



CITY OF LAGUNA HILLS

July 11, 2023

VIA E-MAIL, USPS, & COURIER

Nick Buchanan
President
La Paz Village Investors, LLC
1010 S. El Camino Real, Suite 200
San Clemente, CA 92672
Email: nbuchanan@proteallc.com

**SUBJECT: SITE DEVELOPMENT PERMIT NO. 0147-2023 (LA PAZ VILLAGE SENIOR LIVING)
COMPLETENESS REVIEW**

Dear Mr. Buchanan,

On June 12, 2023, the Community Development Department received an application for the proposed La Paz Village Senior Living Housing Development Project to be located on the southwest corner of La Paz Road and McIntyre Street (25250 - 25260 La Paz Road) (the "proposed Project"). Pursuant to the City's development application review process, staff conducted a review of the application materials filed with the City to determine the completeness and accuracy of the application submittal.

Based on our review of the June 12, 2023, application, in accordance with (among other things) Section 9-92.050 (Requirements for Complete Applications) of the Laguna Hills Development Code (Title 9 [Zoning and Subdivisions] of the Laguna Hills Municipal Code) and Section 65943(a) of the California Government Code, the City has determined that the development application is **incomplete**. The items listed in Section I of this letter, below, are required to deem your application complete and allow City staff to conduct a thorough and timely review of your proposed Project submittal and consider it for processing. Submittal of additional and/or new plans, reports, information and project details may generate new staff questions, comments, and the need for additional information and submittals.

This letter is organized into three sections:

- Section I: Completeness Review
This section identifies items listed on the City's Planning Application Submittal Checklist that were not submitted or adequately completed, and are required to be submitted and/or adequately completed before the application can be determined to be complete.
- Section II: CEQA Request for Information
This section identifies items needed in order to complete the CEQA analysis for the proposed Project, identified in Section I of this letter as required to be submitted and/or adequately completed before the application can be determined to be complete.

- Section III: Statutory Non-Compliance

This section reiterates and summarizes the City's position regarding the proposed Project and the attendant issues arising under the State's Housing Accountability Act and due to the purported 'Builder's Remedy' status of the Project.

SECTION I: COMPLETENESS REVIEW

The following items listed on the City's Planning Application Submittal Checklist were not submitted or adequately completed, and are required to be submitted and/or adequately completed before the application can be determined to be complete. The items required for a complete application, including a thorough description of the specific information needed to complete each item, are listed on the Application Submittal Checklist.

1. Completed Planning Application (Checklist Item A1)

- The Planning Application form is not complete. The Project Address/Location, Assessors' Parcel Number, Tract/Parcel Map & Lot #, Zoning and General Plan Designation, Project Description, and Bill To fields are incomplete. Please submit an updated Planning Application form with all fields within the portion of the form labeled "Applicant to Complete" completed. Please attach additional sheets, if necessary.

2. Completed Environmental Information Form (Checklist Item A4)

- The Environmental Information Form is not complete. In order for the City to determine if the proposed project is exempt from the California Environmental Quality Act (CEQA) or if a negative declaration, mitigated negative declaration, or environmental impact report is required for the project to comply with CEQA, all information requested on the Environmental Information Form must be provided. Responses to the following numbered items on the Environmental Information Form submitted as part of the application were omitted or incomplete: Nos. 4, 5, 9, 13, 14, 15, 33, and 34. The incomplete Environmental Information Form you submitted is attached for reference (Attachment 1). Please submit an updated Environmental Information Form that includes complete and adequate responses to all items requested.
- Applicant submittal of additional information is necessary to comply with CEQA, as detailed in Section II of this letter, below, all of which must be submitted before the application can be determined to be complete. Please note that the City reserves the right to request submittal of additional information necessary to comply with CEQA, based on review of additional and/or new plans, reports, information and project details submitted by the applicant.

3. Letter of Justification (Checklist Item A5)

- No Letter of Justification was submitted, as required. Instead, the Applicant wrote "To Follow – Discuss w/ Staff." An adequate Letter of Justification must be submitted before the application can be determined to be complete. At a minimum, the Letter of Justification must summarize the proposal; identify all materials submitted with the Application; include a description of all existing and proposed uses and the sizes (in square feet) and quantities (number of dwelling units) of each use; summarize consistency of the

proposed project with the General Plan and Zoning requirements; and explain how the proposed project satisfies all required findings under the Laguna Hills Municipal Code and/or State law. In conjunction with the foregoing, the City notes and requests you address the following in the Letter of Justification:

- O The current land use is designated under the Laguna Hills General Plan as Community Commercial (CC). The CC land use designation provides appropriately located areas for the general shopping and commercial service needs of area residents. Typical uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement centers, commercial recreation, professional and business offices, financial institutions, and automotive sales. The proposed Project is inconsistent with the General Plan intent and goals for the CC land use designation, and a request for approval of a General Plan amendment was not included in your June 12, 2023, application. Please clarify in the Letter of Justification how the proposed Project complies with General Plan requirements.
- O The zoning district is Community Commercial (CC). The purpose and intent of the CC zoning district is to provide for areas where a variety of goods and services can be obtained within neighborhood related small-scale commercial centers. LHMC Section 9-28.020 (Permitted Uses) identifies the permitted and accessory uses within the CC zoning district. Any use not included shall be considered as prohibited. Multi-family/senior residential dwelling are not listed uses, and are therefore prohibited. The proposed Project is inconsistent with the Zoning Code for the CC zoning district, and a request for approval of a Zoning Code or Zoning Map amendment was not included in your June 12, 2023, application. Please clarify in the Letter of Justification how the proposed Project complies with Zoning requirements.
- O The submitted Plan Set (Cover Sheet, Floor Plans) indicates that the proposed Project includes some form of memory care use/assisted living units, but no specific information regarding this potential use was provided. A facility providing memory care and/or assisted living services required to be licensed by the State of California would be classified as a Residential Care Facility for the Elderly ("RCFE") or other type of Community Care Facility pursuant to LHMC Chapter 9-64 (Community Care Facilities) and the definitions of these terms set forth in LHMC Chapter 9-04. RCFEs and Community Care Facilities are not permitted uses in the CC zoning district. Further, whether or not the proposed project contains such a use will impact (among other things) application requirements and parking/circulation analysis (e.g., different parking requirements for senior congregate care facilities, convalescent living). Your Letter of Justification should identify all separate uses proposed as part of the Project by reference to their definitions and classifications in the LHMC, describe the operational characteristics of any units designated as memory care/assisted living units, and clarify whether or not the proposed Project includes an RCFE or other type of Community Care Facility. If the proposed project does include an

RCFE or other type of Community Care Facility, the Letter of Justification should explain how such use is consistent with the City's Zoning applicable to the site.

O For a 'Senior citizen housing complex', LPMC Table 9-44.A (Number of Parking Stalls Required) identifies a parking requirement of '1 covered and assigned stall, plus ½ guest stall per dwelling unit, plus 1 stall for the resident manager'. For a 180-unit development, that equates to 271 parking stalls required. In addition, an RCFE/Community Care Facility has a separate parking requirement of 1 stall per every 3 beds. The proposed Project appears to only provide 218 parking stalls. The Letter of Justification should clarify how the proposed Project is consistent with applicable Zoning provisions regarding required on-site parking spaces.

O Although the proposed Project is prohibited in the Community Commercial zoning district, staff has preliminarily evaluated the proposed Project for compliance with the development standards of the Community Commercial zoning district (LPMC Section 9-28.040 Development Standards) and identifies the following inconsistencies/deficiencies/Code compliance errors:

1. The maximum lot coverage allowed is 50%; the proposed lot coverage is 63.7%.
2. The maximum building height allowed is 40 feet; the proposed building height is 60.3 feet.

Please clarify in the Letter of Justification how the proposed Project complies with these requirements and/or revise the proposed Project plans to comply with the standards.

4. Plan Set Title Sheet (Checklist Item C2)

- The Cover Sheet shall include all necessary project/site data and summary, including a tabulation of existing and proposed square footages and uses, parking summary/tabulation (to include all required parking space types, including standard, handicap, clean air vehicle), table demonstrating the applicable development standards from the Zoning Code on one side (e.g., setbacks, building height, FAR, lot coverage) and the project's compliance with the standards on the right.
- The Sheet Index and corresponding sheets should include sheet numbers, not just a title.
- The Cover Sheet should demonstrate compliance with the unique requirements for each Type of Construction. See CA Building Code Sections 602 and 603.
- A note should be added to the cover sheet indicating the source of funding for the proposed Project to confirm either CA Building Code Chapter 11A or 11B compliance. Please note if funding is private, public, California Tax Credit Allocation Committee (CTCAC), or any combination thereof.

o If any public funding is to be used, then full compliance with CA Building Code Chapter 11B ONLY is to be followed.

o If California Tax Credit Allocation Committee (CTCAC) is to be used, list specifically the enhanced accessibility provisions that are being implemented.

5. Proposed Site Plan (Checklist Item C4)

- The proposed Site Plan submitted does not include details of gross building area, building setbacks to property lines, utility lines/easements (on and off-site), and existing/proposed improvements (buildings, driveways, walkways, landscaping, open space, ADA paths, trash enclosures, parking area, fire lanes, preliminary Title 24, ground-mounted mechanical equipment/PV, water quality/hydromodification areas, etc.). This Plan must identify drive aisle widths, parking stall dimensions, striping, building/landscaping setbacks, etc. The Application will not be determined complete until a Plan showing this information is submitted.
- A Site Plan with all property lines and setbacks identified was not submitted. This detail is required on the Site Plan in order for the City to have sufficient information to verify compliance with applicable front setback requirements.
- Please note that the submitted plans are not internally consistent. By way of example only, the Cover Sheet identifies 266 parking stalls provided, the Site Plan identifies 273 stalls provided, and staff counts 218 stalls provided (264 including commercial surface parking to remain in the parcels adjacent to the project site). Please ensure that all submitted plans and documents are internally consistent with one another and contain the same Project data and information.
- Details for the proposed perimeter walls must be provided. Please demonstrate that all proposed walls comply with LPMC Section 9-40.100 (Fences, Walls, and Hedges.). Specifically, walls shall be constructed with pilasters provided at every change in direction, every five feet difference in elevation and at a minimum of every twenty-five (25) feet of continuous wall. A wall/fence plan was not submitted, so staff does not have enough information to verify compliance with this requirement.
- The Site Plan submitted does not include enough information to evaluate parking compliance. Per LPMC Section 9-44.030 (Site Plan Required), please include a Parking Site Plan. The plan must consist of a detailed layout of the existing and proposed parking facilities, including the grades, drainage, utilities, all structures, landscaping, parking stalls, drive aisles, and ingress and egress drives.
- Please provide an updated Site Plan/Plan Set to demonstrate compliance with the following provisions of LPMC Section 9-44.060 (Design Standards for Parking Facilities):
 - o Pedestrian access shall be provided by a sidewalk of not less than five feet in width along one side of a public or private roadway and shall be incorporated within public parking lots to link uses to exterior walkways and provide safe travel between stalls and buildings. A Site Plan with this information was not submitted,

so staff does not have enough information to verify compliance with this requirement.

- O The required Preliminary Lighting Plan shall include parking structure lighting, and ensure that the proposed structure meets the lighting requirements identified in LPMC Section 9-44.060 (I.). A Lighting Plan was not submitted, so staff does not have enough information to verify compliance with this requirement.
- O Striping and signage shall be provided to each parking lot, aisle, ramp and stall in such a manner that persons in vehicles can quickly identify the direction of flow, stall location, and limitations of use as appropriate. Stalls shall be delineated by use of six-inch stripes or hairpin patterns affixed to the pavement with the required stall size measured from centerline of the stripe or pattern between successive stalls. Directional arrows shall be affixed to the pavement in the direction of flow permitted within the driveway or aisle. Where the aisle is designed for one-way traffic appropriate wording warning users of the restriction and signs shall be provided. Signage within the parking lot or structure shall be included as part of a master sign plan. Where no master sign plan is required, parking lot plans shall incorporate detail sheets to clearly identify information, safety, handicapped, and directional signs intended for use in the lot or structure. A Site Plan with this information was not submitted, so staff does not have enough information to verify compliance with this requirement.
- O For residential parking lots serving 0 - 250+ spaces within a structure, a Minimum Driveway Throat Length of 24-feet, Throat Width of 28-feet, and 2 lanes are required. A Site Plan with this information was not submitted, so staff does not have enough information to verify compliance with this requirement.
- O Parking aisle widths for two-way circulation requires a minimum width of 24-feet. Please confirm that the drive aisle dimensions in the parking structure meet this requirement. The 'Private Drive (Fire Lane)' around the perimeter of the building does not meet this requirement.
- O Unobstructed Vertical Clearances for 'Parking Structure' shall be 7-feet for automobiles and 8-feet, 2-inches for handicap vans. Detailed building elevations/sections were not submitted, so staff does not have enough information to verify compliance with this requirement.
- O Please note the Permissible Grades for Drives and Aisles (LPMC Table 9-44.D):

Type of Access	Parking Structure
Ramp	15% straight
	12% circular
Aisle	5%
Driveway	10%
Stall	5%

- Please provide an updated Site Plan/Plan Set to demonstrate compliance with the following provisions of LPMC Section 9-44.110 (Parking Structure Design Standards):

O Parking structures, including underground or subterranean structures, shall require a Parking Use Permit (PUP). Furthermore, the existing commercial retail La Paz Village center already has an existing PUP to permit shared parking among all tenants at 25260 and 25254 La Paz Road (PUP No. 6-15-3228). This PUP will need to be amended, as part of this application process, to include the proposed development, and demonstrate adequate parking for the remaining commercial buildings. The PUP deposit amount has been added to the updated fee calculation below.

