



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000094

30-02|13|2025-0077

FILED

February 13, 2025

HUGH NGUYEN

CLERK - RECORDER

By [Signature]
Deputy clerk

CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

PASEO DE COLINAS TOWNHOMES PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON 02/13/2025

Posted 02/13/2025 Removed _____

Returned to agency on _____

DEPUTY 475

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

From:

Office of Planning and Research

U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

Public Agency: City of Laguna Niguel
Address: 30111 Crown Valley Parkway
Laguna Niguel, CA 92677

County Clerk

County of Orange
601 North Ross Street
Santa Ana, CA 92701

Contact: Katie Crockett
Phone: 949-362-4363

Lead Agency (if different from above):
Address:
Contact:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2022080608

Project Title: Paseo de Colinas Townhomes Project

Project Applicant: Capistrano Unified School District (Clark Hampton, Deputy Superintendent), 33122 Valle Road, San Juan Capistrano, CA 92675, 949-234-9200, cdhampton@capousd.org

Project Location (include county): 29001 Paseo de Colinas, City of Laguna Niguel, Orange County

Project Description: The project proposes to develop a 24-unit townhome development on a 1.5-acre portion of a 2.47-acre vacant property located at 29001 Paseo de Colinas. The remaining 0.97 acres is proposed to be offered to the City as a parkland dedication. The project would require a Site Development Permit.

This is to advise that the City of Laguna Niguel has approved the above
(Lead Agency or Responsible Agency)

described project on 2/11/2025 and has made the following determinations regarding the above
(date)
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 record of project approval, or the negative Declaration, 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): [Signature] Title: Planning Manager

Date: 2/13/25 Date Received for filing at OPR: _____

FILED

FEB 13 2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 30-02/13/2025-0077
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022080608

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA NIGUEL	LEAD AGENCY EMAIL	DATE 02/13/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000094	

PROJECT TITLE
 PASEO DE COLINAS TOWNHOMES PROJECT

PROJECT APPLICANT NAME CAPISTRANO UNIFIED SCHOOL DISTRICT (CLARK HAMPTON, DEPUTY SUPERINTENDENT)	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 33122 VALLE ROAD	CITY SAN JUAN CAPISTRANO	STATE CA
		ZIP CODE 92675

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ 2,968.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

- 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 \$ _____
- County documentary handling fee \$ 50.00 \$ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 3,018.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Jacqueline Chaboya Deputy Clerk
--------------------	--