



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTIONAL BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF LAGUNA NIGUEL
30111 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CA 92677

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR

The attached notice was received, filed and a copy was posted on 06/23/2022

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Angel Estrada Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



**ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET**

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



3589.25

* S R 0 0 1 3 8 0 9 7 6 1 5 *

202285000552 1:17 pm 06/23/22

401 SC4A Z02

0,00 50,00 0,00 0,00 0,00 0,00 0,00 0,00

THIS SPACE FOR 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

LAGUNA NIGUEL CITY CENTER

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):

POSTED

JUN 23 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY

46

DEPUTY

FILED

JUN 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 23, 2022
Posted June 23, 2022 Removed _____
Returned to agency on _____
DEPUTY ANGEL ESTRADA

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

FILED

JUN 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: AK DEPUTY

To: <input checked="" type="checkbox"/>	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	From: City of Laguna Niguel Community Development Department 30111 Crown Valley Parkway Laguna Niguel, CA 92677
<input checked="" type="checkbox"/>	Orange County Clerk Recorder South County Branch Office 24031 El Toro Road, Suite 150 &160 Laguna Hills, CA 92653	Contact: John Morgan, Development Services Manager Phone: (949) 362-4332 Email: jmorgan@cityoflaguneniguel.org

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

Project Title: Laguna Niguel City Center

State Clearinghouse Number: 2019110083

Project Applicant: Laguna Niguel Town Center Partners, LLC
3501 Jamboree Rd. Suite 3000 Newport Beach, CA 92660 (949) 856-5959

Project Location: Located within the City of Laguna Niguel, the approximately 25-acre project site (Assessor's Parcel Number 656-242-18) is owned by the County of Orange and would be leased to Laguna Niguel Town Center Partners, LLC to develop the proposed mixed-use project. The project site consists of the South County Justice Center (closed in 2008), the Orange County Library, a County maintenance yard, Orange County Fire Authority (OCFA) Station No. 5, and undeveloped land. The site is immediately adjacent to City Hall. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west.

Project Description: The general vision of the Laguna Niguel City Center Mixed Use Project (proposed project) is to create a "downtown" environment that features specialty retail, restaurants, office, community-oriented event/programmable space, integrated residential apartment homes, a new community library, and extensive walkable open spaces, paseos, and plazas. The proposed project would include the development of approximately 175,000 square feet of commercial and civic uses and 275 multifamily residential units. The commercial component would include approximately 158,600 square feet of commercial space with a wide range of uses, such as restaurants, retail shops, health/wellness-focused retail and medical office, and creative office space. The civic space consists of a new, larger, county library (approximately 16,300 square feet) with adjacent outdoor programmable space. Ancillary site improvements in support of the development include demolition of existing structures, grading, drainage improvements, landscaping, and parking facilities (both surface and structured parking).

This is to advise that on June 21, 2022 the City Council of the City of Laguna Niguel (Lead Agency) has:

1. Adopted Resolution No. 2022-1396, certifying Environmental Impact Report EIR 22-01 (SCH No. 2019110083) and adopted CEQA Findings of Fact, a Statement of Overriding Considerations, and associated Mitigated Monitoring and Reporting Program
2. Adopted Resolution No. 2022-1397, approving General Plan Amendment GPA 19-01
3. Introduced Ordinance No. 2022-216, adopting Zoning Code Amendment ZCA 19-01
4. Introduced Ordinance No. 2022-217, adopting Zone Change ZC 19-01
5. Adopted Resolution No. 2022-1398, approving Vesting Tentative Tract Map VTTM 19024, including extension, subject to conditions; and
6. Adopted Resolution No. 2022-1399, approving Site Development Permit SDP 19-03 and Use Permit UP 19-22, subject to conditions.

POSTED

JUN 23 2022

This is to advise that the City Council of the City of Laguna Niguel (Lead Agency) has approved the above described project on June 21, 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)

Development Services Manager
Title

June 22, 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

POSTED

JUN 23 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

FILED

JUN 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000225588
6/23/22 1:17 pm
401 SC4A

Item	Title	Count
1	Z02	1
EIR: Environmental Impact Report		
Document ID	Amount	
DOC# 202285000552	3589.25	
Time Recorded 1:17 pm		
 Total	 3589.25	
Payment Type	Amount	
Check	tendered	3589.25
# 00220810		
 Amount Due	 0.00	

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

