



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



NO FEE

* \$ R 0 0 1 4 8 6 8 1 0 9 \$ *
202485000253 11:01 am 03/29/24
454 SC2A Z01
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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

2021-2029 HOUSING ELEMENT UPDATE, REZONING PROGRAM, AND
OBJECTIVE DESIGN STANDARDS

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):

FILED

MAR 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: TN DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON March 29, 2024

Posted for 30 days

DEPUTY 454

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
FOR AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

TO: County Clerk
County of Orange
24031 El Toro Road
Laguna Hills, CA 90653

Office of Planning and Research

FILED

MAR 29 2024

FROM:
Public Agency: City of Laguna Hills
Community Development Department
24035 El Toro Road
Laguna Hills, CA 92653

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: TN DEPUTY

Contact: Larry Longenecker, AICP, Community Development Director
(949)-707-2675 | llongenecker@lagunahillsca.gov

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

State Clearinghouse Number: SCH No: 20080811100; Previously Certified Laguna Hills General Plan Final Program Environmental Impact Report

Project Title: 2021-2029 Housing Element Update, Rezoning Program, and Objective Design Standards

Project Applicant: City of Laguna Hills

Project Location: City of Laguna Hills, Orange County, California

Project Description: The proposed Project involves minor revisions to the 2021-2029 Housing Element to address comments provided by the California Department of Housing and Community Development (HCD); minor amendments to the Land Use Element and zoning text and zoning map amendments to implement the required rezoning program to accommodate the City's RHNA; and objective design standards.

This notice is to advise that the City of Laguna Hills (Lead Agency) has approved the 2021-2029 Housing Element Update, Rezoning Program, and Objective Design Standards Project on March 26, 2024 and has made the following determinations regarding the above-described Project:

- The City concluded, based on substantial evidence, that the 2021-2029 Housing Element Update, Rezoning Program, and Objective Design Standards Project (Project) would result in no new significant environmental impacts that were not analyzed in the City of Laguna Hills General Plan Final Program Environmental Impact Report (General Plan Final PEIR), nor would the proposed Project cause a substantial increase in the severity of any previously identified significant

environmental impacts. The potential environmental impacts associated with the proposed Project would either be the same or less than those described in the General Plan Final PEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the General Plan Final PEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.

- The Laguna Hills General Plan Final Program Environmental Impact Report (SCH No: 20080811100) was previously prepared and certified by the City of Laguna Hills pursuant to the provisions of CEQA.
- An Addendum to the Laguna Hills General Plan Final Program Environmental Impact Report was prepared by the City of Laguna Hills and considered by the City Council prior to approving the 2021-2029 Housing Element Update, Rezoning Program, and Objective Design Standards Project.
- No new Mitigation Monitoring and Reporting Program (MMRP) was adopted for this Project, as no new Mitigation Measures were required. The MMRP adopted for the Laguna Hills General Plan Final Program Environmental Impact Report remain in effect.
- A Statement of Overriding Considerations was adopted for the Laguna Hills General Plan Final Program Environmental Impact Report.
- Findings for Laguna Hills General Plan Final Program Environmental Impact Report were previously made pursuant to the provisions of CEQA.

The environmental documentation and record of project approval may be examined during regular business hours at the City of Laguna Hills, Community Development Department, 24035 El Toro Road, Laguna Hills, CA 92653

Signature: 
Title: COMMUNITY DEVELOPMENT DIRECTOR
Date: 3-27-2024

FILED

MAR 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: TN DEPUTY



NO FEE

202285000583 2:13 pm 07/05/22

Notice of Determination

423 SC3A 201

Appendix D

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: Larry Longenecker, CDD Director

Phone: (949) 707-2600

County Clerk

County of: Orange

Address: 601 N. Ross Street

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: Updates to the Laguna Hills General Plan Housing Element and Safety Element

Project Applicant: City of Laguna Hills, 24035 EL TORO RD, LAGUNA HILLS, CA 92653

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

Project Description:

An Addendum to the Laguna Hills General Plan Program Environmental Impact Report, and an Update to the Laguna Hills General Plan Housing Element for the 2021-2029 Planning Period and an Update to the Laguna Hills General Plan Safety Element (Case No. RZNE-0003-2020)

