



## Notice of Intent to Adopt a Mitigated Negative Declaration for the Paseo de Colinas Townhomes Project

**NOTICE IS HEREBY GIVEN** that a Mitigated Negative Declaration (MND) has been prepared by the City of Laguna Niguel for the Paseo de Colinas Townhomes Project. Pursuant to the California Environmental Quality Act (CEQA), the City of Laguna Niguel, as Lead Agency, is responsible for preparation of this document. The MND indicates that the proposed project would not result in significant environmental impacts with incorporation of the prescribed mitigation measures.

**PROJECT TITLE:** Paseo de Colinas Townhomes Project

**PROJECT DESCRIPTION:** The project proposes to develop a 38-unit townhome community. The 58,307-square foot townhome development would consist of nine three-story townhome buildings with attached two-car garages. The townhome buildings would utilize four different floor plans that consist of two-, three-, and four-bedroom units, with sizes ranging from approximately 1,236 to 1,925 square feet. Two of the 38 for-sale townhome units would be moderate for-sale affordable units. The townhome buildings would have a maximum building height of 35 feet measured from above natural/finished grade, with protruding architectural features extended up to 36 feet. Each townhome unit would include an attached two-car garage, totaling to 76 parking spaces in garages. Additionally, 35 open surface parking spaces would be provided on-site for guests and residents for a total of 111 parking spaces. Approximately 35,499 square feet of common open space areas and 15,874 square feet of active recreation areas are proposed throughout the site. Construction activities are anticipated to occur in one phase for approximately 25 months and require approximately 3,400 cubic yards of cut and fill to be balanced on-site.

The project would require the following City discretionary actions: General Plan Amendment (GPA 21-02) to increase the maximum number of attached dwelling units for the project site from 30 to 38 units and to eliminate the park dedication identified in the General Plan Land Use Element; Site Development Permit (SP 20-02) to construct 38 dwelling units, including architectural/design review; and Tentative Tract Map (TT Map 19230) to subdivide the property.

The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

**PROJECT LOCATION:** The approximately 2.47-acre project site is located at 29001 Paseo de Colinas (Assessor's Parcel Numbers [APNs] 637-181-01, -392-02, and -412-02) in the City of Laguna Niguel.

**PUBLIC REVIEW PERIOD:** The MND is available for a 30-day public review period beginning **August 26, 2022** and ending **September 26, 2022** at 5:00 PM. Copies of the document are available for review at the following locations and can also be accessed online at <https://cityoflagunaniguel.org/1534/Paseo-De-Colinas-Townhomes-Project>.

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

Laguna Niguel Library  
30341 Crown Valley Parkway  
Laguna Niguel, CA 92677

Please submit comments in writing to the address or email provided below. Comment letters must be received by **5:00 PM on September 26, 2022**. For any questions regarding the review of the MND, please contact the City planner below.

City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway  
Laguna Niguel, CA 92677  
Contact: Katie Crockett, Senior Planner  
Email: [kcrockett@cityoflagunaniguel.org](mailto:kcrockett@cityoflagunaniguel.org)