

## NOTICE OF DETERMINATION

FILED

DEC 0 6 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

Office of Planning and Research

1400 Tenth Street, Room 121

Sacramento, CA 95814

 $\boxtimes$ 

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, Contact 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 Properties, Inc., 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 Bianca 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.

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

- 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
- 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.

On September 23, 2022, the project was appealed to the City Council. On December 5, 2022, the City Council upheld the Planning Commission's approval and recertified Environmental Impact Report EIR 22-02 (SCH No. 2021110122), and adopted CEQA Findings of Fact, and the associated Mitigation Monitoring and Reporting Program.

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder 202285001101 1:51 pm 12/06/22

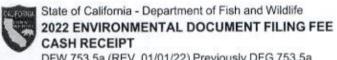
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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY LEAD AGENCY	LEADAGENCY EMAIL		DATE			
CITY OF LAGUNA NIGUEL	ED D'IOLIO I EIII II		12/06	12/06/2022		
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER			
Orange				202285001101		
PROJECT TITLE		12.55				
THE COVE AT EL NIGUEL						
PROJECT APPLICANT NAME	PROJECT APPLICANT	EMAIL		PHONE NUMBER (949)362-4323		
LAGUNA NIGUEL PROPERTIES, INC.,		OWARE				
PROJECT APPLICANT ADDRESS	CITY	STATE		2IP CODE 92610		
27422 PORTOLA PARKWAY, SUITE 300	FOOTHILL RAN	CH CA	9201	0		
PROJECT APPLICANT (Check appropriate box)  Local Public Agency School District	Other Special District	□ eta	ite Agency	Private Entity		
Local Public Agency School District	Uniter Special District	L Sta	ite Agency	- Private Chitty		
CHECK APPLICABLE FEES:				19192		
☐ Environmental Impact Report (EIR)		\$3,539.25	\$			
☐ Mitigated/Negative Declaration (MND)(ND)		\$2,548.00	\$	0.00		
☐ Certified Regulatory Program (CRP) document - payment do	ue directly to CDFW	\$1,203.25	\$	0.00		
C Support from too						
☐ Exempt from fee ☐ Notice of Exemption (attach)						
CDFW No Effect Determination (attach)						
Fee previously paid (attach previously issued cash receipt of	ору)					
D				0.00		
Water Right Application or Petition Fee (State Water Resour	rces Control Board only)	\$850.00	\$	50.00		
County documentary handling fee			\$	50.00		
Other			\$			
PAYMENT METHOD:	TOTAL	RECEIVED		50.00		
☐ Cash ☑ Credit ☐ Check ☐ Other	IOTAL	KECEIVED	*			
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COPY - COUNTY CLERK

		na Niguel (Lead Agency) has approved the above described ng determination regarding the above described project:
1.	The project [ will will not} have a signific	cant effect on the environment.
2.	An Environmental Impact Report was prep	pared for this project pursuant to the provisions of CEQA.
	A Negative Declaration was prepared for t	this project pursuant to the provisions of CEQA.
3. N	Aitigation 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. F	indings [⊠were ☐were not] made pursuant to t	the provisions of CEQA.
	s to certify that the Final EIR with comments and re eneral Public at:	esponses and the record of project approval is available to
Ci	ity of Laguna Niguel	FILED
C	ommunity Development Department	FILED
	0111 Crown Valley Parkway,	DEO 0 0 0000
Lo	aguna Niguel, CA 92677	DEC 0 6 2022
		ORANGE COUNTY CLERK-RECORDER DEPARTMENT
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_	The state of the s	Contract Planner
Signatu	ure (Public Agency)	Title
Dacom	her F 2022	
Date	ber 5, 2022	
Date Re	eceived for filing at OPR:	
	Administrative Processing fee attached - Check County Clerk administrative fee.	payable to County Clerk in the amount of \$50.00 for the
	The California Department of Fish and Game 15, 2022, and does not need to be paid again.	Code fee (\$3,539.25) was previously paid on September See attached for receipt.
	No Fee – City project exempt from filing fee	POSTED
		DEC 0 6 2022
		ORANGE COUNTY CLERK-RECORDER DEPARTMENT
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## POSTED



## NOTICE OF DETERMINATION

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SEP 15 2022

Office of Planning and Research

1400 Tenth Street, Room 121

Sacramento, CA 95814

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Orange County Clerk Recorder South County Branch Office

24031 El Toro Road, Suite 150 &160

Laguna Hills, CA 92653

From:

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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, c4 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 adds we Muth Family (RM) Soning for the site.

