



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

RECEIPT NUMBER:
 30 — 12/06/2022 — 1088
 STATE CLEARINGHOUSE NUMBER (If applicable)
2021110122

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA NIGUEL	LEAD AGENCY EMAIL	DATE 12/06/2022
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 202285001101

PROJECT TITLE
THE COVE AT EL NIGUEL

PROJECT APPLICANT NAME LAGUNA NIGUEL PROPERTIES, INC.,	PROJECT APPLICANT EMAIL	PHONE NUMBER (949)362-4323
PROJECT APPLICANT ADDRESS 27422 PORTOLA PARKWAY, SUITE 300	CITY STATE FOOTHILL RANCH 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 \$ _____ 0.00
- 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 \$ _____ 50.00

SIGNATURE X Dulce Cuevas	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, DULCE CUEVAS
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This is to advise that the City Council of the City of Laguna Niguel (Lead Agency) has approved the above described project on December 5, 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 92677



Signature (Public Agency)

December 5, 2022

Date

Date Received for filing at OPR: _____

- Administrative Processing fee attached - Check payable to County Clerk in the amount of \$50.00 for the County Clerk administrative fee.**

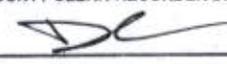
The California Department of Fish and Game Code fee (\$3,539.25) was previously paid on September 15, 2022, and does not need to be paid again. See attached for receipt.

- No Fee – City project exempt from filing fee**

FILED

DEC 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

Contract Planner

Title

POSTED

DEC 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY



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 (RMF) Zoning for the site.

3080-2022/5/1/20-02

POSTED

FILED

DEC 06 2022

DEC 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

* \$ R 0 0 1 3 9 5 7 6 2 2 \$ *

202285000811 8:52 am 09/15/22

383 Vitlndx Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

FILED

SEP 15 2022

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

BY: [Signature] DEPUTY

[Signature]

Signature (Public Agency)

Contract Planner
Title

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

DEC 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

DEC 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

SEP 15 2022

ORANGE COUNTY CLERK/RECORDER DEPARTMENT

BY: [Signature] 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:

- | | | | |
|---|------------|----|-----------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | <u>3,539.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,589.25

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

DEC 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

POSTED

DEC 06 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY