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202285000202 10:24 am 03/09/22

423 SC3A Z01

Appendix D

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Notice of Determination

To:

Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Agency: City of Laguna Hills

Address:

24035 El Toro Road, Laguna Hills, CA 92653

Contact: Jay Wu, Senior Planner

Phone: (949) 707-2662

County Clerk

County of: Orange

Address: 12 Civic Center Plaza #101

Santa Ana, CA 92701

Lead Agency (if different from above):

Address:

Contact:

Phone:

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): 20080811100

Project Title: Village at Laguna Hills

Project Applicant: MGP Fund X Laguna Hills LLC

Project Location (include county): 24155 Laguna Hills Mall, Laguna Hills, 92653, County of Orange

Project Description:

The Project modifies the approved Five Lagunas project. As such, the Project calls for the continued redevelopment of the existing Mall through the demolition of the central Mall structure, including the existing anchor spaces and the outlying Nordstrom Rack building, and construction of a new retail and entertainment core, perimeter commercial pads, offices, a hotel, multifamily housing, parking structures, and communal open space with related amenities. See attached page for more information.

This is to advise that the City of Laguna Hills has approved the above Lead Agency or Responsible Agency

described project on March 8, 2022 and has made the following determinations regarding the above (date)

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.
 An Addendum to a previously adopted Negative Declaration or previously certified Environmental Impact Report 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 record of project approval, or the negative Declaration, is available to the General Public at:

City of Laguna Hills, Planning Division, 24035 El Toro Road, Laguna Hills, CA 92653

Signature (Public Agency):

Title: COMMUNITY

Date: 3-09-22

Date Received for filing at OPR: _____

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DEPUTY

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DEPUTY

The Project would introduce a more diverse mix of uses than the approved Five Lagunas, with a focus on increased housing and employment, new lodging, and less retail in response to the changing retail landscape. Greater residential, professional office, and hotel land uses fulfill the primary objective of the UVSP, which is to implement a vibrant town center.

Table 1 compares the proposed modifications evaluated pursuant to this Addendum with the 2016 project approvals.

**Table 1
Comparison of 2016 Approvals for Five Lagunas
and the Proposed 2020 Project Modifications**

Proposed Use/Project Component	Five Lagunas 2016 Approvals	Project Reflecting Proposed 2020 Village at Laguna Hills Modifications	Net Change
Commercial/retail/restaurant/cinema/health club	880,539 square feet	250,000 square feet	-630,539 square feet
Office	45,890 square feet (proposed as medical office/flex retail)	465,000 square feet	+419,110 square feet
Hotel	0 rooms	150 rooms	+150 rooms
Residential	988 dwelling units	1,500 dwelling units	+512 dwelling units
Parking	5,757 parking spaces	5,939 parking spaces	+182 parking spaces
Demolished floor area	449,611 square feet	562,653 square feet	+113,042 square feet

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HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

BY:  DEPUTY



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* 5 R 0 0 0 8 2 4 2 3 4 2 5 *

201685000279 4:04 pm 03/23/16

230 SC4 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Determination

To:

Office of Planning and Research

U.S. Mail: _____
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address: _____
1400 Tenth St. Rm 113
Sacramento, CA 95814

From:

Public Agency: City of Laguna Hills

Address: _____
24035 El Toro Road, Laguna Hills, CA 92653

Contact: David Chantarangsu

Phone: (949) 707-2600

County Clerk

County of: Orange
Address: _____
12 Civic Center Plaza #101, Santa Ana, CA 92701

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

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

State Clearinghouse Number: 20080811100

Project Title: Five Lagunas

Project Location: 24155 Laguna Hills Mall, Laguna Hills, 92653, County of Orange

Applicant: Merlone Gefer Management, LLC., 3580 Carmel Mountain Road, Suite 260 San Diego CA 92130

Project Description:

The project includes the redevelopment of the existing Laguna Hills Mall property through the demolition of +/- 449,000 square feet of the existing Mall, renovation of the remaining portions of the Mall, construction of +/- 410,000 square feet of new commercial space, construction of 988 multifamily dwelling units within three buildings, and construction of ancillary infrastructure, parking, utility, and landscaping improvements. An Addendum to the City of Laguna Hills General Plan Program EIR for the project has been prepared pursuant to CEQA Guidelines Section 15164. The project is within the scope of the previously certified General Plan Program EIR, which adequately describes the proposed uses, activities, and development intensity/density for the purposes of CEQA.