O Minimum Access Width. Any driveway providing access to a parking structure shall have a minimum width of twenty-eight (28) feet. If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet. A sidewalk with a minimum width of six feet shall be provided to link the structure to the public walkway. The ramp to the parking structure is 25-feet wide, and it is unclear if a sidewalk to the public walkway is provided.

O Location of Support Columns. The edge of structure support columns shall be located a minimum of two feet and a maximum of four feet from the parking aisle and shall not be located within the area of a parking stall. A Site Plan with this information was not submitted, so staff does not have enough information to verify compliance with this requirement.

O Interior Treatment. The interior treatment of a parking structure shall be of a light color. The treatment shall include a coordinated interior sign program designed to identify parking levels and locate stairwells, elevators, phones, exits, and other interior features. Detailed building elevations/sections were not submitted, so staff does not have enough information to verify compliance with this requirement.

O Ramp Transitions. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten percent or less shall have a transition zone at least eight feet in length. Ramps with a grade of greater than ten percent shall have transition zones at least twelve (12) feet in length. The grade of a transition zone shall not exceed one-half the grade of the ramp it serves. A Site Plan with this information was not submitted, so staff does not have enough information to verify compliance with this requirement.

O Elevators. Parking structures of two stories or more shall incorporate at least one passenger elevator meeting handicap standards. Additional elevators are required for a multi-level structure accommodating two hundred fifty (250) or more parking stalls subject to approval by the Community Development Director. A Site Plan with this information was not submitted, so staff does not have enough information to verify compliance with this requirement.

o Mirrors for Sight Distance. Blind corners shall be provided with viewing mirrors maintained in a position and condition to provide adequate sight distance. A Site Plan with this information was not submitted, so staff does not have enough information to verify compliance with this requirement.

- Revise the plans to demonstrate compliance with California Building Code Section 11A or 11B, including the following provisions:

o Show the number of required and provided HC accessible parking. Include those for assigned and unassigned spaces. Please specify standard and van accessible ones on the plans.

o Show dimensioned parking layout, including any required disabled access spaces.

o Show the number of required and provided EV charging stations. Include the standard HC, van accessible and the ambulatory spaces.

o Demonstrate compliance with the minimum amount of required Accessible EVCS Parking Spaces per table 11B-228.3.2.1

o Show an accessible route of travel provided to all portions of the building, to accessible building entrances, and between the building and the public way, per Section 11B-206.2.1.

o Provide analysis and compliance with CA Green Code Section 4.106.4. on EV parking spaces.

6. Proposed Floor/Roof Plan (Checklist Item C5)

- The proposed Floor/Roof Plan submitted does not include details of proposed rooftop equipment, including proposed screening. The Application will not be determined complete until a Plan showing this information is submitted.

7. Proposed Building Elevations (Checklist Item C6)

- The proposed Building Elevations submitted do not show development in context of adjacent properties and rights-of-way. Call out exterior design features/materials, lighting fixtures, etc. The Application will not be determined complete until a Plan showing this information is submitted.
- Sheet 2 of the Building Elevations shows the same elevation for the Rear and Side, please correct or clarify this apparent discrepancy.
- Plans currently show a parking garage ceiling height as low as 6 feet, which is inadequate. Parking garages, section page, must have an unobstructed headroom clearance of not less than 7' 0" above the finish floor to any ceiling, beam, pipe or similar construction (CA Building Code Section 406.2.2). The clear height of vehicle and pedestrian areas is required to be accessible and shall comply with Chapter 11A or 11B, as applicable.

8. Project Site Cross Section (Checklist Item C7)

- The submitted Cross Section exhibit is inadequate because it does not include locations identified by staff. As stated in the Application Checklist, please coordinate with Planning staff to identify appropriate cross section locations. At a minimum, staff has identified three locations for cross sections to fully evaluate the proposed Project (Attachment 2). The exhibit shall include all abutting streets, existing structures, proposed structures, and grades/finished floor elevations identified.

9. Colored Renderings (Checklist Item C8)

- No colored renderings were submitted, as required. Adequate colored renderings must be submitted before the Application will be determined complete. Such renderings must be accurately-scaled perspective illustrations of the proposed project as seen from the center of each adjacent street. The renderings must be in $\frac{1}{4}'' = 1'$ scale, or a different scale approved by City Planning staff. Landscaping depicted on perspective illustrations shall be representative of the preliminary landscaping plan with five (5) years of growth. Please coordinate with Planning staff to identify appropriate rendering locations.

10. Conceptual Landscaping Plan (Checklist Item C10)

- Please see attached comment matrix for a list of items missing from the landscaping plans (Attachment 3). In addition to the requirements identified in the Application Checklist, please also refer to Laguna Hills Municipal Code Chapter 9-46 (Landscaping Standards and Guidelines) and Chapter 9-47 (Landscape Water Efficiency) for additional requirements.
- The minimum landscape coverage required is 15%; please provide a calculation of the Project's landscape coverage.

11. Preliminary Lighting Plan (Checklist Item C11)

- No Preliminary Lighting Plan was submitted, as required. Instead, the Applicant wrote "To Follow". An adequate Preliminary Lighting Plan must be submitted before the application will be determined to be complete. At a minimum, the Preliminary Lighting Plan must include cut sheets, photometric plan, and luminaire schedule. Include lighting plans for parking lots/common areas as well as exterior lighting on buildings.

12. Materials and Color Board (Checklist Item C12)

- No Materials and Color Board was submitted, as required. Instead, the Applicant wrote "To Follow". An adequate Materials and Color Board must be submitted before the application will be determined to be complete. At a minimum, the Materials and Color Board must include samples of all proposed exterior project colors and materials such as siding, stucco, architectural features, accent features and finishes, veneers, window glazing and mullions, roof materials, and screening material. Include manufacturer's name and product information.

13. Sign Plan/Master Sign Program (Checklist Item C13)

- No Sign Plan/Master Sign Program was submitted, as required. Instead, the Applicant wrote "To Follow". There appears to be proposed signage associated with the Project, including new Monument and Wall Signs, which require an Amendment to the Master

Sign Program for La Paz Village. Please refer to Laguna Hills Municipal Code Section 9-42.170 for Master Sign Program requirements. An adequate Sign Plan/Master Sign Program must be submitted before the application will be determined to be complete.

- Please demonstrate that all improvements comply with LHMC Section 9-40.160 (Sight vision area). It appears that the proposed monument sign on McIntyre Street may not comply.

14. Housing Plan (Checklist Item C14)

- Your application indicated the total number of housing units in the project, and indicated that 20% of the units would be reserved for “low income”. More information is required in order to determine compliance with the Housing Accountability Act (HAA) requirements for provision of 20% of units for “lower income”. The Housing Plan for the proposal must demonstrate compliance with HAA Government Code Section 65589.5, including subsections (h,3) and (h,4).

Subsection h,3 states “at least 20 percent of the total units shall be sold or rented to lower income households, as defined by Section 50079.5 of the Health and Safety Code” and that the lower income units “shall be made available at a monthly housing cost that does not exceed 30 percent to 60 percent of area median income”. Subsection h,4 requires the developer to provide “legal commitment to ensure continued availability of units...for 30 years”

Please submit a Housing Plan to confirm and clarify compliance with the HAA criteria listed above. Also provide details describing the affordable housing units, including the specific affordability level (low, very-low, extremely low income) and the number of units proposed at each income level, the size of the units, the number of bedrooms in each affordable unit, and the distribution of affordable units in the project. This data is needed in order for the City to prepare an Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants (“Regulatory Agreement”) between the property owner and the City, which is needed to ensure the initial and continued affordability of all income-restricted residential dwelling units.

The Regulatory Agreement will be prepared by the City at the applicant’s cost. The applicant will be required to reimburse the City for the total professional fees and costs to be incurred by the City for preparation of the Regulatory Agreement, along with the City’s legal fees and costs incurred as necessary for the proper processing the Application for the proposed Project (at the City Attorney’s contracted professional hourly rate) as determined by the City. It is anticipated that, at a minimum, the Regulatory Agreement will include provisions addressing or requiring the following:

- o The Regulatory Agreement will set forth the number, affordability level, unit size mix, and location requirements for the affordable units; will require that affordable units be integrated with the market rate units so that there is a mix of affordable and market rate units in each building; and will contain provisions to ensure that the Project complies with the requirements set forth in Health and Safety Code Section 17929, including the restricted covenant affordability period.

- O The regulatory agreement will require that the affordable units be constructed concurrently with or prior to other units in the housing development project.
- O The regulatory agreement will require that the affordable units remain affordable to, and be occupied by, persons and families of the required income level at an affordable rent or affordable housing cost, as applicable.
- O The regulatory agreement will include uniform provisions requiring initial and annual verification and written certification that each tenant household occupying a rental affordable unit meets the applicable income and eligibility requirements established for the affordable unit.
- O The regulatory agreement will contain provisions requiring the submittal to the City in a form reasonably satisfactory to City Manager of an annual compliance report and a certification that the affordable units are in compliance with the requirements of the regulatory agreement.
- O The regulatory agreement will contain uniform provisions governing the owner's maintenance obligations and the City's rights in the event the owner fails to adhere to its maintenance obligations.
- O The regulatory agreement will contain uniform provisions requiring the owner to maintain affordable unit sales documents, tenant leases, income certifications, and other books, documents, and records related to the sale or rental of the affordable units and operation of the project for a period of not less than five (5) years after creation of each such record; to allow the City to inspect any such books, documents, or records and to conduct an independent audit or inspection of such records at a location that is reasonably acceptable to the City Manager upon prior written notice; and to permit the City and its authorized agents and representatives to access the property and examine the housing units and to interview owners, occupants, tenants and employees for the purpose of verifying compliance with the regulatory agreement.
- O The regulatory agreement will contain provisions requiring the owner (i) to prepare and obtain the City's approval of a marketing program for the leasing or sale of the affordable units prior to the issuance of a certificate of occupancy for any portion of the project, (ii) to thereafter market the leasing or sale of the affordable units in accordance with the marketing program, and (iii) to provide City with periodic reports with respect to the leasing or sale of the affordable units.
- O The regulatory agreement will contain uniform provisions regarding property management and management responsibilities and will require the owner to prepare and obtain the City's approval of a management plan for the project prior to the issuance of a certificate of occupancy for any portion of the project, which sets forth in detail the owner's property management duties, including, but not

limited to, a plan to manage and maintain the site and the affordable units; procedures for the selection of tenants of rental affordable units, including a description of how the owner plans to certify the eligibility of tenant households; procedures for annually verifying income and recertifying the eligibility of tenants of rental affordable units; the standard form(s) of rental agreement(s) the owner proposes to enter into with tenants of affordable units; procedures for the collection of rent; procedures for eviction of tenants; procedures for ensuring that the required number and unit size mix of rental affordable units in is maintained and that “floating” affordable units do not become congregated to a certain area of the building or project; the owner’s procedures for complying with its monitoring and recordkeeping obligations; the rules and regulations of the property and manner of enforcement; a security system and crime prevention program.

O The regulatory agreement will contain a provision requiring the owner to reimburse City for the estimated reasonable costs incurred by the City in monitoring the owner’s compliance with, and otherwise administering, the regulatory agreement, including, but not limited to, City’s review of annual compliance reports and conduct of inspections and/or audits.

O The regulatory agreement will be required to be recorded as a covenant against the property prior to final or parcel map approval, or, if the project does not include a subdivision map, prior to issuance of a building permit for any structure in the project. The regulatory agreement will provide that it shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof, and in no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.

15. Preliminary Grading Plan (Checklist Item C15)

- No Preliminary Grading Plan was submitted, as required. An adequate Preliminary Grading Plan must be submitted before the application will be determined to be complete. The purpose of the Preliminary Grading Plans is to provide all the information needed to fully and adequately analyze the drainage, stormwater protection, grading, and overall project impacts under the California Environmental Quality Act (CEQA). The Preliminary Grading Plans are also part of the full CEQA and public hearing reviews on all Tentative Maps, Tentative Parcel Maps, Major Use Permits, and Site Plans. This eliminates the need for later CEQA reviews when proposed grading conforms to that previously reviewed. The Public Works Department reviews the Preliminary Grading Plans as part of the overall project application. Information from the Plan will be used in formulating department CEQA responses and proposed conditions for the project.

This grading plan also provides the needed information to ensure proposed stormwater facilities are located and sized appropriately. Long-term protection and improvement of stormwater quality relies in part on permanent post-construction, structural best management practices (BMPs). Structural BMPs are difficult to add to the completed

design of a private development project without causing substantial changes to the project's character or viability. The earlier in the design process stormwater facilities are considered, the greater the likelihood of a successful and efficient design of the site. The City's Municipal Code, Sections 5-36, 9-80, 10-16, respectively, provide for incorporation of grading and stormwater protection in design of private projects at its inception.

Therefore, the applicant shall provide a Preliminary Grading Plan, stamped and signed by a California registered civil engineer, that includes a scaled, plan view layout of the site with proposed stormwater facilities, which are also identified in the Preliminary Water Quality Management Plan.

- Specific information required in the Preliminary Grading Plan includes, but is not limited to, the following:
 - o Either be incorporated into the Tentative Map for the project, or be placed on a separate 24" by 36" sheet(s) with a 1" border on all edges.
 - o Show a north arrow and scale on all sheets at 1" = 10' or 1" = 20'.
 - o Show a vicinity map or other data adequately indicating the site location.
 - o List the name of the applicant/owner, address, and telephone number.
 - o List the engineer's name, address, and telephone number.
 - o Show project address or Assessor Parcel Number.
 - o Identify the basis for elevations and contours shown.
 - o Show approximate property lines of the site on which the work is performed.
 - o Show any building or structure footprints on the site where the work is to be performed, and any structures on adjacent land within the fifteen feet (15') of the project.
 - o Show any known easements of greater than 4' width.
 - o Show estimates of the amount of excavation, fill, import, and export.
 - o Show a minimum of one pad for each lot or individual building footprint, with proposed pad, top, and toe of slope elevations, and a driveway that provides adequate access to each pad.
 - o Show proposed grading associated with road improvements or other major infrastructure.

