

# LA PAZ VILLAGE INVESTORS, LLC

December 5, 2023

Larry Longenecker  
Community Development Director  
City of Laguna Hills  
24035 El Toro Road, Laguna Hills, CA 92653

**RE: Site Development Permit No. 0147-2023 (La Paz Village Senior Living) Resubmittal**

Dear Larry,

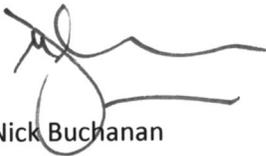
We have reviewed your letter 'Notice of Incomplete Application' dated October 19, 2023 and are re-submitting an updated set of plans that address and or clarify a number of issues brought up in your letter.

Please find in my email a link to a Dropbox folder containing updated plans, updated (3<sup>rd</sup> Submittal) Application, a detailed response to a number of your questions in the document titled 'La Paz Village Responses...' as well as a number of the reports that have been provided previously like the Phase I and II, traffic studies etc.

Hopefully these attached plans are sufficiently detailed to satisfy the 'Deemed Complete' threshold, but to the extent there is additional information required we will continue to work with City staff until we meet that goal.

We look forward to continued discussions on this exciting project.

Sincerely



Nick Buchanan

La Paz Village Investors, LLC

1010 S El Camino Real, Suite 200, San Clemente, CA 92672



City of Laguna Hills  
 Community Development Department  
**BUILDER'S REMEDY APPLICATION SUBMITTAL CHECKLIST**

Published February 13, 2023

Submitting a complete application is the key to an efficient entitlement process. The following checklist identifies all plans, documents, and information necessary to prepare a complete application package and to meet the requirements of California Government Code 65943(a). Unless noted, please provide one (1) printed copy of each item and PDF files (original resolution, not scans) of each item on a USB drive or CD/DVD. If you have any questions or would like to schedule an appointment for application submittal, please consult a member of the Planning Division.

APPLICATION REQUIREMENTS			
	Submitted	Waived	
A1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Completed Planning Application</b> (Attached) Signature of applicant and property owner required. If the applicant is different than the owner, a Letter of Authorization must accompany the Planning Application.
A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Application Filing Fees</b> Fees to be determined by Planning Division staff prior to application submittal, with payment due at the time of application filing.
A3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Completed Orange County Fire Authority Plan Submittal Criteria Screening Form</b> (Attached)
A4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Completed Environmental Information Form</b> (Attached)  SUBMITTED UNDER HOUSING ACCOUNTABILITY ACT 65589.5 SUB D.
A5	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Letter of Justification</b> PROJECT SUBMITTED UNDER SB 330 "BUILDER'S REMEDY" The letter summarizes the proposal, identifies all submitted materials along with this Planning Application Submittal Checklist, and includes a description of existing/proposed uses and sizes (sq. ft.) and quantities (dwelling units). The letter summarizes consistency with General Plan and zoning requirements, and must explain how the project satisfies the required findings. SO N/A
A6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Legal Description</b> SEE TITLE REPORT Either include tract/lot number on a plot plan, or if no recorded tract, then provide a copy of grant deed.
A7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Public Hearing Notification Package</b> Include labels for property owners within a 300-foot radius from the exterior boundaries of the project property as determined from the latest equalized assessment roll of the County of Orange and all on-site tenants. With Planning Division concurrence, item can be deferred until closer to public hearing date.

