



NOTICE OF DETERMINATION

POSTED

SEP 15 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

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: Amber Gregg, Contract Planner

Phone: (949) 362-4323

Email: AGregg@cityoflagunaniguel.org

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

Project Title: The Cove at El Niguel

State Clearinghouse Number: 2021110122

Project Applicant: Laguna Niguel Town Properties 27422 Portola Parkway, suite 300
Foothill Ranch, CA 92610

Project Location: Located within the City of Laguna Niguel, 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 656-231-02.

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 656-231-02. 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.

30-09/15/2022-0803

This is to advise that on September 13, 2022, the Planning Commission of the City of Laguna Niguel (Lead Agency) has:

1. Adopted Resolution No. 22-13, certifying Environmental Impact Report EIR 22-02 (SCH No. 2021110122), and adopting CEQA Findings of Fact, and the associated Mitigation Monitoring and Reporting Program
2. Adopted Resolution No. 22-14, approving Tentative Tract Map TTM 17721, subject to conditions of approval; and
3. Adopted Resolution No. 22-15, approving Site Development Permit SDP 16-04, and Minor Adjustment MA 22-11 subject to conditions of approval.

FILED

SEP 15 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



3589.25

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202285000811 8:52 am 09/15/22

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This is to advise that the Planning Commission of the City of Laguna Niguel (Lead Agency) has approved the above described project on September 13, 2022, and 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 92577



Signature (Public Agency)

September 14, 2022

Date

Date Received for filing at OPR: _____

Administrative/Processing fee attached - Check payable to County Clerk in the amount of \$3,589.25 for the County Clerk administrative fee (\$50.00) and the California Department of Fish and Game Code fee (\$3,539.25)

No Fee – City project exempt from filing fee

FILED

SEP 15 2022

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

BY:  DEPUTY

Contract Planner

Title

POSTED

SEP 15 2022

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

BY:  DEPUTY



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 09/15/2022 — 0803
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2021110122

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF LAGUNA NIGUEL
 LEAD AGENCY EMAIL: _____
 DATE: 09/15/2022

COUNTY/STATE AGENCY OF FILING: Orange
 DOCUMENT NUMBER: 202285000811

PROJECT TITLE: THE COVE AT EL NIGUEL

PROJECT APPLICANT NAME: LAGUNA NIGUEL TOWN PROPERIES
 PROJECT APPLICANT EMAIL: _____
 PHONE NUMBER: (949)362-4323

PROJECT APPLICANT ADDRESS: 27422 PORTOLA PARKWAY, SUITE 300
 CITY: Foothill Ranch CA STATE: CA ZIP CODE: 92610

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:
 Environmental Impact Report (EIR) \$3,539.25 \$ 3,539.25
 Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ 0.00
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ 0.00
 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
 County documentary handling fee \$ 50.00
 Other \$ _____

PAYMENT METHOD:
 Cash Credit Check Other
 TOTAL RECEIVED \$ 3,589.25

SIGNATURE: X
 AGENCY OF FILING PRINTED NAME AND TITLE: DEPUTY CLERK, CLAUDIA FRANCO