

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2019110083**

**Project Title:** Laguna Niguel City Center

**Lead Agency:** City of Laguna Niguel

**Contact Person:** John Morgan

**Mailing Address:** 30111 Crown Valley Parkway

**Phone:** 949.362.4332

**City:** Laguna Niguel

**Zip:** 92677

**County:** Orange

**Project Location:** County: Orange

City/Nearest Community: Laguna Niguel

**Cross Streets:** Crown Valley Parkway and Alicia Parkway

**Zip Code:** 92677

**Longitude/Latitude (degrees, minutes and seconds):** 117 ° 43 ' 5.35 " N / 33 ° 31 ' 26.9 " W **Total Acres:** 25

**Assessor's Parcel No.:** 656-242-18

**Section:** N/A

**Twp.:** 7 South

**Range:** 8 West

**Base:** S.B.B.M

**Within 2 Miles:** State Hwy #: N/A

**Waterways:** N/A

**Airports:** N/A

**Railways:** N/A

**Schools:** Laguna Niguel Kinder Care

### Document Type:

- CEQA:  NOP  
 Early Cons  
 Neg Dec  
 Mit Neg Dec

- Draft EIR  
 Supplement/Subsequent EIR  
 (Prior SCH No.) \_\_\_\_\_  
 Other: \_\_\_\_\_

- NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

- Other:  Joint Document  
 Final Document  
 Other: \_\_\_\_\_

### Local Action Type:

- General Plan Update  
 General Plan Amendment  
 General Plan Element  
 Community Plan

- Specific Plan  
 Master Plan  
 Planned Unit Development  
 Site Plan

- Rezone  
 Prezone  
 Use Permit  
 Land Division (Subdivision, etc.)

- Annexation  
 Redevelopment  
 Coastal Permit  
 Other: \_\_\_\_\_

### Development Type:

Residential: Units 275 Acres \_\_\_\_\_

Office: Sq.ft. 81,451 Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 93,400 Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational: \_\_\_\_\_

Recreational: \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: \_\_\_\_\_

### Project Issues Discussed in Document:

- Aesthetic/Visual  
 Agricultural Land  
 Air Quality  
 Archeological/Historical  
 Biological Resources  
 Coastal Zone  
 Drainage/Absorption  
 Economic/Jobs

- Fiscal  
 Flood Plain/Flooding  
 Forest Land/Fire Hazard  
 Geologic/Seismic  
 Minerals  
 Noise  
 Population/Housing Balance  
 Public Services/Facilities

- Recreation/Parks  
 Schools/Universities  
 Septic Systems  
 Sewer Capacity  
 Soil Erosion/Compaction/Grading  
 Solid Waste  
 Toxic/Hazardous  
 Traffic/Circulation

- Vegetation  
 Water Quality  
 Water Supply/Groundwater  
 Wetland/Riparian  
 Growth Inducement  
 Land Use  
 Cumulative Effects  
 Other: \_\_\_\_\_

### Present Land Use/Zoning/General Plan Designation:

Designated "Community Commercial" "Professional Office," and "Public/Institutional" Zoning: Community Commercial

**Project Description:** (please use a separate page if necessary)

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-gross-square-foot county library with adjacent outdoor programmable space; this would replace the existing, approximately 14,400-gross-square-foot library.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date March 15, 2022 Ending Date April 29, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Laguna Niguel Town Center Partners LLC</u>
Address: <u>3 MacArthur Place, Suite 1100</u>	Address: <u>3501 Lombarce Rd Ste 3000</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Norwood Beach CA 92660</u>
Contact: <u>JoAnn Hadfield</u>	Phone: <u>(949) 809-2504</u>
Phone: <u>714.966.9220</u>	

Signature of Lead Agency Representative:  Date: 3/14/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.