- o Show location of any proposed drainage devices, stormwater protection facilities, walls, cribbing, or other protective devices to be constructed in connection with the proposed work.
- o Show adequate contours to show the topography of the existing ground; and show the proposed grading tied back to natural ground, all at the same scale as the tentative map or site plan whenever possible.
- o Major grading (contiguous grading that supports multiple pads) shall also show adequate cross-sections to illustrate the proposed change in land form.
- o Contain the following plan note; “This plan is provided to allow for full and adequate discretionary review of a proposed development project. The property owner acknowledges that acceptance or approval of this plan does not constitute an approval to perform any grading shown hereon, and agrees to obtain valid grading permissions before commencing such activity.”
- o Show the direction of lot and street drainage.
- o Show proposed slope ratios, not greater than 2:1 (horizontal-to-vertical distance).
- o Do not show “construction stormwater BMPs” or contours on cut/fill slopes.
- o Supporting the Preliminary Grading Plan, the applicant shall provide a Preliminary Water Quality Management Plan and a Preliminary Hydrology Study.

16. Preliminary Water Quality Management Plan (Checklist Item C16)

- No Preliminary Water Quality Management Plan was submitted, as required. Instead, the Applicant wrote “To Follow”. An adequate Preliminary Water Quality Management Plan must be submitted before the application will be determined to be complete. The purpose of the Preliminary Water Quality Management Plan is to provide all the information needed to fully and adequately analyze how the project will comply with the Municipal Separate Storm Sewer System (MS4) Permit issued by the San Diego Regional Water Quality Control Board, Permit No. R9-2015-0100, which is a State of California agency, and the City’s Municipal Code, Chapter 5-36. Therefore, the applicant shall provide a Preliminary Water Quality Management Plan, stamped and signed by a California registered civil engineer.
- This project is a “priority project” within the meaning of the MS4 Permit; therefore, the project shall construct post-construction, structural best management practices (BMPs) to comply with the Permit.
- Project requirements and guidance can be found on the regional storm water program website here: <https://ocerws.ocpublicworks.com/service-areas/oc-environmental-resources/oc-watersheds/regional-stormwater-program/water-quality>

Upon viewing the website, scroll down to South Orange County Project Guidance to download documents.

- The San Diego Regional Water Quality Control Board Permit No. R9-2015-0100 can be found here:
https://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/sd_stormwater.html

17. Will-Serve Letters (Checklist Item C18)

- A will serve letter from Cox Communications for broadband cable was submitted; however, will serve and/or Engineering Feasibility Letters are still required for all other utility providers (e.g., MNWD, SDG&E, SoCalGas, CR&R) before the application will be determined to be complete.

18. Hazardous Waste Statement (Checklist Item C20)

- No Hazardous Waste Statement was submitted, as required. Instead, the Applicant wrote "To Follow". An adequate Hazardous Waste Statement must be submitted before the application will be determined to be complete. Pursuant to Section 65962.5 of the California Government Code, a signed statement is required indicating whether the project and any alternatives are located on a site that is included on the lists prepared by the State Department of Health Services, State Water Resources Board, and the California Waste Management Board (Cortese List).

19. Waste Management Plan (Checklist Item C21)

- No Waste Management Plan was submitted, as required. Instead, the Applicant wrote "To Follow". An adequate Waste Management Plan must be submitted before the application will be determined to be complete. At a minimum, the Waste Management Plan must summarize how the proposal's trash enclosures will be designed with adequate space to accommodate three streams of trash generated onsite (recycle, trash, and food waste) to comply with CalRecycle's state mandated requirements of AB 1826, SB 1383 and AB 341. The bins shall be organized in a manner which they can be easily accessible and maneuvered by all users and providers. Provide a current and proposed trash management plan that indicates the number, type and size of bins utilized from CR&R, along with a pick-up schedule and a compliance report (which indicates if more or less service is needed). The application package should include an explanation on how waste diversion requirements will be met. The proposed trash enclosure may not be large enough, especially as the State transitions to organics recycling (food waste).
- Please demonstrate in the Plan Set compliance with LHMC Section 9-40.070 (Trash Enclosures Required). Every parcel with a multi-family, commercial, or industrial structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated. The receptacle shall be screened from public view on at least three sides by a wall six feet in height and on the fourth side by a solid gate not less than five feet in height.
- Please demonstrate in the Plan Set how all mechanical equipment, storage, trash areas, and utilities will be architecturally screened by a solid material from public view (LHMC

Sections 9-40.050 Design Considerations and 9-40.090 Screening). The required Project Cross Section exhibit was not submitted, so staff does not have enough information to verify compliance with this requirement.

20. Fire Master Plan (Checklist Item C22)

- No Fire Master Plan was submitted, as required. Instead, the Applicant wrote “To Follow”. An adequate Fire Master Plan, approved by the Orange County Fire Authority (OCFA), must be submitted before the application will be determined to be complete. The proposed Project must be reviewed under Orange County Fire Authority’s PR105 review process (please see attached OCFA form, Attachment 4). Please submit a separate PDF on USB drive and a Fee Payment of \$538 which will be routed to OCFA by the City.
- Note that OCFA conducted an initial review of the June 12, 2023, application and has provided preliminary comments (Attachment 5). The comments from OCFA identify significant health and safety issues attendant with the present design that have a specific adverse impact on the health and safety of residents of the Project and neighboring residents and commercial facilities.

21. Geotechnical Study (Checklist Item R4)

- The Preliminary Geotechnical Evaluation prepared by LGC Geotechnical Inc. (dated May 23, 2023) has been reviewed. Comments are as follows:

o Figure 4 was not included in the electronic copy we received.

22. Preliminary Hydrology Study (Checklist Item R9)

- No Preliminary Hydrology Study was submitted, as required. Instead, the Applicant wrote “To Follow”. An adequate Preliminary Hydrology Study must be submitted before the application will be determined to be complete.

The purpose of the Preliminary Hydrology Study is to provide all the information needed to fully and adequately analyze how the project will comply with the City’s Municipal Code, Sections 5-36 (Water Quality Code), 9-80 (Public Works/Engineering Standards), 10-16 (Grading Code), 10-28 (Building Code). Therefore, the applicant shall provide a Preliminary Hydrology Study, stamped and signed by a California registered civil engineer, which includes a map showing the drainage area of land tributary to the site, the estimated runoff of the area served by any drains, and preliminary calculations of the carrying capacity of such drainage courses (natural and man-made). The Study shall be based upon the design requirements in accordance with the latest edition of the Hydrology Manual published by the Orange County Flood Control District and the Orange County Local Drainage Manual published by Orange County Public Works.

- The Hydrology Manual published by the Orange County Flood Control District can be found here:
<https://ocip.ocpublicworks.com/service-areas/oc-infrastructure-programs/documents-maps/online-manuals>

- The Orange County Local Drainage Manual published by Orange County Public Works can be found here:
http://cams.ocgov.com/Web_Publisher_SAM/Agenda05_25_2021_files/images/O01421-000205A.PDF

23. Parking/Circulation Study (Checklist Item R7)

- No Parking/Circulation Study was submitted, as required. The purpose of the Parking and Circulation Study is to provide all the information needed to fully and adequately analyze how the project will comply with the City's Municipal Code, Section 9-44. The earlier in the design process parking and circulation are considered, the greater the likelihood of a successful and efficient design of the site. Therefore, the applicant shall provide a Parking and Circulation Study, stamped and signed by a California registered civil engineer or traffic engineer, which includes a drawn to scale site plan consisting of a detailed layout of the existing and proposed parking facilities, including the grades, drainage, utilities, all structures, landscaping, parking stalls, drive aisles, and ingress and egress drives. The Study shall include a comparison of the proposed quantity and types of parking spaces with the quantity and types required by the Municipal Code, Section 9-44.050. The Study shall also include a circulation analysis examining how vehicles will circulate throughout the site, including delivery trucks, moving trucks, and emergency access vehicles such as fire engines using American Association of State Highway and Transportation Officials (AASHTO) vehicle turning templates overlaid on the site plan while avoiding driveways with no outlet and turn around spaces. This Study shall also be approved by the Orange County Fire Authority.

24. Traffic Study (Checklist Item R12)

- The Traffic Scoping Agreement and VMT Screening Form prepared by Overland Traffic Consultants (dated June 5, 2023) has been reviewed. Comments are as follows:
 - o It is noted that the VMT screening form, trip evaluation states a 10% trip credit for internal trips and a 5% trip credit for pass by trips. However, within the traffic study scoping agreement a 2% credit was applied to internal trips and 10% to pass by trips. This discrepancy must be clarified.

* * *

It is anticipated that the following applications and estimated fees/deposits will apply to this proposal:

Application Type	Fee/Deposit
Development Code Amendment	\$ 10,977.54
General Plan Amendment	\$ 7,874.32
Parking Use Permit	\$ 8,978.17
Site Development Permit (Master Sign Program)	\$ 6,769.31
CEQA Review Deposit (TBD)	\$ 25,000.00
Additional Deposit Needed	\$ 25,000.00
Total	\$ 84,599.34

Please note that the City has retained a CEQA consultant, Dudek, to conduct an Initial Study. Once a CEQA process determination can be made (e.g., Mitigated Negative Declaration, Environmental Impact Report, etc.), an associated CEQA fee/deposit will be required.

Also, please note that the initial Site Development Permit deposit (\$6,769.31) submitted on June 12, 2023 has been exhausted. Therefore, an additional deposit is needed. Please include a total deposit of \$84,599.34 as part of the resubmittal for the proposed Project.

SECTION II. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUEST FOR INFORMATION

In order for the City to complete an Initial Study analyzing the proposed Project's environmental impacts pursuant to the California Environmental Quality Act (CEQA), the Applicant must provide the City with certain information and data about the Project. This section sets forth the information and data the City has preliminarily determined will be needed from the Applicant in order for the City to complete an Initial Study, organized by categories corresponding to the Initial Study Checklist. The City reserves the right to request additional information, as needed. Without prejudice to the City's right to request additional information, the Applicant shall provide the following information as part of its resubmittal of the Project Application.

25. Aesthetics

- In order to prepare a shade and shadow analysis for the Project, the City requires the Applicant to provide Auto Cad files of every site plan sheet generated thus far by the Applicant's Architect and Engineer(s) and to be generated by Applicant's Architect and Engineer(s) pursuant to the information and documentation requests in this letter.

26. Air Quality, Greenhouse Gas Emissions and Energy

- Please provide: the anticipated duration and phasing of construction of the Project, the start and end dates of construction, the equipment type, quantity, and hours of use each day of construction equipment in each phase, average number of vendor (delivery) truck trips each day, the total haul truck trips, and the average number of construction workers daily that will be employed in each phase. For demolition, please provide the tons of demolition debris or square footage of each structure to be demolished. This includes pavement. This information is required to perform Air Quality modeling to determine potential air quality and greenhouse gas emissions impacts from construction of the Project.
- Because the proposed Project includes subsurface parking, there will be export of soil from the site. In addition, based on the Phase II Environmental Assessment provided, the site may contain contaminated soil, which will need to be removed and transported to an approved hazardous materials site. Please provide: an estimate of the amount of soil export that will occur as part of the Project, along with the technical data and analysis supporting this estimate; the potential location(s) where the soil will be exported to and their respective distances from the site; the number and size of trucks and equipment that will be used to haul exported soil and the number and duration of daily truck trips anticipated. Please provide a separate breakdown of the anticipated amount of contaminated soil that will need to be exported to a hazardous materials site, and the location(s) of such hazardous materials site(s) and their distance(s) from the Project site.

This information is required to evaluate the Project's potential air quality and greenhouse gas emissions impacts related to the export of soil from the site.

- Please provide information about the application of coatings. Please explain how many building surfaces will be painted each day and the specific type of paint to be used. Please also include the re-asphalting and striping of the parking lot which is necessary to calculate daily and cumulative emissions.
- Please identify whether emergency back-up generators will be utilized as part of the Project's operation and, if so, the number and anticipated type and model of such emergency back-up generators. This information is required to evaluate potential particulate emissions impacts from such generators in general and, specifically, on surrounding residences.
- For operations, please provide the number of residents, employees, and expected number of visitors on a daily basis. This information is required to estimate operational air quality impacts.

27. Cultural Resources and Tribal Cultural Resources

- To evaluate potential impacts to cultural and tribal cultural resources, please provide the maximum depth of project excavation and the depth of previously disturbed soils. This information will be used to prepare an archaeological resources report for the Project.

28. Geology and Soils

- To evaluate potential impacts to paleontological resources, please provide the maximum depth of excavation and previously disturbed soils. This information will be used in the paleontological analysis for the Project.

29. Hazards and Hazardous Materials

- Additional soil gas sampling may be required based on the high levels of contamination reported in the Phase II Environmental Site Assessment (e.g. 8,100 ug/m3). Such contamination will have a specific adverse impact on public health and safety, which the purported "final application" failed to address (and/or identify how it will be mitigated) and which the City must now address. Please provide any additional soil gas sampling data and/or results for any soil gas sampling conducted on the Project site since the Phase II ESA.

30. Noise

- Please confirm whether Project construction will require any vibratory pile driving. If so, please identify the type of pile driver to be used in the for the vibration analysis for the Project.
- Please confirm the location of all heating, ventilation and air conditioning (HVAC) equipment on the building rooftops or on the site plan. Please provide the makes and models of the HVAC equipment. The Project's HVAC equipment will be modeled as part of the operational noise analysis for the Project.

