



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-08/31/2026-0734

202685000996

FILED

August 31, 2026

HUGH NGUYEN
CLERK - RECORDER

By ds
Deputy clerk

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

THE VILLAGE AT LAGUNA HILLS

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 IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON August 31, 2026
Posted for 30 days

DEPUTY 469

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

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

☒ 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, Principal Planner
Phone: (949) 707-2662

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: The Village at Laguna Hills

Project Applicant: MGP Fund X Laguna Hills LLC (4365 Executive Drive, Ste 14000, San Diego, CA 92121)

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

Project Description:

The Project is a modification of the previously approved 2022 Village at Laguna Hills project. At buildout, the project includes about 140,120 square feet of new retail and restaurant space (excluding existing King's Fish House, In-N-Out Burger, and BJ's which total 23,095 s.f.), up to 1,500 residential units (including multifamily buildings, townhomes, single family attached and detached homes), and two hotels (120 and 119 rooms). Requested approvals include a Site Development Permit; Specific Plan Amendment; Precise Plan; Master Sign Program; Conditional Use Permits for the hotels, a community center/government facility, and temporary/seasonal Village Park activities; a Parking Use Permit for joint use parking; an Amended Vesting Tentative Tract Map to create 27 lots; and an Amended and Restated Development Agreement. The Development Agreement would vest project rights for up to 20 years.

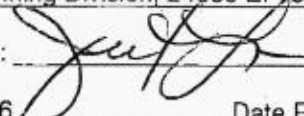
This is to advise that the City of Laguna Hills has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on August 25, 2026 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 Development Director

Date: 8/31/26 Date Received for filing at OPR:

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

Revised 2011

FILED

AUG 31 2026

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:  DEPUTY

The 2026 Village at Laguna Hills Project modifies the previously approved 2022 Project by redesigning site to incorporate additional land uses authorized under the UVSP, remove uses (office and movie theater) that are no longer economically feasible, diversify housing types (add townhomes and Single Family Detached housing units), re-orient the Village Park, and add a second hotel.

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

Table 1

Comparison of 2022 Approvals for The Village at Laguna Hills Project and the Proposed 2026 Modified Project

Proposed Use/Project Component	2022 VLH Project Approvals	2026 Modified Project	Net Change
Commercial/Retail/ Restaurant/Cinema/Health Club	250,000 square feet	163,215 square feet	-86,785 square feet
Office	465,000 square feet	0 square feet	-465,000 square feet
Hotel	150 rooms	239 rooms	+89 rooms
Parking	5,939 parking spaces	4,013 parking spaces	-1,926 spaces

FILED

AUG 31 2026

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: 

DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

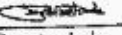
30-07/15/2026-0614

202685000841

FILED

July 15, 2026

HUGH NGUYEN
CLERK - RECORDER

By 
Deputy clerk

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

THE VILLAGE AT LAGUNA HILLS

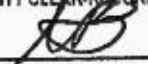
Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
☐ Notice of Exemption (NOE)
☐ Other (Please fill in type):

FILED

AUG 3 1 2026

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 07/15/2026
Posted 07/15/2026 Removed _____
Returned to agency on _____
DEPUTY 135

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 753.6.

FILED

AUG-31-2026

Notice of Determination

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

Appendix D

To:

BY: LB

DEPUTY

☒ 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, Principal 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): 2008081100

Project Title: The Village at Laguna Hills

Project Applicant: MGP Fund X Laguna Hills LLC (4365 Executive Drive, Ste 14000, San Diego, CA 92121)

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

Project Description:

The Project is a modification of the previously approved 2022 Village at Laguna Hills project. At buildout, the project includes about 140,120 square feet of new retail and restaurant space (excluding existing King's Fish House, In-N-Out Burger, and BJ's which total 23,095 s.f.), up to 1,500 residential units (including multifamily buildings, townhomes, single family attached and detached homes), and two hotels (120 and 119 rooms). Requested approvals include a Site Development Permit; Specific Plan Amendment; Precise Plan; Master Sign Program; Conditional Use Permits for the hotels, a community center/government facility, and temporary/seasonal Village Park activities; a Parking Use Permit for joint use parking; an Amended Vesting Tentative Tract Map to create 27 lots; and an Amended and Restated Development Agreement. The Development Agreement would vest project rights for up to 20 years.

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

described project on July 14, 2026 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: 7/15/24 Date Received for filing at OPR: _____

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

Revised 2011

FILED

JUL 15 2026

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY: [Signature]

The 2026 Village at Laguna Hills Project modifies the previously approved 2022 Project by redesigning site to incorporate additional land uses authorized under the UVSP, remove uses (office and movie theater) that are no longer economically feasible, diversify housing types (add townhomes and Single Family Detached housing units), re-orient the Village Park, and add a second hotel.

