



## Notice of Availability of the Draft Environmental Impact Report for the Cove at El Niguel 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 Cove at El Niguel 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:** The Cove at El Niguel

**LEAD AGENCY:** City of Laguna Niguel

**PROJECT LOCATION:** The proposed Project consists of 4.2-acres of vacant land located at 30667 Crown Valley Parkway with the cross-street Playa Blanca in the City of Laguna Niguel (City) in Orange County. The Project Assessor’s Parcel Number (APN) is 656-321-02.

**PROJECT DESCRIPTION:** The Project proposes the redevelopment of the property, which previously contained 41 homes demolished following the Via Estoril Landslide in March 1998. The proposed Project will result in the construction of 22 three-story condominium style homes configured in 6 triplex and 2 duplex buildings on approximately 2 acres of the site, and approximately 2.2 acres of open space. The 4.2-acre Project site is designated as APN 656-321-02. The property will be subdivided into two lots, Lot 1 and Lot “A”. Lot 1 includes the 2-acre residential area and Lot “A” includes the 2.2-acre area of open space. The Project is consistent with the existing Residential Attached General Plan Land Use designation and the existing Multi-Family (RM) Zoning for the site.

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

- **Site Development Permit (SDP 16-04)** – Provides for review of the physical development of the Project site for conformance with the applicable provisions of the Zoning Code, including development standards (minimum property line setbacks maximum building height limit, parking requirements, etc.), and community design guidelines (site planning, building architecture and landscaping).
- **Alternative Development Standards** – The following three alternative development standards are being requested: common open space, active recreation, and building heights.
- **Tentative Tract Map (TTM 17721)** – Subdivides the site consistent with California's Subdivision Map Act and the Subdivision Code provisions in the zoning code. Tentative Tract Map 17721 is for condominium purposes and would subdivide the site into Lot 1 for development and Lot A for open space.
- **Minor Adjustment** – Provides for retaining walls that exceed the height limit established in the Zoning Code. The tallest wall in the northern portion of the site measures approximately 15.5 feet.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The City has determined that the proposed Project would require the preparation of a DEIR. Potentially significant effects that would be evaluated in the DEIR include:

Aesthetics	Geology & Soils	Noise
Air Quality	Greenhouse Gas	Transportation/Traffic
Biological Resources	Hazards/Hazardous Materials	Tribal Cultural Resources
Cultural Resources	Hydrology/Water Quality	Utilities/Service Systems
Energy	Land Use & Planning	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 no significant and unavoidable impacts as a result of Project implementation.

**NOTICE OF AVAILABILITY AND PUBLIC REVIEW PERIOD:** The DEIR is available for a 45-day public review period beginning **April 11, 2022** and ending **May 27, 2022 at 4:00 PM**. Copies of the document are available for review at the following locations and can also be accessed online at <https://www.cityoflagunaniguel.org/1435/The-Cove-at-El-Niguel-Project>.

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 **May 27, 2022 at 4:00 PM** to the attention of Amber Gregg, Contract Planner, City of Laguna Niguel, 30111 Crown Valley Parkway, Laguna Niguel, CA 92677 or via email to [agregg@cityoflagunaniguel.org](mailto:agregg@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 Amber Gregg, Contract Planner, at (949) 362-4323 or at [agregg@cityoflagunaniguel.org](mailto:agregg@cityoflagunaniguel.org).