial	24301 Avenida de la Carlota	Restaurant	El Torito	Laguna Hills	Yes	N/A
620-491-17	Vacant	24311 Avenida de la Carlota	Vacant	N/A	Laguna Hills	No	N/A
620-491-25	Residential	No Street Address	Apartment Complex Driveway/ Parking Lot	N/A	Laguna Hills	No	N/A
620-491-26	N/A	No Street Address	Driveway/ Parking Lot	N/A	Laguna Hills	No	N/A
620-492-01	Commercial	24422 Avenida de la Carlota	Office Complex	Various Office Businesses	Laguna Hills	No	N/A
616-022-04	Vacant	N/A	Vacant	N/A	Laguna Hills	No	N/A

Table 2.2.12: Property Acquisitions and Related Relocations – Alternative 4 with Design Option B

APN	Property Type	Address	Present Use	Business Name	City	Relocation?	Displaced Employees
616-022-03	Quasi-Public Facility	23802 Avenida de la Carlota	Church	St. George's Episcopal Church	Laguna Hills	No	N/A
616-032-08	N/A	No Street Address	Parking Lot	Parking Lot for Restaurants	Laguna Hills	No	N/A

Source: I-5/EI Toro Road Interchange Project Draft Relocation Impact Report (February 2019).

¹ A building permit was issued in 2017 to tear down the existing building and build two new buildings. The owner of the property applied for an amendment to the permit at an April 10, 2018, City Council meeting, and approval is pending. If the parcel were partially acquired for the proposed project, the prospective business on this parcel would be relocated. Therefore, this property is included as a relocation even though it is a vacant building.

² Acquisition would not result in a relocation because the property is currently vacant.

APN = Assessor's Parcel Number

Caltrans = California Department of Transportation

N/A = not available

No Build Alternative

The No Build Alternative would maintain the existing configuration of the I-5/EI Toro Road interchange located in the Cities of Laguna Hills, Laguna Woods, and Lake Forest. Under the No Build Alternative, the I-5/ EI Toro Road interchange improvements would not be constructed, and no permanent impacts to properties from acquisitions and relocations would occur.

2.2.2.4 Avoidance, Minimization, and/or Mitigation Measures

As specified in Measure LU-3 in Section 2.1, after construction, all TCEs would be restored a condition equal to their original pre-project conditions.

The following measure would be implemented to minimize permanent impacts related to relocations and displacements under the Build Alternatives:

REL-1 Property acquisition will be conducted in compliance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) (Public Law 91-646, 84 Statutes 1894). The Uniform Act mandates that certain relocation services and payments be made available to eligible residents, businesses, and nonprofit organizations displaced by federal or federally assisted projects. The Uniform Act provides for uniform and equitable treatment by federal or federally assisted programs of persons displaced from their homes, businesses, or farms and establishes uniform and equitable land acquisition policies.

2.2.3 Environmental Justice

2.2.3.1 Regulatory Setting

All projects involving a federal action (funding, permit, or land) must comply with Executive Order (EO) 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, signed by President William J. Clinton on February 11, 1994. This EO directs federal agencies to take the appropriate and necessary steps to identify and address disproportionately high and adverse effects of federal projects on the health or environment of minority and low-income populations to the greatest extent practicable and permitted by law. Low income is defined based on the Department of Health and Human Services poverty guidelines. For 2019, this was \$25,750 for a family of four.

All considerations under Title VI of the Civil Rights Act of 1964, and related statutes, have also been included in this project. The Department's commitment to upholding the mandates of Title VI is demonstrated by its Title VI Policy Statement, signed by the Director, which can be found in Appendix B of this document.

2.2.3.2 Affected Environment

This section is based on information from the *Community Impact Assessment* (March 2019). The Council on Environmental Quality (CEQ), which is an advisory body that has oversight of the federal government's compliance with EO 12898 and NEPA, has developed guidance for implementing environmental justice under NEPA.¹ The CEQ guidance recommends identifying minority populations where either (a) the minority population of the affected area exceeds 50 percent or (b) the minority population percentage of the affected area is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis. For the purposes of this analysis, a threshold of ten percentage points was chosen as a metric for evaluating whether a meaningfully greater percentage of minority populations are present within the Study Area census tracts.