C1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Preliminary Title Report &amp; ALTA/NSPS Land Title Survey</b> Report and Survey must have been prepared within six (6) months from the date of application submittal.
C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Plan Set Title Sheet</b> Title block, vicinity map, project information table that identifies zoning/land use designations, compliance with development standards, etc., site and building data, parking analysis, landscaping information, and sheet index.
C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Existing Site Plan (1" = 20' scale, or as agreed upon)</b> Show ultimate street right-of-way, existing striping on adjacent streets, existing improvements, location, dimension, and purpose of all easements, and topography.
C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Proposed Site Plan (if different from existing) (1" = 20' scale, or as agreed upon)</b> Show 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.). Identify buildings, parking, landscaping, and ingress/egress within 100 feet of the project property.
C5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Proposed Floor/Roof Plan (1/8" = 1' scale, or as agreed upon)</b> Layout of all floors showing building entrances and floor layouts (with rooms/uses labeled), location of indoor and outdoor amenity space and publicly accessible areas, and details of proposed rooftop equipment, including proposed screening.
C6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Proposed Building Elevations (1/4" = 1' scale, or as agreed upon)</b> Show development in context of adjacent properties and right-of-way(s). Label heights of buildings (feet and stories), call out exterior design features/materials, lighting fixtures, entrances, canopies, balconies, arcades, roof line and rooftop equipment etc.
C7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Project Site Cross Section (1/4" = 1' scale, or as agreed upon)</b> <b>REVISED TO INCLUDE NEIGHBORS</b> Include all abutting streets, existing structures, proposed structures, and grades/finished floor elevations identified. Please coordinate with Planning staff to identify appropriate cross section locations.
C8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Colored Renderings (1/4" = 1' scale, or as agreed upon)</b> Accurately-scaled perspective illustrations of the proposed project as seen from the center of each adjacent street. Landscaping depicted on perspective illustrations shall be representative of the preliminary landscaping plan with five (5) years of growth.
C9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Computer Generated Building Mass Model</b> <b>WILL EMAIL LINK TO SKETCH-UP MODEL</b> A 3D model of the proposed development to evaluate the proposed project in context with existing development. The model can be incorporated into the plan set if multiple angles are included, or can be a separate file format compatible with Microsoft 3D Viewer or video (.mpeg, .avi, etc.).

C10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Conceptual Landscaping Plan</b> (1" = 20' scale, or as agreed upon)  Tree canopy/shade plan (must provide adequate shade canopies within fifteen (15) years of planting), wall/fence details (height, type, materials), hardscape treatment (special paving).</p>
C11	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Preliminary Lighting Plan</b> (1" = 20' scale, or as agreed upon)  Cut sheets, photometric plan, luminaire schedule. Include lighting plans for parking lots/common areas as well as buildings.</p> <p>* WILL BE SUBMITTED AS A DEFERRED SUBMITTAL</p>
C12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Materials and Color Board</b> (minimum 11" x 17", maximum 24" x 36")  Provide samples of all proposed project colors and materials. Include manufacturer's name and product information.</p> <p>SEE REVISION PLANS 12/05/23</p>
C13	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Sign Plan/Master Sign Program</b> (11" x 17", or as agreed upon)  Please refer to Laguna Hills Municipal Code Section 9-42.170 for Master Sign Program requirements.</p> <p>* WILL BE SUBMITTED AS A DEFERRED SUBMITTAL</p>
C14	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Housing Plan</b> (if applicable)  Description of type of housing proposed (i.e. apartment, condominium, townhome, single-family, etc.), characteristics (i.e., emergency, transitional, supportive, rental, sale, age-restricted), and/or affordability (very-low, low, moderate, market, etc.). Also identify any requested density bonuses/concessions, and use of any State/Federal agency housing development funds.</p> <p>* WILL BE SUBMITTED AS DEFERRED SUBMITTAL, BUT 20% OF UNITS</p>
C15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Preliminary Grading Plan</b> (1" = 20' scale, or as agreed upon)  Please refer to the Public Services Department webpage for Grading Permit requirements. The Grading Plan review process includes, but is not limited to: Submittal Checklist, Grading Permit Application, Standard Grading Notes, Standard Erosion Control Notes, and Erosion Control Plan Checklist.</p> <p>WILL BE REFERRED FOR LOW INCOME</p>
C16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Preliminary Water Quality Management Plan</b>  Please refer to the Public Services Department webpage for WQMP requirements. The WQMP review process includes, but is not limited to: WQMP Template, O&amp;M Template, and BMP Design Manual for Laguna Hills, South Orange County Hydrology Model Software, and South Orange County Hydrology Model Guidance Manual.</p>
C17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Preliminary Soils and Geotechnical Report</b></p>
C18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Will Serve Letters</b>  Letters from all relevant utility providers (i.e., MNWD, ETWD, etc.) will be required prior to deeming the Application complete.</p> <p>PROJECT IS A CURRENT Moulton-Niguel WATER, SDG&amp;E &amp; SOLAR GAS CUSTOMER.</p>

