



Notice of Availability of the Draft Environmental Impact Report for the Laguna Niguel City Center Mixed Use Project

NOTICE IS HEREBY GIVEN that the City of Laguna Niguel, as Lead Agency, is circulating for public review a Draft Environmental Impact Report (DEIR) for the Laguna Niguel City Center Mixed Use Project pursuant to the State of California Public Resources Code Section 21165 and the "Guidelines for Implementation of the California Environmental Quality Act" as amended to date.

PROJECT TITLE: Laguna Niguel City Center Mixed Use Project

LEAD AGENCY: City of Laguna Niguel

PROJECT LOCATION: Located within the City of Laguna Niguel, the approximately 25-acre project site (Assessor's Parcel Number 656-242-18) is owned by the County of Orange and would be leased to Laguna Niguel Town Center Partners, LLC to develop the proposed mixed-use project. The project site consists of the South County Justice Center (closed in 2008), the Orange County Library, a County maintenance yard, Orange County Fire Authority (OCFA) Station No. 5, and undeveloped land. The site is immediately adjacent to City Hall. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west.

PROJECT DESCRIPTION: The general vision of the Laguna Niguel City Center Mixed Use Project (proposed project) is to create a "downtown" environment that features specialty retail, restaurants, office, community-oriented event/programmable space, integrated residential apartment homes, a new community library, and extensive walkable open spaces, paseos, and plazas.

The proposed project would include the development of approximately 175,000 square feet of commercial and civic uses and 275 multifamily residential units. The commercial component would include approximately 158,600 square feet of commercial space with a wide range of uses, such as restaurants, retail shops, health/wellness-focused retail and medical office, and creative office space. The civic space consists of a new, larger, approximately 16,300-square-foot county library with adjacent outdoor programmable space; this would replace the existing, approximately 14,400-square-foot library.

Development of the proposed project would require the following approvals from the City of Laguna Niguel:

- **General Plan Amendment GPA 19-01** to add the "Residential Attached" land use designation over the site (excluding OCFA Station No. 5) to allow development of up to 275 proposed multifamily residential units. The General Plan Amendment would also modify the description and statistical summary for the profile area to account for the proposed project.
- **Zone Change ZC 19-01** to add the "Mixed-Use Town Center" (MU-TC) District over the site, excluding OCFA Fire Station No. 5.
- **Zoning Code Amendment ZCA 19-01** to establish the mix of permissible land uses and development standards for the new MU-TC District.
- **Vesting Tentative Tract Map VTTM 19024** to subdivide the property into a total of 21 lots, including 17 numbered lots and 4 lettered lots.
- **Site Development Permit SDP 19-03** to allow grading and site development of the site and to allow an alternative development standard for a boundary landscaping reduction at the base of an existing landscaped slope.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The City has determined that the proposed project would require the preparation of an EIR. Potentially significant effects evaluated in the EIR include:

Aesthetics	Greenhouse Gas	Public Services
Air Quality	Hazards & Hazardous Materials	Recreation
Biological Resources	Hydrology & Water Quality	Transportation
Cultural Resources	Land Use	Tribal Cultural Resources
Energy	Noise	Utilities & Service Systems
Geology & Soils	Population & Housing	Wildfire

CEQA Guidelines Section 15087(c)(4) requires that the Notice of Availability list the significant environmental effects anticipated as a result of the proposed project. The DEIR identified significant and unavoidable impacts in the following area(s): Greenhouse Gas - greenhouse gas emissions would result in increases above established thresholds.

NOTICE OF AVAILABILITY AND PUBLIC REVIEW PERIOD: The DEIR is available for a 45-day public review period beginning March 15, 2022 and ending April 29, 2022 at 5:00 PM. Copies of the document are available for review at the following locations and can also be accessed online at www.cityoflagunaniguel.org/CityCenterDEIR.

City of Laguna Niguel
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

County Library (Laguna Niguel Branch)
30341 Crown Valley Parkway
Laguna Niguel, CA 92677

RESPONDING TO THIS NOTICE: Written comments in response to this notice must be received no later than April 29, 2022 at 5:00 PM to the attention of John Morgan, Development Services Manager, Community Development Department, 30111 Crown Valley Parkway, Laguna Niguel, CA 92677 or via email to jmorgan@cityoflagunaniguel.org. Comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts.

For additional information, please contact John Morgan, Development Services Manager, at (949) 362-4332 or at jmorgan@cityoflagunaniguel.org.