

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: City Center Mixed-Use Project

Lead Agency: City of Laguna Niguel

Contact Name: John Morgan, Planning Manager

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Project Location: Laguna Niguel, Orange County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The City Center Mixed-Use Project proposes specialty retails, restaurants, office, a new County library, community-oriented event/programmable space, integrated residential apartment homes, and extensive walkable open spaces, paseos, and plazas. The Project includes development of approximately 206,500 square feet of commercial and civic uses and 275 multifamily residential units. The commercials/civic space is proposed to be comprised of a wide range of uses, such as restaurants, food hall, retails shops, new relocated County library, health/wellness focused retail and medical office, and creative office space. The residential component of the project is comprised of two apartment buildings, one 200-unit apartment building and one 75-unit townhome apartment building.

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

- General Plan Amendment (GPA) – To add the Residential Attached (RA) land use designation to the site to allow development of the 275 proposed multifamily residential units.
- Zone Change – To add the Mixed Use zoning district to the site to permit the proposed 275 residential units.
- Environmental Impact Report – To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals pursuant to CEQA.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study for the proposed project indicates that there may be significant adverse environmental impacts associated with this project. Potentially significant adverse environmental impacts associated with the proposed project include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire

The EIR will outline mitigation measures, as necessary, to reduce or avoid significant impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

San Diego Regional Water Quality Control Board, South Coast Air Quality Management District