C19	<input type="checkbox"/>	<input type="checkbox"/>	<b>Tentative Tract/Parcel Maps</b> (1' = 50', or as agreed upon) All tentative maps are subject to Laguna Hills Municipal Code Chapter 9-86 and the California Subdivision Map Act.  <i>SEE ALTA . TTM TO FOLLOW .</i>
C20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Hazardous Waste Statement</b> Pursuant to Section 65962.5 of the California Government Code, a signed statement 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).
C21	<input type="checkbox"/>	<input type="checkbox"/>	<b>Waste Management Plan</b> Describe how the project will comply with CalRecycle's requirements of AB 1826, SB 1383, and AB 341.  <i>WILL BE SUBMITTED AS A DEFERRED SUBMITTAL .</i>
C22	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fire Master Plan</b> Please contact the Orange County Fire Authority to obtain necessary plan approvals. If a Fire Master Plan is required by OCFA, please submit the approved plan.  <i>PROJECT HAS BEEN REVIEWED BY A FIRE CONSULTANT, BUT FIRE MASTER PLAN WILL BE SUBMITTED AS A DEFERRED SUBMITTAL</i>
C23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Unusual Site Conditions Exhibit</b> Identify any areas of the project site subject to the following conditions (see Government Code 65941.1): very high fire hazard severity zone, wetlands, hazardous waste site, special flood hazard area, delineated earthquake fault zone, stream or other resource that may be subject to a streambed alteration agreement, or any historic or cultural resources known to exist on the property.  <i>NOT AWARE OF ANY UNUSUAL CONDITIONS</i>

REPORT & STUDIES			
	Submitted	Waived	
R1	<input type="checkbox"/>	<input type="checkbox"/>	<b>Air Quality, Greenhouse Gas, &amp; Health Risk Analysis</b>
R2	<input type="checkbox"/>	<input type="checkbox"/>	<b>Cultural Resources and Tribal Cultural Resources Evaluation</b>
R3	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fiscal Impact Analysis</b> If applicable, analyze impacts related to hotel uses (transient occupancy taxes), retail uses (sales tax), and any other potential impacts that the proposed development has on municipal services.
R4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Geotechnical Study</b>

R5	<input type="checkbox"/>	<input type="checkbox"/>	<b>Housing Report</b> Provides information and analysis on the impacts of proposed development on the City's supply of affordable and market-rate rental housing and tenants.
R6	<input type="checkbox"/>	<input type="checkbox"/>	<b>Noise Impact Assessment</b> Assess the impact of noise generated by a proposed development on the surrounding environment, the impact of noise from the surrounding environment on the proposed development, and the impact of noise from the proposed development on itself.
R7	<input type="checkbox"/>	<input type="checkbox"/>	<b>Parking/Circulation Study</b> Identify turning movements related to site ingress/egress, large vehicle access and maneuverability, shared parking analysis (if needed), commercial loading/unloading, and trash pickup. If a drive-through is proposed, a queuing analysis is required.
R8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Phase I/II Environmental Site Assessment</b>
R9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Preliminary Hydrology Study</b>
R10	<input type="checkbox"/>	<input type="checkbox"/>	<b>Public Outreach Strategy Report</b> The public outreach strategy proposed should be reflective of the location, complexity, scale and nature of the proposal and may be prepared by the owner, the agent, the applicant, or a member of the consulting team.
R11	<input type="checkbox"/>	<input type="checkbox"/>	<b>Sun/Shadow Study</b> Provides a visual model and written description of the impact of shadows at various times of day, through the year cast by a proposed development on neighboring streets, parks, and other properties.
R12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Traffic Study</b> Unless exempt pursuant to the City's VMT thresholds, include evaluation of VMT. If applicable, include Urban Village Specific Plan Trip Budget evaluation.
R13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Tree Preservation/Arborist Report</b> Provides information about individual trees and vegetation that are affected by an application. The report identifies tree care methodology and specific treatments to protect and preserve trees before, during, and after construction.
R14	<input type="checkbox"/>	<input type="checkbox"/>	<b>Water Supply/Sewer Assessment</b>
R15	<input type="checkbox"/>	<input type="checkbox"/>	<b>Solar Panel Assessment</b>

