NOTICE OF PREPARATION AND SCOPING MEETING FOR THE COVE AT EL NIGUEL PROJECT ENVIRONMENTAL IMPACT REPORT

DATE: January 21, 2022

TO: Office of Planning and Research, Reviewing Agencies and Other Interested Parties

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

PROJECT TITLE/SUBJECT: The Cove at El Niguel – Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

PROJECT APPLICANT: Laguna Niguel Properties, 27422 Portola Parkway, Suite 300 Foothill Ranch, CA 92610

NOTICE OF PREPARATION REVIEW PERIOD: January 21, 2022 through February 21, 2022 (previously November 8, 2021, through December 7, 2021)

SCOPING MEETING: Previously held on November 17, 2021, at 6:00 p.m

The City of Laguna Niguel (City), as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared this Notice of Preparation (NOP) for The Cove at El Niguel Project (Project) and has determined that an Environmental Impact Report (EIR) is necessary. The EIR will be prepared under the terms and requirements of CEQA.

The purpose of this NOP is (1) to serve as the NOP to potential Responsible Agencies, federal agencies involved in funding or approving the Project, and Trustee Agencies responsible for natural resources affected by the Project, pursuant to CEQA Guidelines Section 15082, and (2) to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues from interested parties other than those noted above, including interested or affected members of the public.

PROJECT LOCATION: 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 656-321-02. Attached Figures 1 and 2 provide a vicinity map and aerial view.

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, and the preservation of approximately 2.2 acres of open space. The 4.2-acre Project site is designated as APN 656-321-02. 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.

POSTED

JAN 2 1 2022

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

DESCRETIONARY ACTIONS: Development of the Project would require the following approvals from the City:

- **Site Development Permit** – Provides for review of the physical development of the Project site for conformance with the applicable provisions of the Zoning Code, including development standards (minimum property line setbacks maximum building height limit, parking requirements, etc.), and community design guidelines (site planning, building architecture and landscaping).
- **Alternative Development Standards** – The following three alternative development standards are being requested: common open space, active recreation, and building heights.
- **Tentative Tract Map** – Subdivides the site consistent with California's Subdivision Map Act and the Subdivision Code provisions in the zoning code. Tentative Tract Map 17721 is for condominium purposes and would subdivide the site into Lot 1 for development and Lot A for open space.
- **Minor Adjustment** – Provides for retaining walls that exceed the height limit established in the Zoning Code. The tallest wall in the northern portion of the site measures approximately 15.5 feet.

Project plans are available for review at City Hall, 30111 Crown Valley Parkway, Laguna Niguel, CA 92677, and additional information on the project can be found on the City's website at the following address: https://www.cityoflagunaniguel.org/1435/The-Cove-at-El-Niguel-Project

POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that a full-scope EIR is required in connection with the Project, so an Initial Study has not been prepared. An EIR will be prepared for the Project in accordance with the requirements of the CEQA Statute and Guidelines, as amended, and the City's CEQA Manual. Based on the City's preliminary analysis of the Project, the following environmental impact categories and their associated impact thresholds will be examined in the EIR.

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

POSTED
JAN 21 2022
HUGH NGUYEN, CLERK-RECORDER
BY:
DEPUTY

The EIR will address the short-and long-term effects of the Project on the environment. It also will evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. A mitigation monitoring program will be developed that will describe specific mitigation measures that are to be implemented that will reduce potential

significant environmental impacts to less than significant levels, as required by CEQA. Should a significant impact not be able to be mitigated, a Statement of Overriding Consideration would be required to be prepared for consideration by the City.

ALTERNATIVES TO THE PROJECT: CEQA requires that an EIR include a discussion of reasonable project alternatives that would "feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives" (CEQA Guidelines Section 15126.6). Based on the significance conclusions determined in the EIR, alternatives to the Project will be analyzed to reduce identified impacts.

NOTICE OF PREPARATION: The City is soliciting comments on the scope of the EIR for a period of 30 days, beginning January 21, 2022 and ending 5:00 p.m. February 21, 2022 (previously November 8, 2021, and ending 5:00 pm on December 7, 2021). Please address all comments in writing to: **Amber Gregg, Contract Planner,** City of Laguna Niguel, 30111 Crown Valley Parkway, Laguna Niguel, California 92677 or by email to agregg@cityoflagunaniguel.org. Pursuant to CEQA Statue Section 21080.4, Responsible Agencies must submit any comments in response to this notice no later than 30 days after receipt. Please also provide the scope and content of the environmental information relevant to the agency's statutory responsibilities in connection with the Project.

NOTICE OF PUBLIC SCOPING MEETING: The City conducted a public scoping meeting in conjunction with the NOP in order to present the Project and the EIR process, and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting was held on Wednesday, November 17, 2021, at 6:00 p.m. at the City of Laguna Niguel Council Chambers located at 30111 Crown Valley Parkway, Laguna Niguel, CA 92677. For further information, please contact Amber Gregg, Contract Planner at (949) 362-4323.

ATTACHMENTS:

- Figure 1 Vicinity Map
- Figure 2 Aerial View
- Figure 3 Site Plan
- Figure 4 Tentative Tract Map

POSTED

JAN 2 1 2022

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

CITY of LAGUNA NIGUEL
Community Development Department
30111 Crown Valley Parkway / Laguna Niguel, California, 92677
Phone / 949-362-4300 Fax / 949-362-4369

CITY COUNCIL
Mayor Fred Minagar
Mayor Pro Tem Elaine Gennawey
Council Member Kelly Jennings
Council Member Sandy Rains
Council Member Rischi Paul Sharma

January 21, 2022

Subject: Extension of the Public Scoping Period for the Cove at El Niguel Environmental Impact Report

Dear Resident/Interested Party:

Please be aware that the City of Laguna Niguel has extended the public scoping period for the Cove at El Niguel Environmental Impact Report (EIR), to conclude 5:00 p.m. February 21, 2022 (previously to begin November 8, 2021 and end December 7, 2021). As stated in the previously circulated EIR Notice of Preparation (NOP), please address all comments on the scope of the EIR review in writing to: **Amber Gregg, Contract Planner,** City of Laguna Niguel, 30111 Crown Valley Parkway, Laguna Niguel, California 92677 or by email to agregg@cityoflagunaniguel.org.

Thank you for taking the time to be a part of the Laguna Niguel development review process. Your input is greatly appreciated. If you have any additional comments or questions regarding any aspect of the proposed development application or related review process, please feel free to contact me by phone at (949) 362-4323 or by email at agregg@cityoflagunaniguel.org.

Sincerely,

Amber Gregg
Contract Planner
City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, California 92677
agregg@cityoflagunaniguel.org
(949) 362-4323

POSTED

JAN 2 1 2022

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY