

## Notice of Determination

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**To:**

Office of Land Use & Climate  
Innovation  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk

County of: Orange  
Address: 24031 El Toro Road, Suite  
150 & 160, Laguna Hills, CA 92653

**From:**

Public Agency: City of Laguna Niguel  
Address: 30111 Crown Valley Parkway  
Laguna Niguel, CA 92677  
Contact: Jason Jung  
Phone: 949-758-1137

***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):** 2019110083

**Project Title:** Laguna Niguel City Center

**Project Applicant:** Laguna Niguel Town Center Partners, LLC, Christian Santos, Vice President, Development, 3501 Jamboree Road, Suite 3000, Newport Beach, CA 92660

**Project Location (include county):** 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:** On June 21, 2022, the City Council adopted Resolutions No. 22-1398 conditionally approving Tentative Tract Map No. 19024 for the development of approximately 175,000 square feet of commercial and civic uses and 275 multifamily residential units. The City Council also adopted Resolution No. 22-1396, certifying the Environmental Impact Report EIR No. 22-01 (SCH2019110083), which was prepared in accordance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's CEQA Manual. The Applicant has submitted the Final Tract Map for the Laguna Niguel City Center in accordance with the Subdivision Map Act and Title 9 of the City's Municipal Code. The proposed actions, including approval of Final Tract Map No. 19024 and the Subdivision Improvement Agreement, are consistent with the project and are a contemplated part of the whole of the action that was evaluated in the previously certified Final EIR.

This is to advise that the City of Laguna Niguel (Lead Agency) has approved the above described project on June 2, 2026 and has made the following determinations regarding the above described modified project.

1. The project will not have a more significant effect on the environment than previously identified in the certified Final EIR.
2. A consistency analysis to the certified 2022 FEIR was prepared in full compliance with CEQA, CEQA Guidelines, and the City's Local CEQA Guidelines, and reflects the independent judgment of the City.
3. The project is subject to the previously identified mitigation measures identified in the previously certified Final EIR, and no additional mitigation measures were made a condition of approval of the Project beyond those identified in the Final EIR.
4. A Statement of Overriding Considerations was previously adopted for the original project in the previously certified Final EIR, and are not required for the project because the project will not have any significant and unavoidable impacts beyond those identified in the previously certified Final EIR.
5. The project does not present new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified.
6. Findings were made pursuant to the provisions of Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 related to subsequent environmental review.

This is to certify that the previously adopted Final EIR for the Laguna Niguel City Center Project, and the record of project approval, are available to the general public at:

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

Signature (Public Agency):   
Date: 6/3/2026

Title: Principal Civil Engineer  
Date Received for filing at OPR:

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