Pursuant to California Government Code 65941.1, an application for a "housing development project", defined as (a) residential units only, (b) mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use, or (c) transitional housing or supportive housing (GC Section 65589.5), shall submit to the City a Preliminary Application that provides all of the information listed below about the proposed project.

HOUSING DEVELOPMENT PROJECTS		
	Submitted	
A01	<input checked="" type="checkbox"/>	The specific location, including parcel numbers, a legal description, and site address, if applicable. 25254 LA PAZ RD, LAGUNA HILLS. SEE ATTACHED PLANS & TITLE REPORT FOR ADDRESS, APN'S & LEGAL DESCRIPTION APN - 620-211-17
A02	<input checked="" type="checkbox"/>	The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located. EXISTING USE IS RETAIL / COMMERCIAL. EXISTING BUILDINGS TO BE <del>BE</del> DEMOLISHED
A03	<input checked="" type="checkbox"/>	A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.
A04	<input checked="" type="checkbox"/>	The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.
A05	<input checked="" type="checkbox"/>	The proposed number of parking spaces.
A06	<input type="checkbox"/>	Any proposed point sources of air or water pollutants.
A07	<input checked="" type="checkbox"/>	Any species of special concern known to occur on the property. NA
A08	<input checked="" type="checkbox"/>	Whether a portion of the property is located within any of the locations identified in footnote A08 below. NA - DON'T SEE ANY FOOTNOTES
A09	<input checked="" type="checkbox"/>	Any historic or cultural resources known to exist on the property. NONE KNOWN
A10	<input checked="" type="checkbox"/>	The number of proposed below market rate units and their affordability levels. 144 MARKET RATE UNITS 36 LOW INCOME UNITS
A11	<input checked="" type="checkbox"/>	The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. NA
A12	<input checked="" type="checkbox"/>	Whether any approvals under the <u>Subdivision Map Act</u> , including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested. TENTATIVE TRACT MAP

A13	<input checked="" type="checkbox"/>	The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application. <b>NICK RUCHANAN (949) 441-7442</b> <b>LA PAR VILLAGE INVESTORS, LLC</b>
A14	<input checked="" type="checkbox"/>	The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. <b>NONE</b>
A15	<input checked="" type="checkbox"/> <b>N/A</b>	A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.
A16	<input checked="" type="checkbox"/>	The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. <b>SEE ALTA</b>

APPLICATION TRACKING (STAFF ONLY)		
	Date	Notes
Application Submitted	06/12/23	
Deemed Complete/Incomplete (1)	07/11/2023	
Resubmittal	07/22/2023	
Deemed Complete/Incomplete (2)	10/19/2023	
Resubmittal	12/05/2023	
Deemed Complete/Incomplete (3)		
Resubmittal		
Deemed Complete		
Mutual Extension		
Appeal		

## La Paz Village (Development Application Responses)

Re: SITE DEVELOPMENT PERMIT NO. 0147-2023 (LA PAZ VILLAGE SENIOR LIVING) COMPLETENESS REVIEW (SEPTEMBER 22, 2023 RESUBMITTAL)

### La Paz Investors, LLC Response to Outstanding Items:

#### 1. Completed Planning Application

*Did not resubmit. Please submit an updated Planning Application form with all fields within the portion of the form labeled "Applicant to Complete" completed.*

- See enclosed.

