



Don Caskey
Mayor

Jared Mathis
Mayor Pro Tempore

Erica Pezold
Council Member

Joshua Sweeney
Council Member

Dave Wheeler
Council Member

City of Laguna Hills City Council / Planning Agency

Regular Meeting Agenda
Tuesday, July 14, 2026 - 6:00 PM
(Closed Session at 5:00 p.m. when scheduled)

City Council Chamber
24035 El Toro Road
Laguna Hills, CA 92653

In Person Public Comments: Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber and submit the form to the City Clerk. The Request to Speak form assists the Mayor in ensuring that all persons wishing to address the City Council are recognized and ensures accurate identification of meeting participants in the City Council/Planning Agency Minutes. Completion of the form is voluntary. It is City policy to limit public testimony to up to three minutes per person, as determined by the Mayor, for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

Submission of Electronic Public Comments: Those wishing to make electronic public comments may submit their comments by [email to the City Clerk](#) no later than 2 hours prior to the meeting on July, 14, 2026. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. All comments received by the deadline on the date of the meeting will be provided to the City Council and will be provided for public inspection at the meeting. During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all electronic comments received by the deadline on July 14, 2026. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, X (formerly Twitter), etc.) will not be accepted.

Online Public Comments: Any person wishing to address the City Council/Planning

Agency on any matter, whether or not it appears on this Agenda, can do so via two-way telephonic service by calling the number below and entering the meeting ID and passcode. When participating via two-way telephonic service, follow the instructions below to indicate you wish to speak during the meeting. You will be asked to raise your hands via *9. When recognized by the City Clerk using the last four (4) digits of your phone number, unmute your microphone by pressing *6 (Staff will grant permission) and provide comments. At the conclusion of your time, your ability to unmute will be removed by the Host. Remote participants must be present when called and are responsible for ensuring that they are connected and able to hear the meeting.

Two-way Telephonic Service Information:

Telephone Number: 669-444-9171 or 253-215-8782

Meeting ID: 858 5938 2799

Passcode: 92653

Please be mindful that the meeting will be recorded and all rules of decorum apply for in-person and virtual attendees.

For questions or assistance, please contact the City Clerk's Office at (949) 707-2635 or via [email](#).

General Business Convening at 6:00 PM

Call to Order

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

Roll Call of City Council Members

1. Joint City Council/Planning Agency Meeting

1.1 Roll Call of City Council/Planning Agency Members

1.2 Joint City Council/Planning Agency Public Hearings

1.2.1 The Village at Laguna Hills – A Request by MGP Fund X Laguna Hills, LLC to Modify the Previously Approved Village at Laguna Hills Project to Redevelop the Former Laguna Hills Mall Site Located at 24001 Avenida de la Carlota #B; 23451 Calle de la Louisa; 24162 Ronda del Rossmoor; 24100, 24126, 24155 and 24300 Laguna Hills Mall, Including an Amendment to Urban Village

Specific Plan; Approval of Site Development Permit; Conditional Use Permits; Master Sign Program; Parking Use Permit; Amended Vesting Tentative Tract Map No. 19123 for Residential, Condominium, and Commercial/Retail Purposes to subdivide 10 existing lots into 27 lots; and Amended and Restated Development Agreement No. USE-0239-2025.

Recommendation:

1. That the City Council and Planning Agency:
 - a. Re-open the joint public hearing of the Planning Agency and City Council;
 - b. Find that the Project is within the scope of the 2009 General Plan Program Environmental Impact Report as Addended in the First through Seventh Addenda and Mitigation Monitoring and Reporting Program for the Village at Laguna Hills Project and does not require additional environmental review pursuant to the California Environmental Quality Act Guidelines Section 15162 (Subsequent EIRs and Negative Declarations);
 - c. Adopt a Resolution entitled: "A Joint Resolution of the Planning Agency and City Council of the City of Laguna Hills, California, Approving Site Development Permit, Master Sign Program, Conditional Use Permit for the Additional Hotel, Amended Vesting Tentative Tract Map No. 19123, and Amended and Restated Development Agreement No. USE-0239-2025, a Request by MGP FUND X LAGUNA HILLS, LLC, to Modify the Previously Approved Village at Laguna Hills Project to Continue to Redevelop the Former Laguna Hills Mall Site Located at 24001 Avenida de la Carlota #B; 23451 Calle de la Louisa; 24162 Ronda del Rossmoor; 24100, 24126, 24155 and 24300 Laguna Hills Mall, and Making Certain Findings in Connection Therewith."
2. That the City Council:
 - a. Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "An Ordinance of the City Council of the City of Laguna Hills, California, Amending and Restating a Development Agreement Between the City of Laguna Hills and MGP FUND X LAGUNA HILLS, LLC for the Village at Laguna Hills Project."
 - b. Introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "An Ordinance of the City Council of the City of Laguna Hills, California, Amending the Urban Village Specific Plan."

- c. Consider converting the Village at Laguna Hills Ad Hoc Committee into a Standing Committee to monitor and advise on the implementation of the Development Agreement and project development.

1.3 Joint City Council/Planning Agency Meeting Adjournment

2. Presentations and Proclamations

3. Schedule of Future Events

3.1 Schedule of Future Events

Recommendation: That the Community Services Director announce the upcoming meetings and events.

4. Public Comments

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, as determined by the Mayor.

5. Consent Calendar

All matters listed under “CONSENT CALENDAR” are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or City staff request specific items be removed from the Consent Calendar.