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MAR 09 2022

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BY: [Signature] DEPUTY

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BY: [Signature] DEPUTY

FILED

MAR 23 2016

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

MAR 23 2016

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

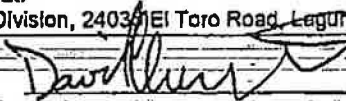
CEQA Determinations:

This is to advise that the City of Laguna Hills (lead agency) has approved the above described Project on March 22, 2016 and has made the following determinations 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.
 An Addendum to a previously adopted Negative Declaration or previously certified Environmental Impact Report 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 Addendum, final Program EIR with comments and responses, and record of project approval are available to the General Public at:
City of Laguna Hills, Planning Division, 2403 El Toro Road, Laguna Hills, CA 92653

Signature (Public Agency):



Title:

Community Dev. Director

Date:

Date Received for filing at OPR:

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

Revised 2011

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MAR 09 2022

MAR 09 2022

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BY:  DEPUTY

BY:  DEPUTY

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MAR 23 2016

MAR 23 2016

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

BY:  DEPUTY

Notice of Determination

Appendix D

To:
Office of Planning and Research
For U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St.
Sacramento, CA 95814

From: Applicants
Public Agency: City of Laguna Hills
Address: 24035 El Toro Road
Laguna Hills, CA 92653
Contact: Julie Molloy, Senior Planner
Phone: (949) 707-2600

County Clerk
County of: Orange
Address: 12 Civic Center Plaza, Room 101 and Room 108
Santa Ana, CA 92701

Lead Agency (if different from above):
Address:
Contact:
Phone:

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): #20080811100

FILED

Project Title: City of Laguna Hills General Plan Program Environmental Impact Report

MAR 23 2016

Project Location (include county): Laguna Hills, Orange County, California

Project Description:

The proposed project is the comprehensive update and implementation of the City of Laguna Hills General Plan and associated zoning text and map amendments.

HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY

This is to advise that the City of Laguna Hills has approved the above described project on July 14, 2009 and has made the following determinations regarding the above described project:

- 1. The project [X] will [] will not have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not adopted for this project.
6. Findings [X] were [] were not made pursuant to the provisions of CEQA.

POSTED

MAR 23 2016

HUGH NGUYEN, CLERK-RECORDER
BY: [Signature] DEPUTY

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Laguna Hills City Hall, 24035 El Toro Road, Laguna Hills, CA

Signature (Public Agency) [Signature] Title: [Signature] Director

Date: 7-15-09

Date Received for filing at OPR

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPL

#377355

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY
July 14, 2009
(Date)

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.
Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

2768.25
200985000588 03:15pm 07/15/09
SC2 158 Z02

BY: [Signature]
TOM DALY, CLERK-RECORDER
DEPUTY

JUL 15 2009

FILED

BY: [Signature]
TOM DALY, CLERK-RECORDER
DEPUTY

JUL 15 2009

POSTED



State of California - The Resources Agency
 DEPARTMENT OF FISH AND GAME
 2009 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 377355
 STATE CLEARING HOUSE # (if applicable)
 2008081100

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY
 LEAD AGENCY City of Laguna Hills

COUNTY/INTERAGENCY OFFICING OC Clerk Recorder

PROJECT TITLE City of Laguna Hills General Plan Program Environmental Impact Report

PROJECT APPLICANT City of Laguna Hills

PROJECT APPLICANT ADDRESS 2115 El Toro Road CITY Laguna Hills STATE CA ZIP CODE 92653

PROJECT APPLICANT (check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:
 Environmental Impact Report \$2,768.25
 Negative Declaration \$1,963.00
 Application Fee Vernal Diversion (State Water Resources Control Board Only) \$350.00
 Projects Subject to Certified Regulatory Programs \$94.25
 County Administrative Fees \$50.00
 Project that is exempt from fees
 Notice of Exemption
 DRG No. Effect Determination (Form Attached)

PAYMENT METHOD: Cash Credit Check Other
 SIGNATURE [Signature] TITLE Deputy
 TOTAL RECEIVED \$ 2768.25

POSTED
 MAR 09 2022
 FILED

HUGH NGUYEN, CLERK-RECORDER
 BY: [Signature] DEPUTY
 HUGH NGUYEN, CLERK-RECORDER
 BY: [Signature] DEPUTY

ORANGE COUNTY RECORDER
 TOM DALY
 Finalization 2009000018327
 07/15/2009 03:15pm
 SC2 158

Item Title	Count	Document ID	Amount
1 Z02 Fish & Game: Env Impact Report	1	DOC# 2009B5000588	2768.25
		Time Recorded 03:15 PM	
Total			2768.25
Payment Type		Amount	
Check tendered		2768.25	
# 7717318			
Amount Due			0.00

Thank You
 Please Retain This Receipt
 For Your Records

FILED
 MAR 23 2016
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HUGH NGUYEN, CLERK-RECORDER
 BY: [Signature] DEPUTY
 HUGH NGUYEN, CLERK-RECORDER
 BY: [Signature] DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20160000099599
3/23/16 4:04 pm
230 SC4

Item	Title	Count
1	Z01	1
EIR Administrative Fee		
Document ID.		Amount

DOC# 201685000279	50.00
Time Recorded 4:04 pm	

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 109626	

Amount Due	0.00
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FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: 

DEPUTY

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: 

DEPUTY

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000090477
3/9/22 10:24 am
423 SC3A

Item	Title	Count
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1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount

DOC# 202285000202	50.00
Time Recorded 10:24 am	

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
# 350402	

Amount Due	0.00
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