#### 2. Completed Environmental Information Form

*Did not resubmit. Please submit an updated Environmental Information Form that includes complete and adequate responses to all items requested in the July 11, 2023 Completeness Review Letter.*

Question 4: SITE DEVELOPMENT PERMIT NO. 0147-2023

Question 5: None.

Question 9: 208,555 SF

Question 13: Phasing

- Grading/Sitework – 6/1/2025
- Foundation – 8/1/2025
- Framing – 2/1/2026
- Exterior/Interior Buildout – 7/1/2026
- Completion – 5/31/2027

Question 14: The project is being proposed in compliance with SB330 and as such will need a site development permit for 180-unit senior housing project and master sign program approval for 180-unit senior housing project.

Question 15: No incremental development.

Question 33: The current site is an existing infill retail center that includes two non-anchored retail buildings totaling 28,780 SF on 106,199 SF of net lot area. The site's topography is generally flat with adequate soil stability (mostly bedrock – see soils report) to support current and proposed structures. As the site is mostly paved asphalt there is very minimal plant/vegetation on the site and with no observable animals on the property. Current plants on the site include Queen Palms, Little Gem Magnolia's, Strawberry trees (see arborist report). There are no known cultural or historical aspects to the site. There are some views at grade level when facing East looking towards Saddleback Valley and Saddleback Mountain.

Question 34: The area surrounding the property is entirely built-out with mainly commercial (retail), institutional (church & schools) and single-family residential homes. Given its urban environment there is minimal plant life and no observable animals in the area. To the subject property's East is a retail

shopping center (Courtyard at La Paz Shopping Center) that is approximately 20'-25' in height with about 285' in frontage along La Paz Rd. It has ~20' parking lot setbacks from La Paz Rd and ~20'-25' rear yard setbacks. To the site's immediate South is a church ranging in height from ~25' to ~40' at its highest point. Front setbacks are approximately 20' with rear yard setbacks are approximately 10'. The church has about 265' of frontage along MacKenzie St. Additionally, there are two single-family houses directly South of the subject property with rear yard setbacks of ~25' and ~40' and front yard setbacks of ~20'. To the East and North of the site is mainly single-family residential homes with homes to the North bisected by La Paz Rd and homes to the East separated by MacKenzie St.

#### **4. Plan Set Title Sheet**

*The Cover Sheet is missing 'Existing Project' information (e.g., existing square footage to be demolished, existing uses/businesses, etc.).*

- Square Footage of Structures to be Demolished: 28,780 SF Building on 106,199 SF of net lot area. Existing uses are retail/service-oriented business.

#### **5. Proposed Site Plan**

*The Site Plan/Plan Set is missing a Wall/Fence plan and Parking Site Plan. Please refer to July 11, 2023 Completeness Review Letter for what these plans should include.*

- See plan set.

#### **8. Project Site Cross Sections**

*The submitted Cross Section exhibit is incomplete. The exhibit only provided two out of the three sections requested. Furthermore, the sections include adjacent buildings, church, and retail, but do not show adjacent single-family residences.*

- Completed.

#### **9. Colored Renderings**

*The submitted Colored Renderings exhibit is incomplete. The elevations include adjacent buildings, church, and retail, but do not show adjacent single-family residences.*

- Completed.