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

described project on June 28, 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.
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, Community Development Department, 24035 El Toro Road, Laguna Hills, CA 92653

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

Date: July 5, 2022 Date Received for filing: ORR

FILED

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

MAR 29 2024

Revised 2011

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: TN DEPUTY

POSTED

FILED

JUL 05 2022

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER



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202285000238 10:05 am 03/23/22
423 SC3A Z01
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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
 County Clerk
County of: Orange
Address: 12 Civic Center Plaza #101 Santa Ana, CA 92701

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

Lead Agency (if different from above):
Address: MAR 23 2022
Contact: HUGH NGUYEN, CLERK-RECORDER
Phone: DEPT.

FILED

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 (4365 Executive Dr, Ste 1400, San Diego, CA 92121)

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

Project Description:

The Project modifies the approved Five Laganas 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 22, 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): [Signature] Title: COMMUNITY DEVELOPMENT DIRECTOR

Date: _____ Date Received for filing at OPR: _____

POSTED FILED

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

JUL 05 2022

Revised **JUL 05 2022**

HUGH NGUYEN, CLERK-RECORDER HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY BY: [Signature] DEPUTY

POSTED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY:

The Project would introduce a more diverse mix of uses than the approved Five Llagunas, 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 I compares the proposed modifications evaluated pursuant to this Addendum with the 2016 project approvals.

Table I
Comparison of 2016 Approvals for Five Llagunas
and the Proposed 2020 Project Modifications

Proposed Use/Project Component	Five Llagunas 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	662,653 square feet	+113,042 square feet

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MAR 23 2022

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JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

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BY: [Signature] DEPUTY

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POSTED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000238039
7/5/22 2:13 pm
423 SC3A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID Amount		
DOC# 202285000583		50.00
Time Recorded 2:13 pm		

Total 0.00

Payment Type Amount

NO FEE 50.00
Amount Due 0.00

THANK YOU
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FOR YOUR RECORDS

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202285000238 10:05 am 03/23/22

423 SC3A Z01

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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

County Clerk

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

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

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

FILED

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 (4365 Executive Dr, Ste 1400, San Diego, CA 92121)

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 22, 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): [Signature] Title: COMMUNITY DEVELOPMENT DIRECTOR

Date: _____ Date Received for filing at OPR: _____

POSTED FILED

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

JUL 05 2022

Revised **JUL 05 2022**

HUGH NGUYEN, CLERK-RECORDER HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY BY: [Signature] DEPUTY

FILED

MAR 29 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

POSTED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY: [Signature]

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	660,539 square feet	250,000 square feet	-630,539 square feet
Office	45,890 square feet (proposed as medical office/lex retail)	465,000 square feet	+419,110 square feet
Hotel	0 rooms	150 rooms	+150 rooms
Residential	988 dwelling units	1,600 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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MAR 23 2022

MAR 23 2022

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

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JUL 05 2022

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BY: [Signature] DEPUTY

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JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

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Hugh Nguyen, Clerk-Recorder



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423 SC3A 201

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Appendix D

Notice of Determination

To: Office of Planning and Research
U.S. Mail; Street Address:

From: Public Agency: City of Laguna Hills

P.O. Box 3044 Sacramento, CA 95812-3044

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

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

Contact: Jay Wong, Senior Planner
Phone: (949) 707-2662

Lead Agency (if different from above):

Address:

Contact: HUGH NGUYEN, CLERK-RECORDER
Phone:

FILED
MAR 23 2022

SUBJECT: Filing of Notice of Determination in compliance with Section 21100 or 21101 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 20080811 100

Project Title: Village at Laguna Hills

San Diego CA 92101

Project Applicant: MGP Fund X Laguna Hills LLC, 4365 Executive Dr. Ste 1400

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)

- 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): *[Signature]* Title: COMMISSIONER

Date: 3-09-22 Date Received for filing at OPR:

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

MAR 23 2022

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

POSTED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY: *[Signature]*

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

30-03-09-2022-0302

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

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BY: *[Signature]*

The Project would introduce a more diverse mix of uses than the approved Five Llagunas, 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 Llagunas
and the Proposed 2020 Project Modifications**