31. Public Services and Utilities and Service Systems

- Please provide the estimated number of new residents as this informs demand for public services in terms of estimated service calls, water demand estimates (e.g., gallons per day per resident), wastewater generation and solid waste generation (e.g., pounds per day of trash generated per resident).
- Please also provide the number of residents expected to be served by the memory care portion of the facility. Is the memory care facility serving existing residents or is there an outpatient aspect to this such that there would be visitors/patients in addition to the resident population? This information is required for trip generation, VMT, air quality and public services analyses for the Project.

SECTION III: STATUTORY NON-COMPLIANCE

The City of Laguna Hills has, in its informed and advised opinion, substantially complied with Housing Element law and other applicable law as of June 28, 2022. Accordingly, The City of Laguna Hills does not agree that the Preliminary Application, nor the purported Final Application, nor the project proposed therein, should or must proceed as a “builder’s remedy” application or project.

As Applicant knows, the Housing Accountability Act expressly preserves (Cal Gov. Code 65589.5(e)) the necessary role of CEQA review to this and all other projects as they may be proposed. See also *Schellinger Bros. v. City of Sebastopol* (2009) 179 Cal. App. 4th 1245, 1262. Indeed, a court recently re-affirmed the rule from *Schellinger* and held that CEQA review should be done before considering the application of other considerations and evaluation of the application as submitted. *YIMBY v. City and County of San Francisco*, SFSC Case No. CFP-22-517661, Order Issued October 21, 2022.

The City notes pursuant to applicable law, and the very language created by the California Department of Housing and Community Development (“HCD”) for inclusion in the SB330 Preliminary Application form, the Applicant can “vest” certain rights upon the date of its Preliminary Application only if it submits a “full application” within 180 days thereafter. Notwithstanding such applicable law, Applicant’s purported “Final Application” dated June 12, 2023 contains numerous errors, omissions, and failures to answer found in or omitted from that Application so as to render such “Final Application” neither “full” nor complete. Applicant knowingly failed to include required information (saying, among other things, such was “to follow” or “discuss with staff”) and to date has not submitted that “to follow” information, or discussed such with staff, after the 180 days following the Preliminary Application and the additional 30 days from the date of the “final application” to the date of this letter. Indeed, the Final Application does not provide the necessary and substantial information the City should possess to evaluate the Project in so many different respects (described above) that the City hereby reserves its right to assert that Applicants’ Preliminary Application has expired for failure to submit a “full application” as required by applicable law within 180 days of the Preliminary Application.

We also initially note Applicant’s failure to respond to the City’s “Supplemental Application and Requested Answers and Documents Due to Purported ‘Builder’s Remedy’ Preliminary Application” (dated February 13, 2023) (the “BR Request”).

The City believes a fulsome response is required to the BR Request given the Applicant’s continued pursuit of its asserted right to application of the “Builder’s Remedy” statutory language to its project.

Moreover, the City believes that the Applicant needs to provide the answers and documents sought by the BR Requests to do what the City may be required to do under the Housing Accountability Act (“HAA”) as to any claimed “Builder’s Remedy” project.

In this regard, it is also the City’s view that Applicant should want to supply this information to the City in order for the City to evaluate the Project as may be required by the HAA. A few examples should suffice to explain this (we believe) shared interest between the City and Application:

- By way of example only, whether a Project is “Feasible” or by some measure “Infeasible” if altered from the Project proposed by Applicant are questions on which the City may have to make findings under the HAA and, depending on the circumstances, may be required to make findings. Question No. 1 poses relevant inquiries to Applicant the answers to which (including documents concerning which) the City could then evaluate as to whether any changes in the Project required by Law (or merely proposed) would or could make the Project “Infeasible” as that word is used in the HAA. In particular, the City may need to make findings as to whether the proposed project can be scaled back in size, height, density without rendering the project infeasible. The BR request was designed to assist the City in making such findings.
- If Applicant does not want to assist the City in gathering all available information to ensure the City makes any such required or advised findings, then Applicant may not gain the benefit of having the City in full possession of the best information. Applicant could provide (by way of example) information regarding its own projections/estimates, total costs of construction, possible/not possible “specific adverse impact on the public health,” disabled person access to and on the Project, when and under what circumstances the Project might become “a success/unsuccessful, etc.,”

Given Applicant’s failure to submit responses to the BR Request, City believes that such is an independent ground to find that Applicant has failed to provide a “full application” within 180 days of its Preliminary Application, and thus the City reserves the right to assert that Applicant’s Preliminary Application has expired as a matter of law.

The City notes, as stated above, that OCFA has identified obvious and significant health and safety issues attendant with the present design that will have a specific adverse impact on the health and safety of residents of the Project and neighboring residents and commercial facilities. The impacts so identified reveal a lack of care and proper planning by Applicant that should have been resolved well before submitting the so-called “final application.” City believes that such are independent grounds to find that Applicant has not complied with applicable law and thus the City reserves the right to assert that Applicant’s (i) Preliminary Application has expired as a matter of law because the purported final application was not full and complete, and (ii) the Project will as proposed create specific adverse impacts to public health and safety that Applicant has had 180 days since its preliminary application to resolve and/or mitigate or correct, and another 30 days since submitting its purported final application to resolve and/or mitigate or correct as well.

Furthermore, the Applicant’s revisions to the number and size of the Units in the Project, and addition of a “memory care” facility within the Project, so substantially changes the nature of the Project as outlined in Applicant’s Preliminary Application as to render that Preliminary Application inherently incomplete as

and when submitted and misleading in certain respects. The City reserves the right to assert that the Preliminary Application therefore does not and did not meet the requirements of applicable law and no vesting of any rights occurred upon submission of the Preliminary Application. By way of example only, as to the Memory Care Facility (discussed in further detail above) in particular, nothing in the Housing Accountability Act states or allows or could be read to state or allow such a facility to not undergo a full and separate permitting process regardless of the alleged “senior housing” status of the Project or its allowance for “low income” senior housing.

In particular, we note the follow substantial changes:

- Change in unit count, from 190 units to 180 units.
- Introduction of an Assisted Living/Memory Care concept, in addition to independent residential dwellings.
- Reduction in open space, from 27,000 sq. ft. to 21,110 sq. ft.

The City needs Applicant to immediately address these issues and answer the foregoing questions fully and completely, and in that regard, City reserves its right (notwithstanding this request) to assert that the June 12 Application is not a “full application” because of the creation of these issues and omission of information addressing such issues in the June 12 Application.

* * *

Once the outstanding item(s) are received and determined to be acceptable for processing, your application will be re-distributed to appropriate City departments and other reviewing agencies for review and comment. Nothing requested by the City herein for further processing shall waive, and the City hereby preserves its rights to assert, that the foregoing identified items of incomplete information, omitted information, and/or information needed by the City to further proceed is and collectively are an independent ground to find that Applicant has failed to provide a “full application” within 180 days of its Preliminary Application, and thus the City reserves the right to assert that Applicant’s Preliminary Application has expired as a matter of law.

If you have any questions or would like to schedule a meeting to review these comments, please feel free to contact me at (949) 707-2675 or llongenecker@lagunahillscsca.gov.

Sincerely,



Larry Longenecker
Community Development Director

cc: City Manager
City Attorney
Public Works Director/City Engineer
Assistant City Engineer
Building Official
Senior Planner
Dudek

Attachments:

- Attachment 1 – Applicant-submitted Environmental Information Form (Incomplete)
- Attachment 2 – Required Cross Sections
- Attachment 3 – Conceptual Landscaping Plan Comments Matrix
- Attachment 4 – Orange County Fire Authority Review Process Form
- Attachment 5 – Orange County Fire Authority Comments

SITE DEVELOPMENT PERMIT NO. 0147-2023 (LA PAZ VILLAGE SENIOR LIVING)
COMPLETENESS REVIEW

Attachment 1

Applicant-submitted Environmental Information Form (Incomplete)



APPENDIX H
Environmental Information Form

Date Filed 06/12/2023

General Information

1. Name and address of developer or project sponsor: La Paz Village Investors, LLC
2. Address of project: 25254 La Paz Road, Laguna Hills, CA 92653
Assessor's Block and Lot Number: 620-211-17
3. Name, address, and telephone number of person to be contacted concerning this project:
Nick Buchanan (949) 441-7442 1010 S El Camino Real, Suite 200, San Clemente, CA 92672

4. Indicate number of the permit application for the project to which this form pertains: _____
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

6. Existing zoning district: CC Commercial
7. Proposed use of site (Project for which this form is filed): _____
180 Unit senior living facility

Project Description

8. Site size. Approx 2.43 acres
9. Square footage. Proposed project
10. Number of floors of construction. Five stories
11. Amount of off-street parking provided. Approx 216 (some additional provided)
12. Attach plans. See attached
13. Proposed scheduling.
14. Associated projects.
15. Anticipated incremental development.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. See attached plans. 20% low income units will rent for 80% of median family income.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. NA
18. If industrial, indicate type, estimated employment per shift, and loading facilities. NA
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. Pursuant to 'Builders Remedy' we are requesting an approval of the proposed project.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	☐	☒
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	☐	☒
23. Change in pattern, scale or character of general area of project.	☐	☒
24. Significant amounts of solid waste or litter.	☐	☒
25. Change in dust, ash, smoke, fumes or odors in vicinity.	☐	☒
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	☐	☒
27. Substantial change in existing noise or vibration levels in the vicinity.	☐	☒
28. Site on filled land or on slope of 10 percent or more.	☐	☒
29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	☐	☒
30. Substantial change in demand for municipal services (police, fire, water, sewage, ect.).	☐	☒
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, ect.).	☐	☒
32. Relationship to a larger project or series of projects.	☐	☒

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plant and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, ect.), intensity of land use (one-family, apartment houses, shops, department stores, ect.), and scale of development (height, frontage, set-back, rear yard, ect.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 6/12/23

Signature 

For LA PAZ VILLAGE INVESTMENTS, LLC

SITE DEVELOPMENT PERMIT NO. 0147-2023 (LA PAZ VILLAGE SENIOR LIVING)
COMPLETENESS REVIEW

Attachment 2

Required Cross Sections



Required Cross Sections - La Paz Village Senior Housing



1" = 183 ft

Sub Title

07/10/2023



This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

SITE DEVELOPMENT PERMIT NO. 0147-2023 (LA PAZ VILLAGE SENIOR LIVING)
COMPLETENESS REVIEW

Attachment 3

Conceptual Landscaping Plan Comments Matrix



Project: La Paz Village Conceptual Landscape Plan Review					Applicant: Cape Point Development, LLC					
REVIEWING AGENCY'S INFORMATION					DESIGNER'S INFORMATION					
Reviewing Agency: City of Laguna Hills					Discipline Leader/Firm and Contact Info.: C2 Collaborative, 100 Avenida Miramar, San Clemente, CA 92675					
Reviewer Name and Contact Info: NUVIS / Perry Cardoza					Date: June 28, 2023					
MILESTONE: Submittal 1										
REVIEW COMMENT SECTION					RESPONSE SECTION					
No.	Dwg/SSP/ Page No., etc.	Comment	Name	Date	Response to Reviewer's Comments	Name	Date	Agency Reviewer's Initials/Date		
	General	Submitted Conceptual Landscape Plans lack adequate information to provide specific comments. The comments below will be general in nature until more detail set of plans are submitted for review.	PC	6/28/2023						
	General	Contact El Toro Water District to confirm if there are any specific water district requirements.	PC	6/28/2023						
1	L-3	Civil Engineers plan references proposed retaining and screen walls to be removed. Please submit all new proposed wall/ fencing images or details for all site perimeter conditions.	PC	6/28/2023						
2	L-3	If enriched paving is suggested at the entry drive off of McIntyre Street specify colors, textures and patterns	PC	6/28/2023						
3	L-3	Pedestrian circulation is not shown, on a revised plan show all pedestrian ADA path of travel walkways connecting to McIntyre St. and exiting Commercial Center. Per 9-44.060 item #5. Please provide ramp layout.	PC	6/28/2023						
4	L-3	Provide concept image or detail of proposed development monument/ sign wall	PC	6/28/2023						
5	L-5	Spa- Verify that Health Department Code allows for a three sided spa in relation to safety / access	PC	6/28/2023						
6	L-5	Pool Fencing- note on drawing all gate and fencing requirements needed to meet CA pool safety codes	PC	6/28/2023						
7	L-5	Show location of handicap pool / spa lift and outdoor shower	PC	6/28/2023						
8	L-5	Note specific paving type proposed for pool deck	PC	6/28/2023						

Project: La Paz Village Conceptual Landscape Plan Review					Applicant: Cape Point Development, LLC				
REVIEWING AGENCY'S INFORMATION Reviewing Agency: City of Laguna Hills Reviewer Name and Contact Info: NUVIS / Perry Cardoza					DESIGNER'S INFORMATION Discipline Leader/Firm and Contact Info.: C2 Collaborative, 100 Avenida Miramar, San Clemente, CA 92675 Date: June 28, 2023				
MILESTONE: Submittal 1									
REVIEW COMMENT SECTION					RESPONSE SECTION				
No.	Dwg/SSP/ Page No., etc.	Comment	Name	Date	Response to Reviewer's Comments	Name	Date	Agency Reviewer's Initials/Date	
9	L-5	Note on plans that any site furnishings adjacent to a rail will meet code / safety standards for accidental fall	PC	6/28/2023					
		Chapter 9-28 CC Community Commercial District							
10		Minimum landscape coverage 15%	PC	6/28/2023					
11		Signage- see chapter 9-42 for requirements	PC	6/28/2023					
		Chapter 9-44 Access and Parking Amended Ord. 2023-1							
12		Show path of travel from handicap parking stalls to lobby/ elevator	PC	6/28/2023					
13		Provide a lighting plan that provides adequate lighting to insure security and safety outlined in chapter 9-44.060. specifically around site perimeter.	PC	6/28/2023					
14		Show proposed parking / temporary parking adjacent to memory care lobby entrance. Show all striping or enriched paving	PC	6/28/2023					
15		Chapter 9-44.110 Parking structure design standards as it relates to pedestrian circulation and access.	PC	6/28/2023					
		Chapter 9-46 Landscaping Standards and Guidelines							
16		Landscape plans must comply to all requirements applicable in this section	PC	6/28/2023					
		Chapter 9-47 Landscape Water Efficiency							
17		Landscape plans must comply to all requirements applicable in this section	PC	6/28/2023					
18		In addition to providing a revised Concept Landscape Plan, applicant must provide a proposed planting image board noting all trees, shrubs, vines and ground covers. In addition please note water use and type of irrigation proposed.	PC	6/28/2023					

Project: La Paz Village Conceptual Landscape Plan Review					Applicant: Cape Point Development, LLC					
REVIEWING AGENCY'S INFORMATION Reviewing Agency: City of Laguna Hills Reviewer Name and Contact Info: NUVIS / Perry Cardoza					DESIGNER'S INFORMATION Discipline Leader/Firm and Contact Info.: C2 Collaborative, 100 Avenida Miramar, San Clemente, CA 92675 Date: June 28, 2023					
MILESTONE: Submittal 1										
REVIEW COMMENT SECTION					RESPONSE SECTION					
No.	Dwg/SSP/ Page No., etc.	Comment	Name	Date	Response to Reviewer's Comments	Name	Date	Agency Reviewer's Initials/Date		

SITE DEVELOPMENT PERMIT NO. 0147-2023 (LA PAZ VILLAGE SENIOR LIVING)
COMPLETENESS REVIEW

Attachment 4

Orange County Fire Authority Review Process Form





OCFA Planning Submissions

Update: **USB Submissions**

Instructions for CUP, Map or CEQA Submittals

Location: Customers submit all Planning plans to the City Planning Department. City Planners serve as project coordinators, who ensure the same plan is reviewed by all stakeholders.
(OCFA picks up Planning submissions directly from City Planning Departments)

OCFA's Role: OCFA identifies potential issues that can impact a project's viability, in order to address them early on, prior to Planning Commission hearings, permitting and/or building.