Although the project improvements directly impact the Cities of Lake Forest, Laguna Hills, and Laguna Woods, the Study Area for this resource occurs in the cities including Irvine, Lake Forest, Mission Viejo, Laguna Hills, as well as Laguna Woods. All of the cities are located in Orange County. The 2010 U.S. Census Summary Files for Orange County California and census tracts constituting the Study Area for the I-5/EI Toro Interchange Project have been identified, refer to Table 2.2.1: Study Area Census Tracts, Figure 2.2.1: I-5/EI Toro Road Interchange Study Area Census Tracts. Also reference Table 2.2.5: Race and Ethnicity - Orange County and Study Area Census Tracts, and Table 2.2.7: Comparison of Household Income & Housing Characteristics for Orange County and Cities, as well as corresponding narrative discussions. This information is used to determine the presence of Environmental Justice populations in the Project Study Area.

Ethnic and Racial Demographics

Table 2.2.5: Race and Ethnicity - Orange County and Study Area Census Tracts, shows the ethnic and racial demographic characteristics (population percentage) within the study area, by census tract as compared to Orange County. The majority of the Orange County population 44.1%, is designated as White, Non-Hispanic. Overall, Orange County is nearly 38% Hispanic or Latino. It is noteworthy that Census Tracts 320.14 and 524.11 have 50% and 41%, respectively Hispanic or Latino population percentages. While no disproportionate impacts are associated with any census tract in the Study Area, due to the higher percentage of Hispanic or Latino residents, all public notices during the development of this project would be published in both English and Spanish. As shown in Table 2.2.13: Minority Demographics, none of the census tracts in the Study Area contain meaningfully greater minority populations than those of Orange County.

¹ Council on Environmental Quality, "Environmental Justice under the National Environmental Policy Act," December 10, 1997. Website: <https://ceq.doe.gov/docs/ceq-regulations-and-guidance/regs/ej/justice.pdf>, accessed March 12, 2019.

Table 2.2.13 Minority Demographics

Jurisdiction/Area	Percentage Minority Population ¹
Orange County	55.9
Census Tract 320.14 (Lake Forest)	33.5
Census Tract 320.15 (Mission Viejo)	23.3
Census Tract 423.07 (Laguna Hills)	29.6
Census Tract 524.10 (Lake Forest & Irvine)	31.6
Census Tract 524.11 (Lake Forest)	43.7
Census Tract 626.21 (Irvine & Laguna Woods)	26
Census Tract 626.22 (Laguna Hills & Laguna Woods)	17.5
Census Tract 626.46 (Laguna Woods)	13.5
Census Tract 626.47 (Laguna Hills & Laguna Woods)	24.3

U.S. Census Bureau 2010 Demographic Statistics

¹ The percentage of racial minorities was calculated by subtracting the White, non-Hispanic population from the total population and identifying all other populations as minorities.

Low-Income Demographics

Per Table 2.2.7: Comparison of Household Income & Housing Characteristics for Orange County and Cities Median Household Income & Housing Characteristics in the Study Area, Median Household Income in the County is \$77,390, the Median Household Income in the Project Study Area Cities ranges from a low of \$42,025 in Laguna Woods to a high of \$99,029 in Mission Viejo. The lower Median Household Income in the City of Laguna Woods is likely to be attributed to older residents living on a fixed income, however, \$42,025 is well above the federal 2019 Poverty Guideline Rate of \$25,750 for a family of four (per US Department of Health and Human Services). It is noted that in Orange County, approximately 6.5% of the families with children live below the poverty level and that older adult homeowners may be spending 30% or more of their household income on housing costs. There are no households in the Study Area that meet low income requirements for Environmental Justice purposes.

2.2.3.3 Environmental Consequences

Based on the above discussion, it is clear none of the Build Alternatives would cause disproportionately high and adverse effects on any minority or low-income (EJ) populations in accordance with the provisions of Executive Order 12898.

Although there are EJ populations within the Study Area, there are no impacts after considering the measures in Section 2.1 relative to the replacement of Cavanaugh Mini Park.

2.2.3.4 Avoidance, Minimization, and/or Mitigation Measures

Based on the above discussion and analysis, with the required measures, the Build Alternatives, will not cause disproportionately high and adverse effects on any minority or low-income populations in accordance with the provisions of EO 12898. Although there are EJ populations within the Study Area, there are no disproportionate impacts after considering the measures in Section 2.1 relative to the replacement of Cavanaugh Mini Park. No further analysis is needed.

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