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

Table 1

Comparison of 2022 Approvals for The Village at Laguna Hills Project and the Proposed 2026 Modified Project

Proposed Use/Project Component	2022 VLH Project Approvals	2026 Modified Project	Net Change
Commercial/Retail/Restaurant/Cinema/Health Club	250,000 square feet	163,215 square feet	-86,785 square feet
Office	465,000 square feet	0 square feet	-465,000 square feet
Hotel	150 rooms	239 rooms	+89 rooms
Parking	5,939 parking spaces	4,013 parking spaces	-1,926 spaces

FILED

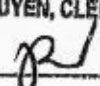
AUG 31 2026

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY:  DEPUTY

FILED

JUL 15 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



202285000238 10:05 am 03/23/22

423 SC3A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00 0

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 92653Contact: Jay Wu, Senior PlannerPhone: (949) 707-2662☒ County ClerkCounty of: OrangeAddress: 12 Civic Center Plaza #101Santa Ana, CA 92701

Lead Agency (if different from above):

Address:

Contact:

Phone:

HUGH NGUYEN, CLERK-RECORDER

FILED

MAR 23 2022

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): 20080811100Project Title: Village at Laguna HillsProject 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 Lagoon 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):

Title: COMMUNITY DEVELOPMENT DIRECTOR

Date:

Date Received for filing at OPR:

FILED

JUL 15 2026

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

POSTED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

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	880,538 square feet	250,000 square feet	-630,538 square feet
Office	45,890 square feet (proposed as medical office/flex retail)	486,000 square feet	+410,110 square feet
Hotel	0 rooms	150 rooms	+150 rooms
Residential	888 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

POSTED

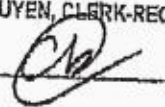
FILED

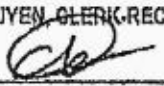
MAR 23 2022

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

BY:  DEPUTY

FILED

JUL 15 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Hugh Nguyen, Clerk-Recorder



50.00

Print Form

202285000202 10:24 am 03/09/22

Notice of Determination

423 SC3A Z01

Appendix 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:

Street Address:

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

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 Wuor Senior Planner

Phone: (949) 707-2862

☒ County Clerk

County of: Orange

Address: 12 Civic Center Plaza #101

Santa Ana, CA 92701

Lead Agency (if different from above):

Address:

Contact:

Phone:

HUGH NGUYEN, CLERK-RECORDER

SUBJECT: Filing of Notice of Determination in compliance with Section 21008 or 21108 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

Project Location (Include county): 24185 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 existing 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 described project on March 8, 2022 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 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:

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

MAR 23 2022

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

FILED

JUL 15 2026

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

20-03-09-2022-0302

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

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	260,000 square feet	-630,539 square feet
Office	45,890 square feet (proposed as medical office/max retail)	465,000 square feet	+419,110 square feet
Hotel	0 rooms	150 rooms	+150 rooms
Residential	985 dwelling units	1,500 dwelling units	+512 dwelling units
Parking	5,767 parking spaces	5,939 parking spaces	+182 parking spaces
Demolished floor area	449,811 square feet	662,653 square feet	+113,042 square feet

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

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



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

☒ 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 Tero Road, Laguna Hills, CA 92653

Contact: David Chantarangau

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 Lagoons

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

Applicant: Merlone 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 +/- 410,000 square feet of new commercial space, construction of 998 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

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 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:

Date:

Date Received for filing at OPR:

Authority cited: Sections 21003, Public Resources Code.
Reference Section 21002-21174, Public Resources Code.

Revised 2011

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

FILED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

POSTED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

FILED

MAR 23 2018

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

POSTED

MAR 23 2018

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

FILED

POSTED

MAR 23 2022

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

Notice of Determination BY: cbDEPUTY BY: cb

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:

Public Agency: City of Laguna Hills

Address: 24035 El Toro Road

Laguna Hills, CA 92653

Contact: Julie McVay, Senior Planner

Phone: (949) 707-2600

☒ County Clerk

County of: Orange

Address: 12 Chino Canyon 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): #20080811180

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.

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:

(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.
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.

POSTED

MAR 23 2016

HUGH NGUYEN, CLERK-RECORDER

BY: R 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)

Title

Curran, Dan, DirectorDate 7-15-09

Date Received for filing at OPR

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY: cb

DEPUTY

#37735

Authority cited: Sections 21083, Public Resources Code.
Reference: Section 21009-21174, Public Resources Code.
Recorded in Official Records, Orange County
Tam Daly, Clerk-Recorder

2768.25

200985000688 03:15pm 07/15/09

SC2 188 202

TAM DALY, CLERK-RECORDER

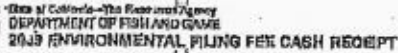
JUL 15 2009

FILED

TAM DALY, CLERK-RECORDER

JUL 15 2009

POSTED



INSTRUCTIONS TO CONTRIBUTORS: TYPE ON ONE SIDE OF PAPER.
DO NOT WRITE IN MARGINS.