Update: OCFA will be transitioning to a new electronic plan submittal/records management system, scheduled to launch in 2023. As an interim step, we are shifting OCFA Planning submissions to USB's (i.e. paperless).
(Same submittal process, just minus the paper plans)

OCFA Submittal Requirements

- ☐ **Plan file on USB**
- ☐ **Completed SR Form** - List City Planner as both the Applicant and Contact. Customer information goes in the Billing portion of the SR form.
- ☐ **Transmittal Letter** - List subject, project description, location, due date, customer, and planner information (can be a file on USB)
- ☐ **Fee Payment** - Include either proof of online/phone payment, or send a check payable to OCFA
 - **Online:** ocfa.org's Planning & Development page: <https://www.msbbpay.com/ocfa/pd/>
 - **Pay-By-Phone:** Call (714) 573-6342 from 8:00AM - 5:00PM, Monday - Alternating Fridays
 - **Checks:** Make check payable to OCFA



Plans Pickup: City will contact OCFA for pick up by emailing all OCFA Front Counter staff below:

Chris Chandler - Permit Tech LL	ChristopherChandler@ocfa.org	(714) 573 - 6138
Kim Gomi - Permit Supervisor	KimberlyGomi@ocfa.org	(714) 573 - 6259
Keith Stratton - Permit Tech	KeithStratton@ocfa.org	(714) 573 - 6137
Joyce Tolentino - Permit Tech	JoyceTolentino@ocfa.org	(714) 573 - 6122

OCFA Planning Fee Codes & Cost

Fee Code	Description	Fee
PR100	CA Environmental Quality Act (CEQA), Environmental Impact Report (EIR), Notice of Preparation (NOP) & Advance Planning	\$428
PR104	Small Project CUP - Single Family Residence, Commercial Remodel, New Commercial Building without on-site access	\$404
PR105	Developmental Review/CUP/Preliminary Review	\$538
PR110	Map Review (A Map) - Tentative Tract Map /Parcel Map Review	\$538
PR115	Final Map Review (B Map) – and/or Clearance Letter	\$269

SITE DEVELOPMENT PERMIT NO. 0147-2023 (LA PAZ VILLAGE SENIOR LIVING)
COMPLETENESS REVIEW

Attachment 5

Orange County Fire Authority Comments





ORANGE COUNTY FIRE AUTHORITY

P.O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Lori Smith, Assistant Chief/Fire Marshal

(714) 573-6000

www.ocfa.org

June 29th, 2023

City of Laguna Hills Planning Department
Attn: Larry Longenecker
24035 El Toro Road, Laguna Hills, CA 92653

C/O La Paz Village Investors, LLC
Nick Buchanan
1010 S El Camino Real, Ste. 200
San Clemente, CA 92672

The applicant must address the comments, corrections, and/or concerns listed below before conditions can be issued for this project. If you need additional information or clarification, please contact me by phone or email: (714) 573-6132, shawnfraley@ocfa.org.

OCFA has expedited a curated review to help identify issues as early as possible in the process. The subdivision Map Act 66451,66453 requires that OCFA a participating agency have a chance to comment on the map. The current map does not match up with the proposed Fire Lanes and Fire Hydrant locations. Also, at this time OCFA is processing the information in part by looking at the available information as a preliminary "Fire Master Plan." A formalized PR145 Fire master Plan will be required to be submitted prior to issuance of Building permit. This is conformance with *Guideline B-01 adopted by the City Laguna Hills Ordinance number 2022-4*.

Issues indicated by preliminary plan include verifying water availability for required Fire Flow (Type VA with proposed square footage a Fire Flow of 3875 gallons @ 20psi required for 4 hours) , access with fire lanes, fire lane setbacks, turning radii and rescue window access based on proposed VA Construction Type. **The following bulleted items are significant items that need to be addressed. More detail on items follows in the balance of the document.**

- Map update (new fire lanes and fire hydrants)
- Fire Flow Demands
- Fire Lane Setbacks
- Rescue ladder limitations due to setbacks and proposed design
- Allow area per floor limitations
- Story and Height Limitations
- Proposed Construction Type and limiting factors

Submittal and administrative requirements

1. Normally a Development Plan/Site review is submitted. A PR105 fee code will be added for review of the "preliminary" master plan; an additional \$538 will be due upon resubmittal.
2. Normally a Map submittal is available for OCFA to comment on per the Subdivision Map Act, A PR110 fee code will be added for review of the map; an additional \$538 will be due upon resubmittal.
3. Fire master plans are approved independently and under a different fee code (PR145) from the city's master plan/development review process and under its own service request. If fire master plan sheets will be provided

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Garden Grove • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma
Los Alamitos • Mission Viejo • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park
Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

at this time as part of the city plan set to facilitate approval of the development plans, identify it as a “preliminary fire master plan” and note clearly on the plan that it is being provided “for reference only—a fire master plan shall be submitted for OCFA approval under a separate service request.”

Project and building information

4. Provide basic project information such as construction type, number of stories, total area and area per story, occupancy classification(s) and on **which story each occupancy is located**, whether the building is protected by a sprinkler system and, if so, what type (**NPFA 13**, 13-R, 13-D), etc. This is important to ensure that no significant changes occur after entitlement process. Verifying these items early on allows the building footprint not to change or changes to be made at this stage instead of at the Architectural or Fire Master Plan stages.
5. This building requires fire sprinklers. Indicate this on the plan.
6. Provide an allowable area calculation in accordance with CBC 506 and Equation 5-1. Based on preliminary design information the limits are exceeded. (See explanation on comment # 4)
7. The proposed building exceeds allowable area limits. Either provide fire walls to subdivide the structure into multiple buildings; protect the structure with fire sprinklers; change the construction type to one that allows a building of this size; or otherwise redesign the project to address building size. Floor area greater than 6,000sf. HSC 13131.5 Smoke barriers in accordance with Section 709. CBC 435.5.1. (See comment # 4)
8. The proposed occupancy exceeds the height/story limit permitted in CBC Table 504.3,504.4. Based on the construction type the limit is 50 feet and 3 stories. (See comment #4)
9. Show the occupancy classification R2.1 throughout all documents. Plan pages showed R3. Show any proposed accessory occupancies. *CBC Chapter 3. This is critical to ensure occupancy classes can be occupied on certain floors, and where located in relationship to assembly occupancies in direct travel. Often the R-2.1 is proposed with some type of delayed egress, which cannot be within the same space as an assembly.*
10. In order to access required rescue openings, residential buildings of 3+ stories must be at least 10 feet from adjacent properties, fences, and other similar obstructions to laddering operations. Openings required for emergency escape or rescue must be located on the exterior of the building so that rescue can be performed from the exterior and so that occupants may escape through that opening to the exterior of the building without having to travel through the building itself. Therefore, where openings are required, they should open directly into a public street, public alley, yard, or court. After the occupants pass through the emergency escape and rescue opening, their continued egress is essential. See *Guideline B-01*

Hose pulls and firefighter access

OCFA Guideline B-01

11. All portions of the exterior walls of the building shall be located within 150' of a fire lane as measured along an approved route. Portions of the building are out of access. Additionally, firefighters must travel through the building in order to reach the exterior walls and rescue windows in the courtyard. *How do the firefighters make access to the dwelling units on the 2nd level courtyard?* A minimum of two means of access via “firefighter tunnels” shall be provided between each courtyard and the fire lane. A single tunnel may be allowed for smaller courtyards, as determined by the fire code official. *OCFA Guideline B-01*
12. There are locations where proposed fire lanes, landscaping blocks ladder access/setback to rescue openings/balconies. These conflicts will need to be resolved prior to approval of the fire master plan and may result in a reduction in the overall siting of building and landscaping ratio. 2022 CBC 1030.1 Guideline B-01
13. Laddering Pad and Setback at Rescue Openings of Group R-2.1 Occupancies - A clear, flat space for laddering rescue openings shall be provided beneath each rescue opening. The distance between the nearest edge of this laddering pad and the structure is based on standardized operational procedures and safe practice to achieve a proper laddering angle (next page, Figure 17). The plan provided must demonstrate that the vegetation (at fully-grown sizes), buildings, and site features will not obstruct the access walkways or laddering operations. It is

incumbent upon the developer, architect, landscape architect, and facility maintenance personnel to collaborate on a design and plant palette that complies with these requirements through the life of the building. Based on the sill height for the 2nd and 3rd floors a 5–8-foot setback will be required for the ladder footings. *Guideline B-01,6.5*

Fire lane design

14. Indicate the width of each roadway/drive aisle. Fire lanes shall have a minimum 20' clear width.
15. Measure fire lane width from top of curb face to top of curb face for standard vertical curbs or from flowline to flowline for rolled, ramped, or other curb shapes.
16. Fire lanes serving structures that are four or more stories in height are required to be between 20 to 40 feet from the fire lane as measured from the nearest edge of the fire lane. *OCFA Guideline B-01*
17. Demonstrate that turns have a minimum 20' inner radius and minimum 40' outer radius. *OCFA Guideline B-01*

Secondary emergency vehicle access

18. Developments with 150+ units require at least two points for emergency vehicle access and evacuation. Revise the map and master plan as needed to identify the location and composition of the secondary access roadway and to establish an easement for emergency use. Show turning radii, curb cuts, aprons, etc. to demonstrate that the roadway is accessible in either direction of travel. *OCFA Guideline B-01, CFC 503.1.2*
19. Fire lanes serving buildings that are over 30' high as measured from grade to the roof parapet or eave shall be provided, at a minimum, along the longest façade of the building, or along at least two remote sides of the building, or in another manner approved by the fire code official that optimizes firefighter access to the roof. *Guideline B-01;2.3.1.1*
 - a. Indicate the type of material the roadway will consist of (asphalt/concrete, turfblock/grasscrete, decomposed granite, etc.)
OCFA Guideline B-01
 - b. Provide for staging areas in front of hydrants, building entries, or critical laddering points for roof access.
OCFA Guideline B-01

Obstruction of hydrants and fire lanes

20. No parking is allowed where the roadway is less than 28' wide. *OCFA Guideline B-01*

All obstructions, such as fences, planters, vegetation, and other structures must be considered when determining whether a building is accessible from a particular location on the fire lane. Topography may also affect the potential access route and any significant changes in elevation must be accounted for when measuring hose pull distances. Tree shown on landscape will obstruct fire lanes. *OCFA Guideline B-01*
21. The edge of fire lanes serving structures four or more stories in height shall be located between 20 to 40 feet from the building. The location of the proposed Memory Care entrance/unloading zone does not seem conducive to use by occupants for use purposes without obstructing fire lanes. Consider relocating the load zone or providing multiple designated loading zones as these reduce the likelihood of vehicles illegally blocking the fire lanes. *OCFA Guideline B-01*

Hydrant location and spacing

22. Where possible, locate hydrants where they will facilitate fire department operations.
 - a. At corners

23. Hydrants must be provided along the length of the fire lane at the intervals specified in CFC Appendix C. Provide additional hydrants as necessary so that no point along the fire lane exceeds the maximum distance allowed. *OCFA Guideline B-01 attachment 3*
24. Show the location of fire hydrants on the plan. Depending on the proposed location of hydrants within this tract, it may be necessary to show the location of hydrants in adjacent tracts to demonstrate that spacing has not been exceeded.
 - a. No point on the roadway shall be located more than 200 feet from a hydrant as measured along the road (i.e., 400 feet between hydrants).
OCFA Guideline B-01

Prior to occupancy:

- emergency responder radio system testing (service code PR928)

Emergency Responder Digital Radio System: An emergency responder digital radio system shall be provided in this structure. Refer to CFC 510 and the OCC/OCFA DAS/BDA guidelines (available at ocfa.org) for requirements. Evidence of compliance with emergency responder digital radio system design and performance criteria shall be provided prior to occupancy.