Proposed Use/Project Component	Five Llagunas 2016 Approvals	Project Reflecting Proposed 2020 Village of Llagunas 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	5,767 parking spaces	5,939 parking spaces	+172 parking spaces
Demolished floor area	449,811 square feet	562,653 square feet	+113,042 square feet

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

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HUGH NGUYEN, CLERK-RECORDER

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FILED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

MAR 23 2022

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BY: [Signature] DEPUTY

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MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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

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Notice of Determination

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

Public Agency: City of Laguna Hills

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

Contact: David Chanlarangou

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: 2008081100

Project Title: Five Lagunas

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

Applicant: Meritone Geler 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 +/- 420,000 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.

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

MAR 09 2022

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JUL 05 2022

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BY: [Signature] DEPUTY

FILED

JUL 05 2022

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, 240 El Toro Road, Laguna Hills, CA 92653

Signature (Public Agency):

Date:

Date Received for filing at OPR:

Authority cited: Sections 21093, Public Resources Code,
Reference Section 21000-21174, Public Resources Code.

Revised 2011

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

MAR 23 2016

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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MAR 23 2016

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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POSTED

MAR 23 2022

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

Notice of Determination BY:

DEPUTY BY:

Appendix D DEPUTY

To: Office of Planning and Research For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044 Street Address: 1480 Teah St Sacramento, CA 95814

From: Applicants Public Agency: City of Laguna Hills Address: 24035 El Toro Road Laguna Hills, CA 92653 Contact: Julie Moroy, 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

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

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.

This is to advise that the City of Laguna Hills has approved the above described project on 03/14/2022 and has made the following determinations regarding the above described project:

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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: Laguna Hills City Hall, 24035 El Toro Road, Laguna Hills, CA

Signature (Public Agency)

Title: City Manager

Date: 7-15-09

Date Received for filing at OPR

Authority cited: Sections 21108, Public Resources Code, and Section 21109.2, 21174, Public Resources Code. Recorded in Official Records, Orange County

Tam Daly, Clerk-Recorder 2768.25

200985000588 03:15pm 07/15/09

SC2158 202

JUL 15 2009

FILED

JUL 15 2009

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

#3773J

FILED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER DEPUTY

POSTED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER DEPUTY

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER DEPUTY

POSTED

MAR 23 2015

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

FILED

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # **377355**

CITY OF LAGUNA HILLS

DATE: **3/15/19**

CITY OF LAGUNA HILLS

CLERK-RECORDER

2008 EVIDENCE

City of Laguna Hills, Laguna Hills, Orange County, California

24015 Cal Star Road, Laguna Hills, CA 92653

Local Public Agency
 Local District
 Other Local District
 State Agency
 Other Agency

Environmental Impact Report
 Impact Study
 Application for Water Rights (only when returned with other fees)
 Projects Subject to Central Regulatory Processes
 County Administrative Fee
 Project Fee to be returned to applicant
 Other

2760.00
 1825.00
 2350.00
 2741.25
 232.00

Cash
 Check
 Other

\$ **2760.25**

x *[Signature]*

POSTED
MAR 09 2022
HUGH NGUYEN, CLERK-RECORDER
BY: *[Signature]* DEPUTY

FILED
MAR 09 2022
HUGH NGUYEN, CLERK-RECORDER
BY: *[Signature]* DEPUTY

POSTED
MAR 23 2022

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

FILED

MAR 23 2022

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

FILED

JUL 05 2022

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

POSTED

JUL 05 2022

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

FILED
MAR 23 2018
HUGH NGUYEN, CLERK-RECORDER
BY: *[Signature]* DEPUTY

Total	2760.25	Amount	
Permit Type		Amount	2760.25
Check Number	7717216	Amount Due	0.00
Amount Due			

Thank you
Please Sign this receipt
For your records

POSTED

MAR 23 2018

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

FILED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

530N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 2016000099599
3/23/16 4:04 pm
230 SC4

Item Title Count

1 201 -1

EIR Administrative Fee

Document ID, Amount

DOC# 201685000279 50.00
Time Recorded 4:04 pm

Total 50.00

Payment Type Amount

Check tendered 50.00
109626

Amount Due. 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 CDFW 763.5a (REV. 01/01/22), Previously DFG 759.5a