DEC 0 6 2022

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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

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

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FILED

SEP 15 2022

ORANGE COUNTY CLEAR RECORDER DEPARTMENT DEPUTY

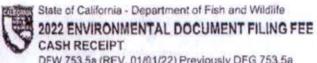
Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder 3589.25

202285000811 8:52 am 09/15/22

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			Niguel (Lead Agency) has approved the above ollowing determination regarding the above
	<ol> <li>The project ( \sum v</li> </ol>	will     will not} have a significant effect o	n the environment.
	2. An Environm	ental Impact Report was prepared for this	s project pursuant to the provisions of CEQA.
	A Negative D	eclaration was prepared for this project p	oursuant 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.
		ling Considerations [  was  was not were not ] made pursuant to the provision	
	This is to certify that the Fit the General Public at:	nal EIR with comments and responses and	d the record of project approval is available to
	City of Laguna Niguel Community Developme 30111 Crown Valley Pa Laguna Niguel, CA 9267	rkway,	FILED SEP 15 2022
	Signature (Public Agency)		ORANGE COUNTY CLERK RECORDER DEPARTME BY:DEPUT  Contract Planner Title
	September 14, 2022 Date		
	Date Received for filling at O	PR:	
			County Clerk in the amount of \$3,589.25 for a Department of Fish and Game Code fee
	□ No Fee – City proj	ect exempt from filing fee	DOCTED
		POSTED	POSTED
	FILED	DEC 0 6 2022	SEP 15 2022  ORANGE COUNTY CLERK DECORDER DEPARTMENT
	DEC 0 6 2022	ORANGE COUNTY CLERK-RECORDER DEP	ARTMENEY: DEPUTY
ORANGE	COUNTY CLERK-RECORDER DEPAR	TMENT BY:	DEPUTY Page 2
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CITY OF LAGUNA NIGUEL	ED STREET		09/15/2022		
COUNTY/STATE AGENCY OF FILING				NT NUMBER	
Orange			202285000811		
THE COVE AT EL NIGUEL					
PROJECT APPLICANT NAME	PROJECT APPLICANT EMA	il.	PHONE NUMBER (949) 362-4323		
LAGUNA NIGUEL TOWN PROPERIES	The same of the sa	07475	ZIP CODE	02-4323	
PROJECT APPLICANT ADDRESS	CITY BANCH	STATE	92610	C.	
27422 PORTOLA PARKWAY, SUITE 300	FOOTHILL RANCH	CA	92010	-	
PROJECT APPLICANT (Check sopropriate box)  Local Public Agency School District	Other Special District	☐ State	Agency	Private Entity	
			9/		
CHECK APPLICABLE FEES:				0.500.05	
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☐ Mitigated/Negative Declaration (MND)(ND)	\$2	,548.00 \$		0.00	
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Exempt from fee					
☐ Notice of Exemption (attach)					
CDFW No Effect Determination (attach)					
Fee previously paid (attach previously issued cash receipt cop	DY)				
		and the same		0.00	
☐ Water Right Application or Position Fee (State Water Resource	es Control Board only)	\$ 00.008		50.00	
County documentary handling fee		\$			
☐ Other		5	_		
PAYMENT METHOD:	TOTAL RE	CEIVED 5		3,589.25	
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LEAD AGENCY COPY - COUNTY CLERK

DEC 0 6 2022

**POSTED** 

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUT

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