- In buildings of 2 or more stories, including subterranean levels, a conduit shall be installed in the center of the building extending from the lowest level to the roof. Access points shall be provided at each level and the roof and as otherwise necessary throughout the structure per OCC/OCFA DAS/BDA guidelines to facilitate installation of the system.
- Where a fire command center/fire monitoring room is provided in the building, the main processing equipment for the system shall be located in that room. Where a fire command center/fire monitoring room is not provided, it shall **be located in a minimum 1-hr fire rated room approved by OCFA.**
- Systems serving high-rise buildings and other structures where **relocation of occupants or partial evacuation** by floor or zone is feasible, the system shall be provided with minimum Level 2 survivability in accordance with NFPA 72 Section 12.4.

Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes to the benefit of the city of Laguna Hills shall be recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.

Secured Fire Protection Agreement: Prior to clearance of a final map for recordation, or issuance of a building permit, whichever comes first, the applicant or responsible party shall enter into a secured fire protection agreement with OCFA Strategic Services (714-573-6199) to mitigate additional fire service impacts resulting from the project.

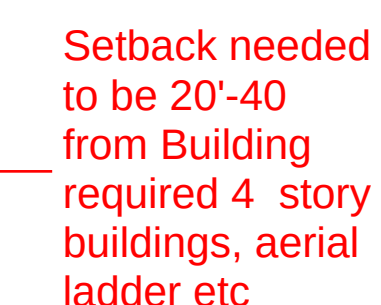
Traffic Pre-emption Devices: Prior to issuance of a final map, grading permit, or building permit, whichever comes first, the applicant or responsible party shall arrange with the appropriate city, county, or state public works department or agency for installation of traffic pre-emption devices on each traffic signal installed, relocated, or similarly modified as part of this project.

Pre-submittal Meeting: Prior to issuance of grading permit or submittal of any fire master plans or architectural plans to the OCFA, the applicant or responsible party shall attend a pre-submittal meeting with an OCFA plan reviewer. Call OCFA Planning & Development Services at 714-573-6108 at least two weeks in advance to arrange for scheduling and payment for the pre-submittal meeting.

Preconstruction Meeting: Before commencement of construction, the applicant or responsible party shall attend a pre-construction meeting with an OCFA inspector. Call OCFA Inspection Scheduling at 714-573-6150 at least five days in advance to schedule and pay for the pre-construction meeting.

Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



LA PAZ VILLAGE SENIOR LIVING 25250-25260 LA PAZ ROAD PRELIMINARY SITE PLAN			DATE: 6/14/2023
			SHEET 1 OF 1
SCALE: AS SHOWN	DRAWN BY: JH	CHECKED BY: JH	
CITY OF LAGUNA HILLS			

La Paz Village Senior Living

Applicant: La Paz Village Investors, Inc.
Nick Buchanan - (949) 441-7442
Architect: WHA Inc.
Ron Nestor AIA - (949) 662-8776
Subject Address: 25254 La Paz Road, Laguna Hills, CA 92653
Assessor Parcel #: 620-211-17 (subject site)
Gross Subject Site Area: Appx. 106,121 SF or 2.43 ac.
Current Zoning: CC Community Commercial
Gen. Plan Land Use: CC Community Commercial

Entitlement Request: 180 Units of Senior Living including Memory Care, Assited Living & Independent Living
Height: Five Stories (Four Stories of Type V-A Residential over One Story of Type I Podium with Parking, Memory Care, Lobby & Administration, and Back-of-House Functions) and Type I Basement Parking Level.
Coverage (abv grade): 67,661 63.7%
Above Grade Courtyards: 14,720 IL Courtyard
1,885 AL Courtyard
3,094 Roof Terrace
19,699 TOTAL

FAR Floor Area: Lev 1: 21,307
Lev 2: 48,107
Lev 3: 46,931
Lev 4: 46,931
Lev 5: 43,582

TOTAL: 206,858
Floor Area Ratio: 1.95 FAR

PROJECT:
Residential: 180 Senior Living Units:
MC Studio 14 (8.3%) - 381 SF
MC Studio BMR 3 (1.7%) - 381 SF
MC 1BR 2 (1.1%) - 536 SF
AL 1BR 37 (23.0%) - 800 SF
AL 1BR BMR 3 (1.7%) - 726 SF
IL 1BR 32 (17.8%) - 800 SF
IL 1BR BMR 14 (7.8%) - 726 SF
IL 2BR 56 (31.1%) - 1041 SF
IL 2BR BMR 18 (10.0%) - 888 SF

PARKING:
Parking Req'd: Senior Housing Parked at 1.2 Spaces/Unit = 216 Spaces
Parking Provided: appx. 266 Total

COMMON OPEN SPACE:
MC Courtyard: 1,411
Abv Grade Ctyds: 19,699
TOTAL: 21,110

PRIVATE OPEN SPACE:
Total 11,013 SF for IL and AL Units = 69 SF/Unit

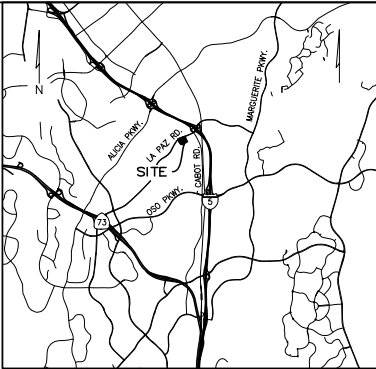
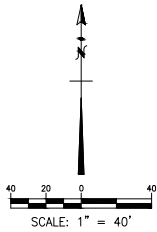
SUSTAINABILITY: Project will comply with CalGreen

SHEET INDEX
Cover Sheet
C1- ALTA
C2- ALTA
Basement Parking Level
Street Level / Site Plan
Level 2
Level 3
Level 4
Level 5
Building Section
Unit Floor Plans
Elevations
Elevations
L1- Landscape Design Imagery
L2- Overall Conceptual Landscape Plan
L3- Conceptual Landscape Plan Level One (on-grade)
L4- Conceptual Landscape Plan Level Two (podium)
L5- Conceptual Landscape Plan Level Two (podium)
L6- Conceptual Landscape Plan Level Five (podium)



ALTA / NSPS LAND TITLE SURVEY

25250-25260 LA PAZ ROAD LAGUNA HILLS, CALIFORNIA



VICINITY MAP
N.T.S.

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, 1983 NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (GPS) "SBCC" AND "WHY" BEING NORTH 75°54.2" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.999946949. (PROJECT SPECIFIC).

NORTHING	EASTING
SBCC: 2147752.459	6131651.132
WHY: 2191882.934	6137734.226

BENCHMARK STATEMENT:

ORANGE COUNTY BENCHMARK NO. 3CC-6-70
ELEV: 381.226 (NAVD83, LEVELED 1991)
DESCRIBED AS: 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3CC-6-70", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 11 FT. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF LA PAZ ROAD AND CABOT ROAD, 39 FT. SOUTHEASTERLY OF THE CENTERLINE OF LA PAZ AND 63 FT. SOUTHWESTERLY OF THE CENTERLINE OF CABOT ROAD. MONUMENT IS SET LEVEL WITH THE SIDEWALK. (TABLE A-5)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA MAP NO. 06059C04314, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3).

TOPOGRAPHY NOTE:

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMMETRY FLOWN BY C&V CONSULTING INC. ON APRIL 27, 2023. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS. (TABLE A-8 & 15)

SURVEYOR'S NOTES:

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- ALL STREETS SHOWN HEREON ARE PUBLIC UNLESS OTHERWISE NOTED.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS. (TABLE A-16)
- NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES. (TABLE A-17)
- NO OBSERVED EVIDENCE OF RECENT STREET AND SIDEWALK CONSTRUCTION (TABLE A-17).

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

C&V CONSULTING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY.

SURVEYOR'S CERTIFICATE:

TO: CAPE POINT DEVELOPMENT, LLC; FIRST AMERICAN TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 13, 14, 15, 16, 17 & 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON APRIL 27, 2023.

DATE OF MAP: JUNE 7, 2023

DRAFT

DANE P. MCDUGALL, L.S. 9297
DMCDUGALL@CVC-NC.NET



TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: NCS-1096906-SD DATED MARCH 21, 2022 AT 7:30 AM

(E) DENOTES PLOTTED ITEM.

- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MARCO POLO ROAD (NOW KNOWN AS LA PAZ ROAD), HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF TRACT NO. 5641 ON FILE IN BOOK 204, PAGE 1-9, OF TRACT MAPS.
(RELINQUISHMENT FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 42 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 51 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 622 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 1)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED APRIL 29, 1968 AS BOOK 8586, PAGE 885 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, RECORDED FEBRUARY 6, 1969 AS BOOK 8867, PAGE 318 OF OFFICIAL RECORDS.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2, 3, 4)
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED APRIL 9, 1973 AS BOOK 10635, PAGE 624 OF OFFICIAL RECORDS
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11951, PAGE 1994 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11952, PAGE 1 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM 7-ELEVEN FOOD STORE AT 25758 LA PAZ ROAD OF THE DRIVEWAYS HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS.
(RELINQUISHMENT FOR PTR PARCEL 1)
- AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF ORANGE - A BODY CORPORATE AND POLITICAL, RECORDED JUNE 15, 1973 AS BOOK 10753, PAGE 157 OF OFFICIAL RECORDS.
- THE FACT THAT THE OWNERSHIP OF THE LAND DOES NOT INCLUDE VEHICULAR ACCESS TO AND FROM A PORTION OF LA PAZ ROAD, SAID RIGHTS HAVING BEEN PARTIALLY OUTCLAIMED BY DEED FROM MISSION HILLS PLAZA, LTD., A PARTNERSHIP, TO THE COUNTY OF ORANGE, RECORDED FEBRUARY 4, 1974 IN BOOK 11069, PAGE 1012 OF OFFICIAL RECORDS.
(RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)
- AN EASEMENT FOR WATER TRANSMISSION AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 23, 1974 AS BOOK 11125, PAGE 1351 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 29, 1974 AS BOOK 11130, PAGE 1432 AND RE-RECORDED MAY 15, 1974 IN BOOK 11145, PAGE 272 BOTH OF OFFICIAL RECORDS.
(EASEMENT IS OUTSIDE OF SURVEY AREA)
- AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED DECEMBER 24, 1974 AS BOOK 11311, PAGE 847 OF OFFICIAL RECORDS.
(EASEMENT LOCATION IS INDETERMINATE FROM RECORD INFORMATION)
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LA PAZ ROAD HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 30, 1977 AS BOOK 12124, PAGE 424 OF OFFICIAL RECORDS.
(RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 15, 1979 AS BOOK 13035, PAGE 996 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2, 3)
- AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NONPROFIT, RECORDED FEBRUARY 15, 1979 AS BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNER" RECORDED MAY 12, 1997 AS INSTRUMENT NO. 97-218842 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LANDOWNERS" RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 201800053465 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNERS" RECORDED MAY 20, 2011 AS INSTRUMENT NO. 2011-251806 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LAND OWNERS" RECORDED MARCH 08, 2012 AS INSTRUMENT NOS. 2012000131670 AND RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 201800053465, BOTH OF OFFICIAL RECORDS.
(BLANKET IN NATURE PTR PARCEL 1, 2, 3, 4)
- AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NON-PROFIT, RECORDED AUGUST 08, 1980 AS BOOK 13693, PAGE 1673 OF OFFICIAL RECORDS.

VESTED OWNER:

SOUTHCO PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP AS TO PARCEL 1;
BEAR LAKE REALTY LIMITED, A TURKS AND CAICOS ISLANDS EXEMPTED COMPANY, AS TO PARCEL 2;
ROBERT E. THARP AS TRUSTEE OF THE MISSION HILLS PLAZA TRUST DATED JANUARY 1, 1983 AS TO PARCEL 3; AND SOUTHCO PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCEL 4

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 37, PAGE 3 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

PARCEL 2:

PARCEL 3, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO, PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL 2A:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS PURPOSES, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN LANDOWNERS RECORDED MAY 12, 1997 AS INSTRUMENT NO. 97-218842 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, BEING A STRIP OF LAND 15.00 FEET WIDE, IN PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, THE SOUTHWESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 22° 54' 56" EAST 121.22 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 3; THENCE SOUTH 30° 07' 13" EAST 119.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED (A) TO TERMINATE NORTHWESTERLY IN THE SOUTHEASTERLY LINE OF LA PAZ ROAD, AS SHOWN ON SAID PARCEL MAP; AND (B) TO TERMINATE SOUTHEASTERLY IN THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL 2.

PARCEL 3:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA. EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (CONTINUED):

PARCEL 3A:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30° 07' 13" WEST 239.00 FEET.

PARCEL 4:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (CONTINUED):

PARCEL 4A:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879 AS SET FORTH IN CORPORATION GRANT DEED RECORDED MARCH 24, 1980 IN BOOK 13545, PAGE 514, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30° 07' 13" WEST 239.00 FEET.

PARCEL 4B:

A NON-EXCLUSIVE EASEMENT AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LANDOWNERS RECORDED ON MARCH 08, 2012 AS INSTRUMENT NO. 2012000131670 OF OFFICIAL RECORDS FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS.

FOR CONVEYANCING PURPOSES ONLY:

- APN: 620-211-09 (AFFECTS: PARCEL 1)
APN: 620-211-15 (AFFECTS: PARCEL 2)
APN: 620-211-18 (AFFECTS: PARCEL 3)
APN: 620-211-17 (AFFECTS: PARCEL 4)

PREPARED BY:



ALTA / NSPS LAND TITLE SURVEY

PROJECT NO.