RECEIPT NUMBER:
 -30 - 03/09/2022 - 0202
 STATE CLEARINGHOUSE NUMBER (if applicable)
 20080811100

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA HILLS	LEAD AGENCY EMAIL	DATE 03/09/2022
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202285000202	
PROJECT TITLE		

VILLAGE AT LAGUNA HILLS

PROJECT APPLICANT NAME MGP FUND X LAGUNA HILLS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949)707 2662
PROJECT APPLICANT ADDRESS 4365 EXECUTIVE DR STE 1400	CITY SAN DIEGO	STATE CA
	ZIP CODE 92121	
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District
<input type="checkbox"/> State Agency	<input checked="" type="checkbox"/> Private Entity	

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,639.25 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ _____ 0.00
- 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)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ _____ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, IDALIA AGUIRRE
----------------	--

FILED

POSTED

FILED

MAR 23 2022

MAR 23 2022

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER
 BY: DEPUTY

HUGH NGUYEN, CLERK-RECORDER
 BY: DEPUTY

HUGH NGUYEN, CLERK-RECORDER
 BY: DEPUTY

POSTED

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASD

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 763.5a (Rev. 01/01/2022)

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER
 BY: DEPUTY

FILED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

POSTED

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross, Street
92701

County

Finalization: 20220000109826
3/23/22 10:05 am
423 SC3A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID Amount		
DOC#	202285000238	50.00
Time Recorded 10:05 am		

Total 50.00

Payment Type	Amount
Check tendered # 350702	50.00

Amount Due 0.00

THANK YOU
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NO FEE

202285000583 2:13 pm 07/05/22

Notice of Determination

423 SC3A Z01

andix D

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

To: Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044

From: Public Agency: City of Laguna Hills
Address: 24035 El Toro Road
Laguna Hills, CA 92653
Contact: Larry Longenecker, CDD Director
Phone: (949) 707-2600

County Clerk
County of: Orange
Address: 601 N. Ross Street
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: Updates to the Laguna Hills General Plan Housing Element and Safety Element

Project Applicant: City of Laguna Hills, 24035 EL TORO RD, LAGUNA HILLS, CA 92653

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

Project Description:

An Addendum to the Laguna Hills General Plan Program Environmental Impact Report, and an Update to the Laguna Hills General Plan Housing Element for the 2021-2029 Planning Period and an Update to the Laguna Hills General Plan Safety Element (Case No. RZNE-0003-2020)

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

described project on June 28, 2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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, Community Development Department, 24035 El Toro Road, Laguna Hills, CA 92653

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

Date: July 5, 2022 Date Received for filing at OPR:

POSTED

FILED

JUL 05 2022

JUL 05 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER



DEPARTMENT OF FISH AND GAME
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT 377355
STATE CLEARING PERMIT NUMBER 20080811160

LEAD AGENCY City of Laguna Hills
COUNTY STATE AGENCY City of Laguna Hills
PROJECT TITLE City of Laguna Hills General Plan Program Environmental Impact Report
PROJECT LOCATION 24085 El Dorado Road, Laguna Hills, CA 92653

TYPE OF PROJECT: Local Public Agency School District Other State District State Agency Federal Agency

DATE RECEIVED: 3/9/2022
AMOUNT: 2,768.25

Signature: *[Signature]* Title: Deputy

POSTED

FILED

MAR 09 2022

MAR 09 2022

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

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

POSTED

MAR 23 2022

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

FILED

MAR 23 2022

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

Item Title	Debit	Credit
2022 Fee & Share: Env Impact Report		2768.25
Document ID: 20080811160		
DATE RECEIVED: 3/9/2022		
AMOUNT: 2768.25		
DATE: 3/23/2022		
AMOUNT: 0.00		
Total	2768.25	

Total 2768.25
Parent Type Amount
Child 2768.25
Amount Due 0.00
Thank You
Please retain this receipt
For Your Records

FILED

MAR 23 2016

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

POSTED

MAR 29 2016

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

POSTED

JUL 05 2022

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

FILED

JUL 05 2022

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