#### **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.*

- Anticipated Duration: 24 months
- Phasing of Construction:
  - o Grading/Sitework – 6/1/2025

- Foundation – 8/1/2025
- Framing – 2/1/2026
- Exterior/Interior Buildout – 7/1/2026
- Completion – 5/31/2027
- Anticipated Start Date: 6/1/2025
- Anticipated End Date: 5/31/2027
- Equipment Type:
  - Garage Excavation: Excavator (1), Loader (2) Water truck (1)
  - Framing: Electric Tower Crane (1)
  - Finish Grade: Grading tractor (1)
  - Lifting All Trades: Fork Lift (1)
  - Misc.: Man Lift (1)
- Hours Each Day of Construction: 8 hours
- Average Number of Delivery Trucks/Day: 5
- Total Haul Truck Trips: See grading and excavation
- Average Number of Construction Workers Daily: 40
- Square Footage of Structures to be Demolished: 28,780 SF Building on 106,199 SF of net lot area.

*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.*

- Estimated amount of soil export: ~25,000 yards
- Location of where soil will be exported: TBD
- Distance from site: TBD
- Number of trucks: 12
- Size of trucks: 14 yards
- Equipment Type: Dump Trucks
- Anticipated amount of contaminated soil to be exported: None
- Locations of where contaminated soil will be exported: NA
- Distance from site: NA

*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.*

- Building surfaces and re-asphalting/striping of parking lot to be painted each day: 10 days to paint the exterior surface. 4 days to pave the asphalt.

- Specific type of paint to be used: Water based PVA paint (or as approved by the State of California)

*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.*

- Will emergency back-up generators be utilized as part of Project's operation? No
- Number of back-up generators to be used: N/A
- Anticipated Type: N/A
- Model Numbers: N/A

*For operations, please provide the number of residents, employees, and expected number of visitors on a daily basis.*

- Residents: ~270
- Employees: 10-15
- Expected visitors/day: Unknown

## **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.*

- Max. depth of excavation: 12' 7"
- Depth of previously disturbed soils: Not applicable.

## **28. Geology and Soils**

*To evaluate potential impacts to paleontological resources, please provide the maximum depth of excavation and previously disturbed soils.*

- Max. depth of excavation: 12' 7"
- Depth of previously disturbed soils: Not applicable.

## **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/m<sup>3</sup>). 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.*

- While a detection of 8,100 micrograms per cubic meter may appear elevated based on the presentation of the concentration in the thousands, the concentration is in fact very small relative to density of impact (parts per trillion level). In the absence of any soil impacts at the property, a common vapor cloud condition (chemical vapors trapped just beneath the building slab) exists which will be mitigated immediately at the time of building demolition. There will be no odors or concerns to workers or the public at the time of demolition. After demolition, the

underground parking structure construction will commence and will result in complete source removal of any residual vapors that could theoretically be present. No additional soil gas sampling (pre or post construction) is warranted.

### **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 for the vibration analysis for the Project.*

- Vibratory piling: None
- If so, type of pile driver: NA

*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.*

- See plans for location. 180, 2-ton Carrier units for residential units. 5, 5-ton Carrier units for lobby and common areas (dining space, nail/hair salon), wellness center.

### **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).*

- Estimated number of new residents: ~270

#### **Additional Items:**

Item #3: Letter of Justification (Not applicable – project submitted under builders' remedy)

Item #11: Preliminary Lighting Plan (Will be submitted as a deferred submittal)

Item #12: Materials & Color Board (Included in architectural plans)

Item #13: Sign Plan/Master Sign Program (Will be submitted as a deferred submittal)

Item #14: Housing Plan (Will be submitted as a deferred submittal)

Item #16: Preliminary Water Quality Management Plan (Enclosed, see submitted plan set)

Item #17: Will-Serve Letters (Site is already currently served by Moulton-Niguel water, SDGE and SoCal gas)

Item #19: Waste Management Plan (Will be submitted as a deferred submittal)

Item #20: Fire Master Plan (Will be submitted as a deferred submittal)

Item #22: Preliminary Hydrology Study (Enclosed, see submitted plan set)

Item #23: Parking/Circulation Study (Will be submitted as a deferred submittal)