☒	Environmental Impact Report	\$2,798,295	279825
☒	Regulatory Documentation	\$4,999,000	499900
☒	Applicant Pay a White Collar Crime Water Pollution Control Record Study	\$350,000	350000
☒	Impacts Subject to Certified Regulatory Processes	\$241,400	241400
☒	Geotechnical Analysis Fee	\$58,000	58000
☒	Project Fee to existing Sewer Pipe		
☒	Project of Extension		
☒	Dr. C. M. Effect Determination (From Attached)		
☐	Other		

POSTED

FILED

MAR 09 2022

MAR 09 2022

RODOLPHO V. VILLALBA, DEPUTY RECORDER

HUGHES, CLERK, RECORDER
BY [Signature] DEPUTY

POSTED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

FILED

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

DRUGS DELIVERY REMINDER

FILED

MAR 23 2018

1800 HIGLEY, CLARK RECORDER

100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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POSTED

MAR 29 2010

HUGH BOLTON, ELK HARBOR

Invoice Title	Cost	Amount
1. 2012 Floor & Gauge Env Project Report	3	
Invoice ID		Amount
6024 2000495000495		2768.25
Invoice Date		07/15/2009 08:15PM
Invoice No		6024 2000495000495

Total	2760.05	Actual	2760.05
Payment Type	Quick Transfer		
Quick Transfer #	717313		
Amount Due	0.00		

Thank You
Please Retain This Receipt
For Your Records

Orange County
Clerk-Recorder's Office
Hugh Nguyen

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

FILED

MAR 23 2022

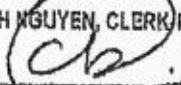
HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

POSTED

MAR 23 2022

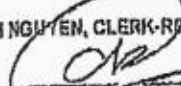
HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

POSTED

MAR 09 2022

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

County

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

Item	Title	Count
1	201	1
EIR Administrative Fee		
Document ID		Amount

DOC# 201600000279	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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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
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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 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 2862
PROJECT APPLICANT ADDRESS 4365 EXECUTIVE DR STE 1400	CITY SAN DIEGO	STATE CA
	ZIP CODE 92121	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$3,539.25	\$	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

MAR 23 2022

MAR 23 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

BY: 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
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1	201	1
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EIR: Exempt or Previously Paid

Document ID	Amount
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DOC# 202285000238	50.00
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Time Recorded 10:05 am

Total	50.00
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Payment Type	Amount
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Check tendered	50.00
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350702

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
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State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

30 — 07/15/2026 — 0614

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF LAGUNA HILLS

LEAD AGENCY EMAIL

DATE

07/15/2026

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202685000841

PROJECT TITLE

THE VILLAGE AT LAGUNA HILLS

PROJECT APPLICANT NAME

MGP FUNG X LAGUNA HILLS LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 707-2662

PROJECT APPLICANT ADDRESS

4365 EXECUTIVE DRIVE STE 14000

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92121

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,227.50 \$ 0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75 \$ 0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25 \$ 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

ROBERTO URIOSTEGUI, DEPUTY CLERK

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20260000212105

Finalization No.: 20260000210460

Cashier: 135

Register: SOUTHCOUNTY1A

Date/Time: 07/15/2026 01:37 PM

Item	Title	Count
1	201	1
EIR: Exempt or Previously Paid		
Document ID		Amount
Doc# 202685000841		\$50.00
Time Recorded 01:37 PM		

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#122288

Amount Due: \$0.00

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



**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

30 — 08/31/2026 — 0734

STATE CLEARINGHOUSE NUMBER (If applicable)

20080811100

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA HILLS	LEAD AGENCY EMAIL	DATE 08/31/2026
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202685000996	

PROJECT TITLE

THE 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 DRIVE, STE 14000	CITY SAN DIEGO	STATE CA
	ZIP CODE 92121	

PROJECT APPLICANT (Check appropriate box)

- ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| ☐ Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 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

NANCY BAILON, DEPUTY CLERK

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20260000262474

Finalization No.: 20260000260432

Cashier: 469

Register: SOUTHCOUNTY4A

Date/Time: 08/31/2026 02:21 PM

Item	Title	Count
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EIR: Exempt or Previously Paid		
Document ID		Amount
Doc# 202685000996		\$50.00
Time Recorded 02:21 PM		

Total Amount Due:	\$50.00
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Total Paid

Credit Card Tendered:	\$50.00
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#018317

Amount Due:	\$0.00
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