



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:

30 — 09/15/2022 — 0803

STATE CLEARINGHOUSE NUMBER (If applicable)

2021110122

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|  |                   |  |
|--|-------------------|--|
| LEAD AGENCY<br><b>CITY OF LAGUNA NIGUEL</b>    | LEAD AGENCY EMAIL | DATE<br><b>09/15/2022</b>              |
| COUNTY/STATE AGENCY OF FILING<br><b>Orange</b> |                   | DOCUMENT NUMBER<br><b>202285000811</b> |
| PROJECT TITLE                                  |                   |  |

**THE COVE AT EL NIGUEL**

|  |                               |                                      |
|--|-------------------------------|--------------------------------------|
| PROJECT APPLICANT NAME<br><b>LAGUNA NIGUEL TOWN PROPERTIES</b>       | PROJECT APPLICANT EMAIL       | PHONE NUMBER<br><b>(949)362-4323</b> |
| PROJECT APPLICANT ADDRESS<br><b>27422 PORTOLA PARKWAY, SUITE 300</b> | CITY<br><b>FOOTHILL RANCH</b> | STATE<br><b>CA</b>                   |
| ZIP CODE<br><b>92610</b>   |                               |                                      |

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

|   |            |             |
|---|------------|-------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                               | \$3,539.25 | \$ 3,539.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,548.00 | \$ 0.00     |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ 0.00     |

Exempt from fee

Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

|   |          |          |
|---|----------|----------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   | \$       | \$ 50.00 |
| <input type="checkbox"/> Other  | \$       |          |

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED \$ **3,589.25**

SIGNATURE

X

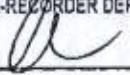
AGENCY OF FILING PRINTED NAME AND TITLE

**DEPUTY CLERK, CLAUDIA FRANCO**

POSTED

SEP 15 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY



## NOTICE OF DETERMINATION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
  
 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, Contract Planner  
Phone: (949) 362-4323  
Email: [AGregg@cityoflagunานiguel.org](mailto:AGregg@cityoflagunานiguel.org)

*30-0915/2022-0803*  
**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, 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 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 existing Multi-Family (RM) Zoning for the site.

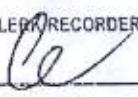
This is to advise that on September 13, 2022, the Planning Commission of the City of Laguna Niguel (Lead Agency) has:

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
2. 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.

FILED

SEP 15 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



3589.25

\* \$ R 0 0 1 3 9 5 7 6 2 2 \$ \*

202285000811 8:52 am 09/15/22

383 VitIndx Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

This is to advise that the Planning Commission of the City of Laguna Niguel (Lead Agency) has approved the above described project on September 13, 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:

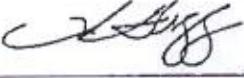
City of Laguna Niguel  
Community Development Department  
30111 Crown Valley Parkway,  
Laguna Niguel, CA 92677

**FILED**

SEP 15 2022

ORANGE COUNTY CLERK RECORDER DEPARTMENT

BY:  DEPUTY

  
Signature (Public Agency)

Contract Planner

Title

September 14, 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**

SEP 15 2022

ORANGE COUNTY CLERK RECORDER DEPARTMENT

BY:  DEPUTY