CAPE-001

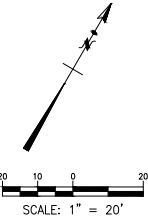
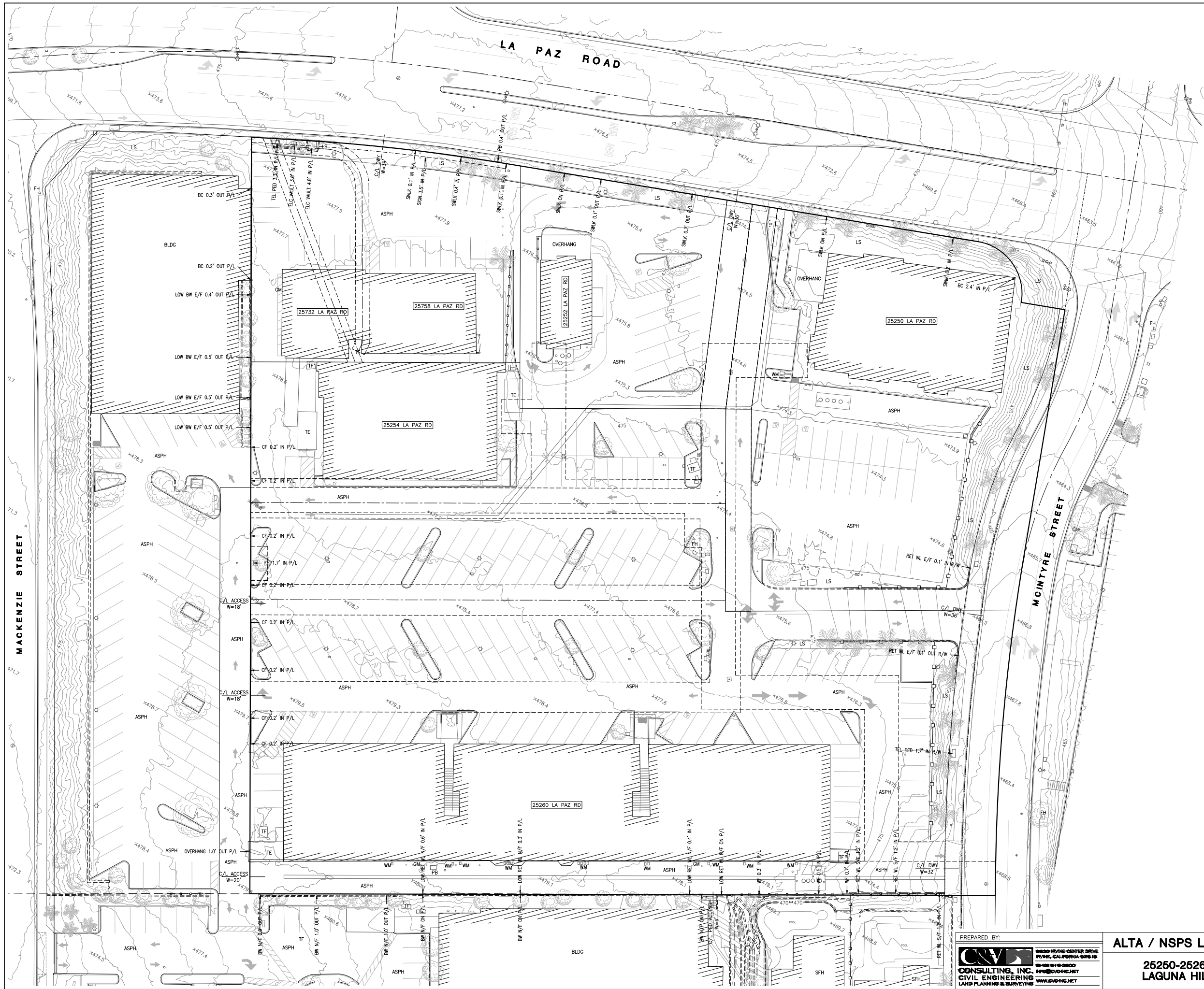
25250-25260 LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

SHEET

1

OF

2



LEGEND:

- AP ANGLE POINT
- ASPH ASPHALT PAVEMENT
- BC BUILDING CORNER
- BEG BEGIN
- BO BLOW-OFF VALVE
- BLDG BUILDING
- BW BLOCK WALL
- CB CATCH BASIN
- CF CURB FACE
- CLF CHAIN LINK FENCE
- CMF CORRUGATED METAL FENCE
- CONC CONCRETE PAVEMENT
- DI DRAIN INLET
- DWY DRIVEWAY
- FH FIRE HYDRANT
- GM GAS METER
- LS LANDSCAPING
- MH MANHOLE
- PB PULL BOX
- PED PEDISTAL
- PKWY PARKWAY
- P/L PROPERTY LINE
- RET RETAINING
- R/W RIGHT-OF-WAY
- SFH SINGLE-FAMILY HOME
- ST LT STREET LIGHT
- TE TRASH ENCLOSURE
- TEL TELECOMMUNICATIONS
- TEMP TEMPORARY
- TF TRANSFORMER
- WF WOOD FENCE
- WL WALL
- WM WATER METER
- V VALVE

- IN P/L INSIDE OF PROPERTY LINE
- OUT P/L OUTSIDE OF PROPERTY LINE
- IN R/W INSIDE OF R/W (OFF SITE)
- OUT R/W OUTSIDE OF R/W (ON SITE)

- N/F NORTH FACE
- S/F SOUTH FACE
- E/F EAST FACE
- W/F WEST FACE

SYMBOLS:

- BO BLOW-OFF VALVE
- DI DRAIN INLET
- FH FIRE HYDRANT
- LS LIGHT STANDARD
- MH MANHOLE
- SMH SANITARY SEWER MANHOLE
- SP SIGN POST
- GM GAS METER
- WM WATER METER
- V VALVE
- UTILITY/POWER POLE
- BLOCK/RETAINING SCREEN WALL
- BLOCK/RETAINING LOW WALL
- PLANTER/DECORATIVE WALL
- OVERHEAD WIRE
- EDGE OF ASPHALT PAVEMENT
- WOOD/WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DIRECTION OF FLOW
- MINOR CONTOUR (1' INTERVAL)
- MAJOR CONTOUR (5' INTERVAL)
- SPOT ELEVATION

BUILDING OVERHANG NOTE:

ALL BUILDING LINES SHOWN HEREON ARE REFLECTIVE OF THE BUILDING ROOF LINES AND OVERHANGS AS OBSERVED FROM AERIAL PHOTOGRAMMETRY AND MAY NOT REPRESENT A BUILDING LOCATION AT GROUND LEVEL.

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
3030 RIVIERE CENTER DRIVE
IRVINE, CALIFORNIA 92614
TEL: 949-251-3800
FAX: 949-251-3800
WWW.CVINC.COM

ALTA / NSPS LAND TITLE SURVEY

25250-25260 LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

PROJECT NO. CAPE-001

SHEET 2 OF 2

Drawing Name: P:\C\CAPE-001\Map\Sheets\ALTA\CAPE-01.dwg



Basement

- Notes:
- 1. Site plan is for conceptual purposes only.
 - 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 - 3. Base information per civil engineer.
 - 4. Civil engineer to verify all setbacks and grading information
 - 5. Building Footprints might change due to the final design elevation style.
 - 6. Open space area is subject to change due to the balcony design of the elevation.
 - 7. Building setbacks are measured from property lines to building foundation lines.



1-Grade level

La Paz Village

SITE AREA: appx. 2.44 ac.
DENSITY: 77.86 du/ac
Laguna Hills Zoning: HDR 18-30 du/ac

180 Senior Living

4-LEVELS OVER ON-GRADE PARKING
MEMORY CARE & B.O.H. PODIUM PLUS BASEMENT

- 15 - MC Studio - 381 sf (8.3%)
- 3 - MC Studio BMR - 381 sf (1.7%)
- 2 - MC 1BR - 536 sf (1.1%)
- 37 - AL 1BR - 800 sf (20.6%)
- 3 - AL 1BR BMR - 726 sf (1.7%)
- 32 - IL 1BR - 800 sf (17.8%)
- 14 - IL 1BR BMR - 726 sf (7.8%)
- 56 - IL 2BR - 1041 sf (31.1%)
- 18 - IL 2BR BMR - 888 sf (10.0%)

PARKING:
180 Units @1.2 (incl. of guests) = 216 Req'd
Provid = 273.0

OPEN SPACE:
Common: 17,500 sf Courtyards = 92 sf/Unit
Private: Appx. 50 sf/avg/unit = 9500 sf

Notes:

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NOT A PART

NOT A PART

EXISTING COMMERCIAL BUILDING

EXISTING DRIVE-THRU

EXISTING COMMERCIAL BUILDING

MC Studio	18
MC 1BR	2
IL 1BR BMR	17
IL 1BR Mkt	77
IL 2BR BMR	18
IL 2BR Mkt	48
TOTAL	180

pool

club

golf

dining

kitchen

whiskey rm

open to below

roof deck

open to below

med

ab

off

off

terrace

m

w

A minimum of two means of access via "firefighter tunnels" shall be provided between each courtyard and the fire lane. A single tunnel may be allowed

LA PAZ VILLAGE

LAGUNA HILLS, CA

CONCEPTUAL DESIGN

© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

| 2021414 | 06-06-23

2nd level

Notes:

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7. Building setbacks are measured from property lines to building foundation lines.



ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

LPVI LLC

NOT A PART

NOT A PART

EXISTING COMMERCIAL BUILDING

EXISTING DRIVE-THRU

EXISTING COMMERCIAL BUILDING

AL-Lounge

3rd level

- Notes:
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 - 4. Civil engineer to verify all setbacks and grading information
 - 5. Building Footprints might change due to the final design elevation style.
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 - 7. Building setbacks are measured from property lines to building foundation lines.



LPVI LLC

LA PAZ VILLAGE

LAGUNA HILLS, CA

CONCEPTUAL DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



4th level

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

LPVI LLC

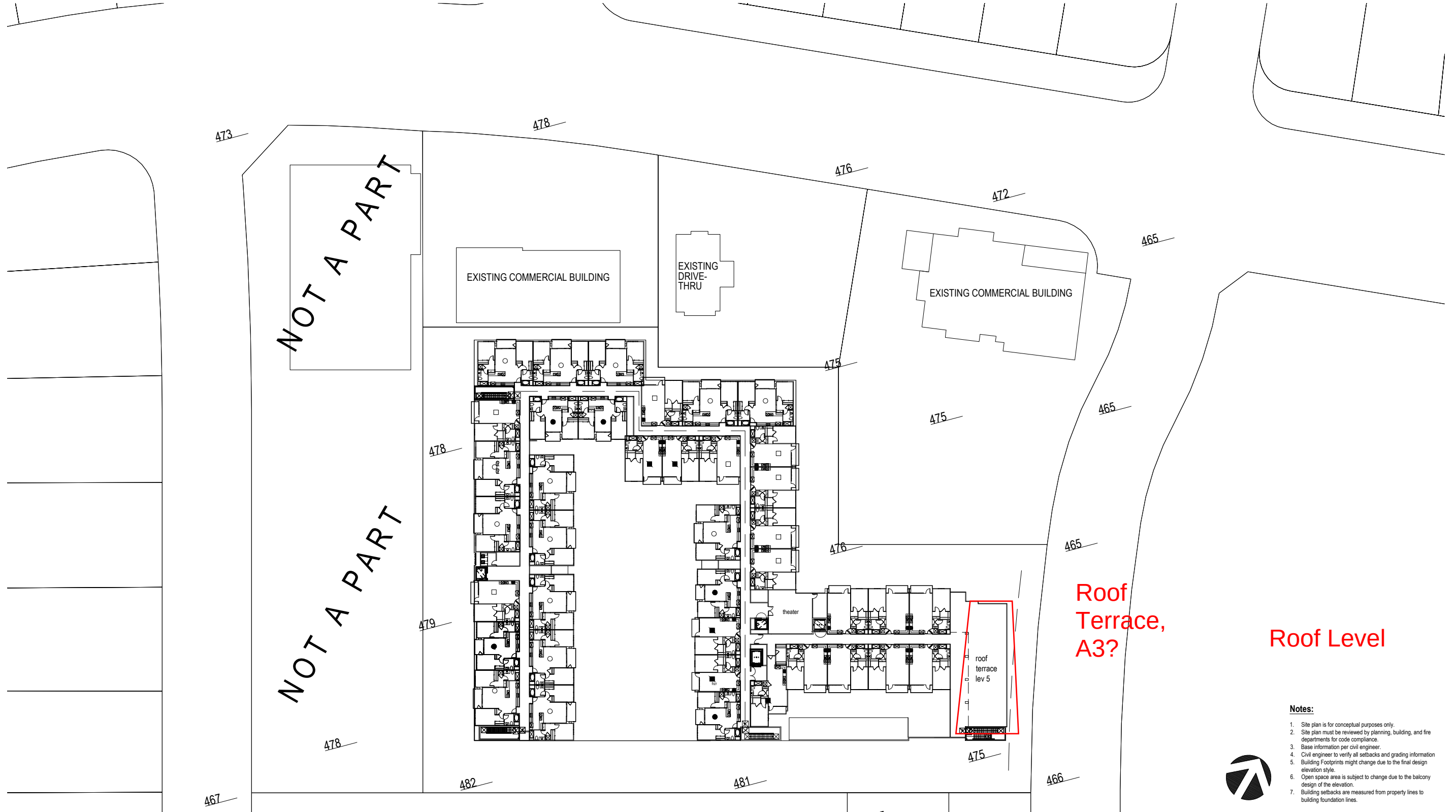
LA PAZ VILLAGE
LAGUNA HILLS, CA

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CONCEPTUAL DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA



