



## **NOTICE OF DETERMINATION**

**To:**  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Orange County Clerk Recorder  
South County Branch Office  
24031 El Toro Road, Suite 150 &160  
Laguna Hills, CA 92653

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

**Contact:** John Morgan, Development Services Manager

**Phone:** (949) 362-4332

**Email:** [Jmorgan@cityoflagunaniguel.org](mailto:Jmorgan@cityoflagunaniguel.org)

**Subject:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**Project Title:** Laguna Niguel City Center

**State Clearinghouse Number:** 2019110083

**Project Applicant:** Laguna Niguel Town Center Partners, LLC

**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, county library (approximately 16,300 square feet) with adjacent outdoor programmable space. Ancillary site improvements in support of the development include demolition of existing structures, grading, drainage improvements, landscaping, and parking facilities (both surface and structured parking).

On June 21, 2022, the City Council of the City of Laguna Niguel (Lead Agency):

1. Adopted Resolution No. 2022-1396, certifying Environmental Impact Report EIR 22-01 (SCH No. 2019110083) and adopted CEQA Findings of Fact, a Statement of Overriding Considerations, and associated Mitigated Monitoring and Reporting Program
2. Adopted Resolution No. 2022-1397, approving General Plan Amendment GPA 19-01
3. Introduced Ordinance No. 2022-216, adopting Zoning Code Amendment ZCA 19-01
4. Introduced Ordinance No. 2022-217, adopting Zone Change ZC 19-01
5. Adopted Resolution No. 2022-1398, approving Vesting Tentative Tract Map VTTM 19024, including extension, subject to conditions; and
6. Adopted Resolution No. 2022-1399, approving Site Development Permit SDP 19-03 and Use Permit UP 19-22, subject to conditions.


Items 1, 2, 5 and 6 above were finally approved as of June 21, 2022 and were subject to a Notice of Determination posted on June 23, 2022 (Instrument No. 202285000552). On July 19, 2022, the City Council of the City of Laguna Niguel adopted both Ordinance No. 2022-216 (Zoning Code Amendment ZCA 19-01) and Ordinance No. 2022-217 (Zone Change ZC 19-01). This Notice of Determination relates only to Items 3 and 4 above.

The City of Laguna Niguel has made the following determination regarding the above described project:

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. A Statement of Overriding Considerations [  was  was not ] adopted for this project.
6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and the record of project approval is available to the General Public at:

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

  
\_\_\_\_\_  
Signature (Public Agency)

Development Services Manager  
\_\_\_\_\_  
Title

July 20, 2022  
\_\_\_\_\_  
Date

Date Received for filing at OPR: \_\_\_\_\_

- Administrative/Processing fee attached - Check payable to County Clerk in the amount \$50.00. California Department of Fish and Game Code fee (\$3,539.25), previously paid.**
- No Fee – City project exempt from filing fee**