5.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

5.2 Approval of Minutes for June 23, 2026, Regular Meeting

Recommendation: That the City Council approve the City Council/Planning Agency Minutes for the June 23, 2026, Regular Meeting.

5.3 Ratification of July 14, 2026 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from June 12, 2026, to July 2, 2026, in the amount of \$781,370.85.

5.4 Grant Application to OCTA for the Environmental Cleanup Tier 1 Program, Ridge Route Drive Biofiltration Project

Recommendation: That the City Council: 1. Ratify the grant application submittal to the Orange County Transportation Authority's Environmental Cleanup Tier 1 Program for the Ridge Route Drive Biofiltration Project; and 2. Adopt a Resolution entitled "A Resolution of the City Council of the City of Laguna Hills, California, Authorizing an Application for Funds for the Environmental Cleanup, Tier 1 Grant Program under Orange County Local Transportation Ordinance No. 3 for the Ridge Route Drive Biofiltration Project

5.5 Notice of Completion and Final Payment for Laguna Hills Community Center Electrical Improvements, CIP 520

Recommendation: That the City Council: 1. Certify the completion of and accept the improvements for the subject project; 2. Authorize the Public Works Director to sign the Notice of Completion; 3. Authorize the recording of the Notice of Completion with the County of Orange and to release the faithful performance and payment bonds one year and 35 days, respectively, after the date of recordation of the Notice of Completion contingent upon no claims or liens being filed with the City; and 4. Authorize payment of the final retention 35 days after the date of recordation of the Notice of Completion in the net amount of \$14,274.11, if no liens have been filed.

5.6 Notice of Completion and Final Payment for the Street Name Signs Project, CIP No. 113

Recommendation: That the City Council: 1) Certify the completion of and accept the improvements for the subject project; 2) Authorize the Public Works Director to sign the Notice of Completion; 3) Authorize the recording of the Notice of Completion with the County of Orange and to release the faithful performance and payment bonds one year and 35 days, respectively, after the date of recordation of the Notice of Completion contingent upon no claims or liens being filed with the City; and 4) Authorize payment of the final retention 35 days after the date of recordation of the Notice of Completion in the net amount of \$11,855.00, if no liens have been filed.

5.7 Award of an On-Call General Maintenance, Repair, and Specialty Trade Services Agreement to Jamey Clark, Inc.

Recommendation: That the City Council: 1. Award an On-Call Maintenance,

Repair, and Specialty Trade Services Agreement to Jamey Clark, Inc.; 2. Authorize the Interim City Attorney to make minor modifications to the contract as may be necessary to execute the Agreement; and 3. Authorize the City Manager to sign the Agreement.

5.8 Amendment No. 3 to the Professional Services Agreement with Charles Abbott Associates, Inc. for Building and Safety Services

Recommendation: That the City Council: 1. Approve Amendment No. 3 to the Professional Services Agreement with Charles Abbott Associates, Inc. for On-Call Building and Safety Services; and 2. Authorize the City Manager to execute the Professional Services Agreement.

5.9 Award of a Public Works Construction Contract to Hardy & Harper, Inc. for Acceleration Lane Median Modification on Moulton Parkway at Mandeville Drive, CIP 303

Recommendation: That the City Council: 1. Award the Public Works Construction Contract for the Moulton Parkway and Mandeville Drive Project (Acceleration Lane Median Modification on Moulton Parkway at Mandeville Drive), CIP 303, to the lowest responsive bidder, Hardy & Harper, Inc., in the amount of \$149,000.00; 2. Authorize the City Attorney to make minor edits as may be necessary to execute the Contract; 3. Authorize the City Manager to execute the Contract; 4. Find that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 Existing Facilities, pursuant to CEQA Guidelines, Section 15301; and 5. Reject all other construction bids.

5.10 Award of Consultant Agreements for On-Call Public Works/Engineering Consulting and Support Services

Recommendation: That the City Council: 1. Approve the proposed Consulting Agreements for On-Call Public Works/Engineering Consulting and Support Services with (1) Bucknam Infrastructure Group, Inc., (2) GMU Geotechnical, Inc. dba GMU Engineers and Geologists, (3) RKA Consulting Group, Inc., and (4) Transtech Engineers, Inc.; 2. Authorize the City Attorney to make minor edits as may be necessary to execute the Agreements; and 3. Authorize the City Manager to execute the Agreements.

Items Removed from the Consent Calendar

6. City Council Public Hearings

6.1 Confirmation of 2026 Weed Abatement Cost Report

Recommendation: That the City Council:

1. Conduct a public hearing regarding the 2025 Weed Abatement Cost Report; and
2. Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, confirming the 2026 Weed Abatement Cost Report and providing for the collection of weed abatement assessments on the next regular tax bill levied against the subject parcels for municipal purposes."

7. Administrative Reports

7.1 City Manager

8. Matters Agendized and Presented by City Council Members

9. City Council Member Committee Reports

9.1 Committee Assignment Reports

Recommendation: That the City Council receive reports from the City Council Members on the City Council Committee Assignments listed on the staff report.

10. City Council Member Comments

Adjournment

The next Regular Meeting of the City Council/Planning Agency will be August 25, 2026, at 6:00p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, JOSHUA STEVENSON, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and Knotty Pine Park by July 10, 2026, at 5:00p.m.



Joshua Stevenson, City Clerk

It is the intention of the City of Laguna Hills to comply with the Americans with Disabilities Act in all respects. If as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City of Laguna Hills will attempt to accommodate you in every reasonable manner. Please contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours. In addition, such writings or documents will be made available for public review on the Agenda and Minutes public portal website and at the respective public meeting.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.