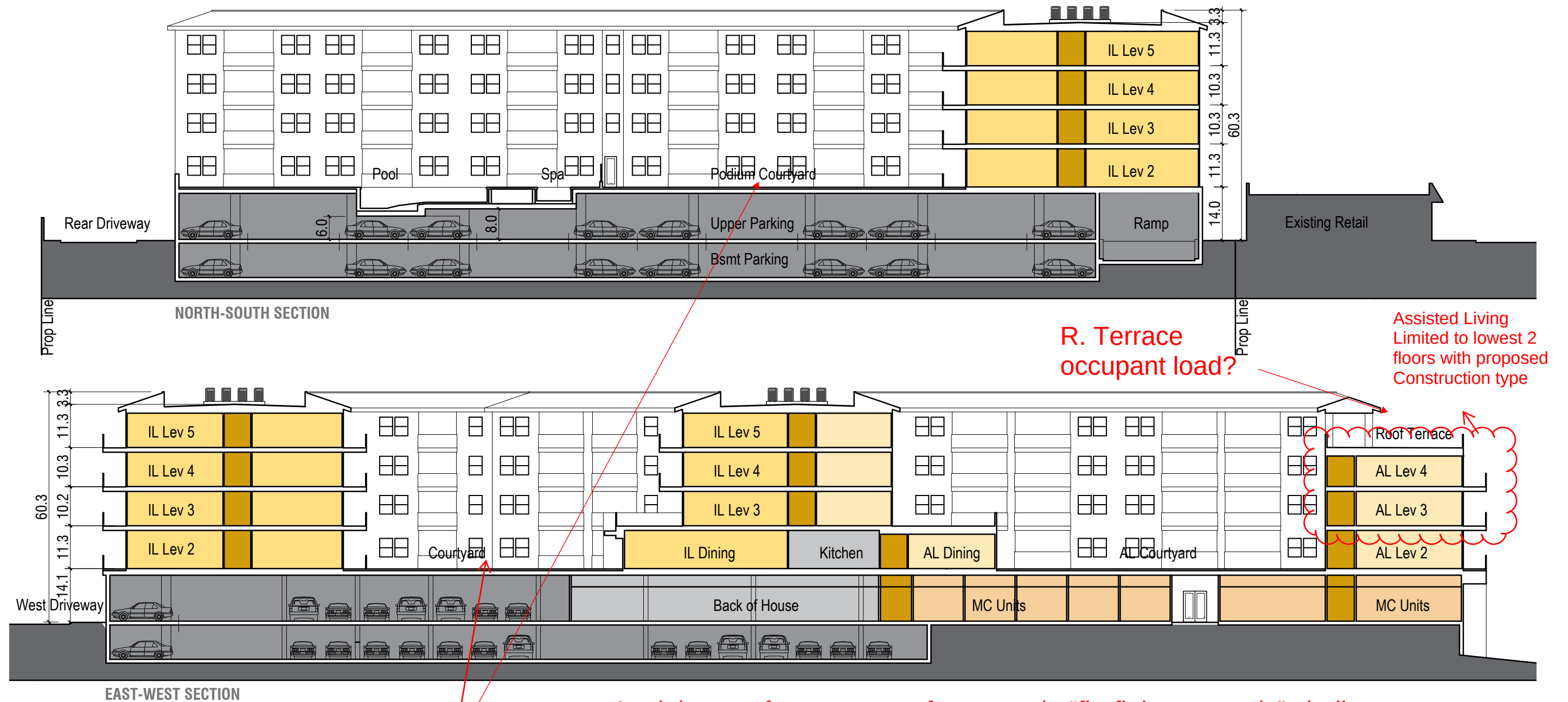
Roof
Terrace,
A3?

Roof Level

Notes:

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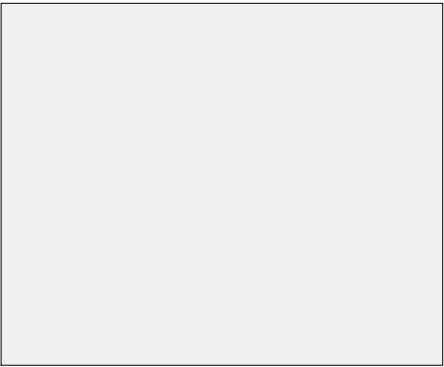




1-LA PAZ ROAD ELEVATION



2-MCINTYRE STREET ELEVATION

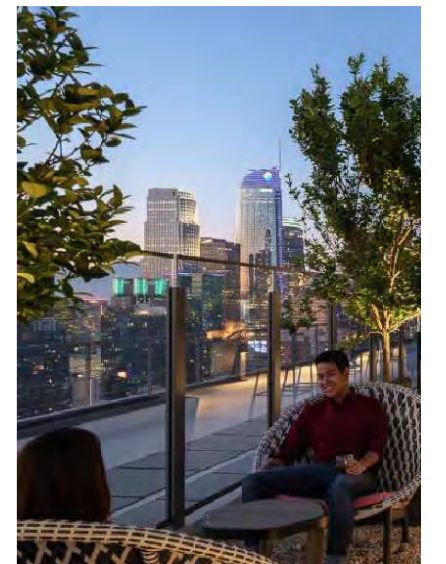
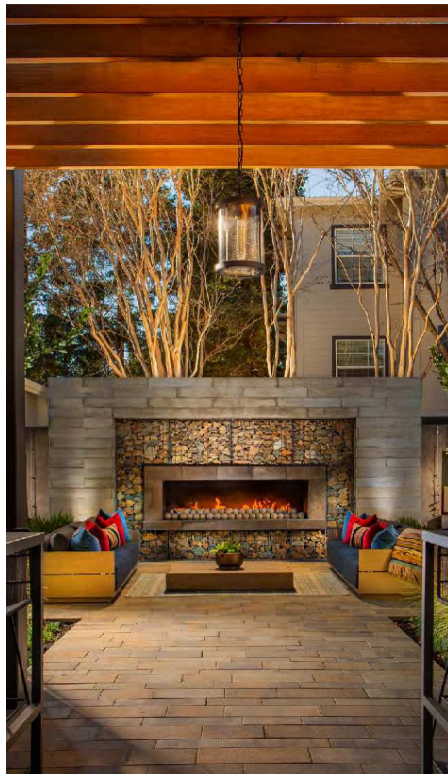
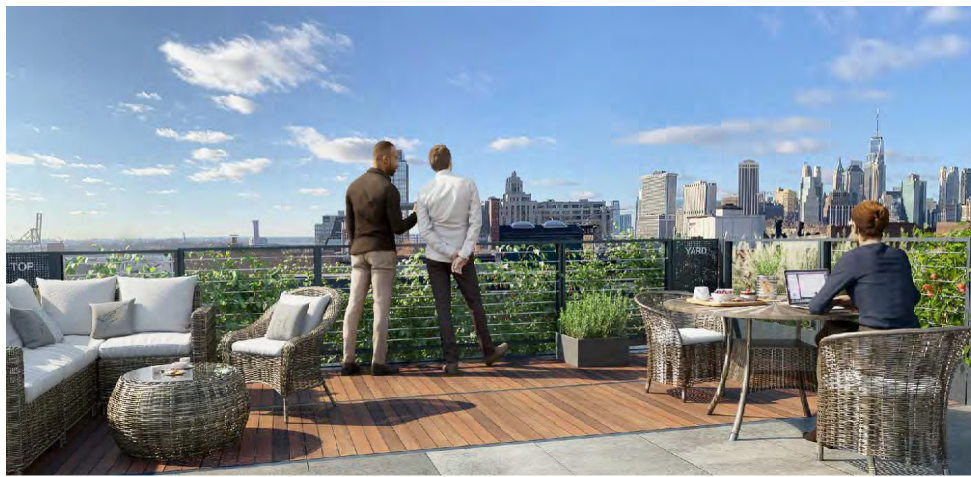




3-REAR ELEVATION



4-SIDE ELEVATION



MACKENZIE STREET

LA PAZ ROAD

MCINTYRE STREET

NOT A PART

NOT A PART

EXISTING COMMERCIAL BUILDING

EXISTING DRIVE-THRU

EXISTING COMMERCIAL BUILDING

IL- Activity

pool

terrace

roof or roof deck

not open to below

LEGEND

- 1 New Monument and Sign Wall
- 2 Date Palm Corridor
- 3 Accent Shade Tree
- 4 Re-Clad Existing Retaining Wall
- 5 Memory Care Lobby Entrance
- 6 Raised Planters w/Accent Shade Trees
- 7 Buffer Hedge Planting
- 8 Built-In Bench Seating
- 9 6' Wide Corridor

MACKENZIE STREET

LA PAZ ROAD

MCINTYRE STREET

NOT A PART

NOT A PART

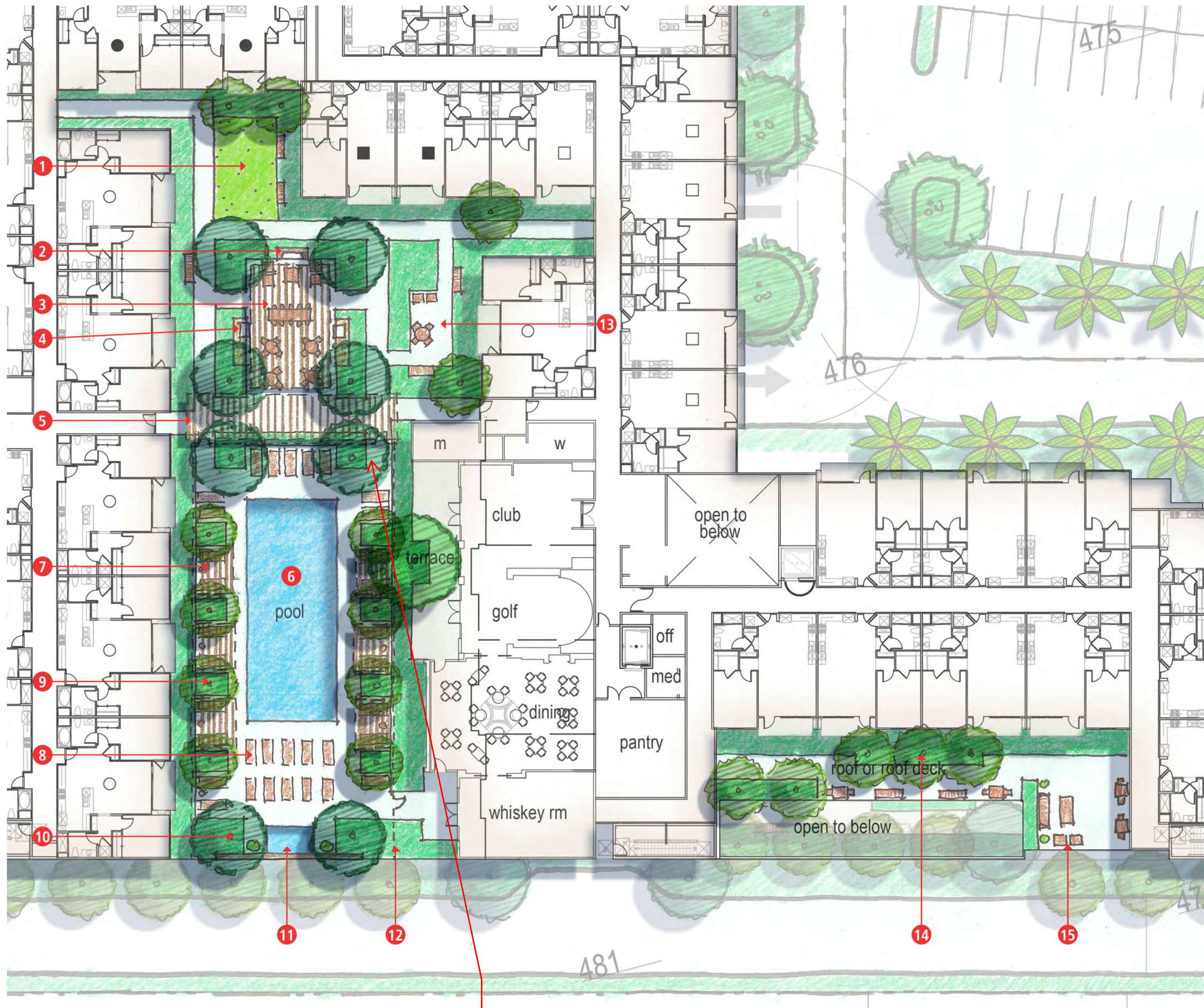
Vegetation & trees obstruct the proposed Fire lane



LEGEND

- 1 Lawn Panel w/Bench Seating
- 2 Fireplace w/Lounge Seating
- 3 Dining Terrace w/Shade Structure
- 4 Barbecue Counter
- 5 Main Pedestrian Corridor w/Shade Structure
- 6 Pool - approx. 24'x58' (1,392 s.f.)
- 7 Cabana Structure
- 8 Chaise Lounge Furniture
- 9 Palm Trees in Planters
- 10 Accent Shade Trees
- 11 Spa w/Water Feature Wall 7'x13' (91 s.f.)
- 12 Glass Pool Fence
- 13 Parterre Garden w/Lounge Seating
- 14 Raised Planters w/Shade Trees
- 15 Terrace w/Lounge Seating





LEGEND

- 1 Lawn Panel w/Bench Seating
- 2 Fireplace w/Lounge Seating
- 3 Dining Terrace w/Shade Structure
- 4 Barbecue Counter
- 5 Main Pedestrian Corridor w/Shade Structure
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- 12 Glass Pool Fence
- 13 Parterre Garden w/Lounge Seating
- 14 Raised Planters w/Shade Trees
- 15 Terrace w/Lounge Seating

Vegetation looks to obstruct ladder access to the upper floors.

LEGEND

- 1 Communal Bar Table
- 2 Shade Structure Canopy
- 3 Lounge Nodes w/Partitioned Hedge Planters
- 4 Dining Tables and Chairs
- 5 Raised Planter w/Accent Shade Trees
- 6 2-Station Barbecue Counter
- 7 Beverage Bar w/Media Wall

MACKENZIE STREET

LA PAZ ROAD



What is the occupant load and occupancy of Roof Deck?