



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"/>	Completed Planning Application (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"/>	Application Filing Fees 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"/>	Completed Orange County Fire Authority Plan Submittal Criteria Screening Form (Attached)
A4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed Environmental Information Form (Attached)
A5	<input type="checkbox"/>	<input type="checkbox"/>	Letter of Justification <i>To Follow - Discuss w staff</i> 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.
A6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Description Either include tract/lot number on a plot plan, or if no recorded tract, then provide a copy of grant deed. <i>see title report</i>
A7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Hearing Notification Package 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 type="checkbox"/>	Preliminary Title Report & ALTA/NSPS Land Title Survey Report and Survey must have been prepared within six (6) months from the date of application submittal.
C2		<input type="checkbox"/>	Plan Set Title Sheet 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 type="checkbox"/>	Existing Site Plan (1" = 20' scale, or as agreed upon) Show ultimate street right-of-way, existing striping on adjacent streets, existing improvements, location, dimension, and purpose of all easements, and topography.
C4		<input type="checkbox"/>	Proposed Site Plan (if different from existing) (1" = 20' scale, or as agreed upon) 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 type="checkbox"/>	Proposed Floor/Roof Plan (1/8" = 1' scale, or as agreed upon) 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 type="checkbox"/>	Proposed Building Elevations (1/4" = 1' scale, or as agreed upon) 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 type="checkbox"/>	Project Site Cross Section (1/4" = 1' scale, or as agreed upon) 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 type="checkbox"/>	Colored Renderings (1/4" = 1' scale, or as agreed upon) 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 type="checkbox"/>	Computer Generated Building Mass Model 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"/>	Conceptual Landscaping Plan (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).
C11	<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Lighting Plan (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. <i>To Follow</i>
C12	<input type="checkbox"/>	<input type="checkbox"/>	Materials and Color Board (minimum 11" x 17", maximum 24" x 36") Provide samples of all proposed project colors and materials. Include manufacturer's name and product information. <i>To Follow</i>
C13	<input type="checkbox"/>	<input type="checkbox"/>	Sign Plan/Master Sign Program (11" x 17", or as agreed upon) Please refer to Laguna Hills Municipal Code Section 9-42.170 for Master Sign Program requirements. <i>To Follow</i>
C14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Housing Plan (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.
C15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Preliminary Grading Plan (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.
C16	<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Water Quality Management Plan Please refer to the Public Services Department webpage for WQMP requirements. The WQMP review process includes, but is not limited to: WQMP Template, O&M Template, and BMP Design Manual for Laguna Hills, South Orange County Hydrology Model Software, and South Orange County Hydrology Model Guidance Manual. <i>To Follow.</i>
C17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Preliminary Soils and Geotechnical Report
C18	<input type="checkbox"/>	<input type="checkbox"/>	Will Serve Letters Letters from all relevant utility providers (i.e., MNWD, ETWD, etc.) will be required prior to deeming the Application complete. <i>SOG&E, MOULTON WATER ETL HAVE BEEN CONTACTED & WILL PROVIDE INPUT ONCE MORE DETAILED DESIGN IS PROVIDED.</i>

C19	<input type="checkbox"/>	<input type="checkbox"/>	Tentative Tract/Parcel Maps (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. NA.
C20	<input type="checkbox"/>	<input type="checkbox"/>	Hazardous Waste Statement 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). To follow
C21	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management Plan Describe how the project will comply with CalRecycle's requirements of AB 1826, SB 1383, and AB 341. To follow.
C22	<input type="checkbox"/>	<input type="checkbox"/>	Fire Master Plan 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. To follow.
C23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unusual Site Conditions Exhibit 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.

REPORT & STUDIES			
	Submitted	Waived	
R1	<input type="checkbox"/>	<input type="checkbox"/>	Air Quality, Greenhouse Gas, & Health Risk Analysis DISCUSS WITH STAFF
R2	<input type="checkbox"/>	<input type="checkbox"/>	Cultural Resources and Tribal Cultural Resources Evaluation DISCUSS WITH STAFF / NA
R3	<input type="checkbox"/>	<input type="checkbox"/>	Fiscal Impact Analysis 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. NA - NOT HOTEL. DISCUSS WITH STAFF
R4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Geotechnical Study

R5	<input type="checkbox"/>	<input type="checkbox"/>	Housing Report Provides information and analysis on the impacts of proposed development on the City's supply of affordable and market-rate rental housing and tenants. <i>Discuss w staff. Project provide net new 100 senior housing units w 20% low income</i>
R6	<input type="checkbox"/>	<input type="checkbox"/>	Noise Impact Assessment 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. <i>Discuss w staff.</i>
R7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking/Circulation Study 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"/>	Phase I/II Environmental Site Assessment
R9	<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Hydrology Study <i>To follow</i>
R10	<input type="checkbox"/>	<input type="checkbox"/>	Public Outreach Strategy Report 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"/>	Sun/Shadow Study 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. <i>To follow.</i>
R12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic Study 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"/>	Tree Preservation/Arborist Report 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"/>	Water Supply/Sewer Assessment <i>Houlton Niguel - currently serving site.</i>
R15	<input type="checkbox"/>	<input type="checkbox"/>	Solar Panel Assessment <i>To follow.</i>

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 PAT ROAD, LAGUNA HILLS, CA 92653 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. COMMERCIAL SHOPPING CENTER
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. SEE PLANS
A05	<input checked="" type="checkbox"/>	The proposed number of parking spaces. SEE PLANS
A06	<input checked="" type="checkbox"/>	Any proposed point sources of air or water pollutants. SEE PHASE I
A07	<input type="checkbox"/>	Any species of special concern known to occur on the property. NA
A08	<input type="checkbox"/>	Whether a portion of the property is located within any of the locations identified in footnote A08 below. ?
A09	<input type="checkbox"/>	Any historic or cultural resources known to exist on the property. NA
A10	<input checked="" type="checkbox"/>	The number of proposed below market rate units and their affordability levels. 20% LOW INCOME (80% OF MEDIUM FAMILY INCOME)
A11	<input type="checkbox"/>	The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. NA
A12	<input type="checkbox"/>	Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested. NOT AT THIS TIME.

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. LA DAZ VILLAGE INVESTORS, LLC NICK BUCHANAN (949) 441-7442
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. NONE
A15	<input type="checkbox"/>	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. NA
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. SEE ALTA

APPLICATION TRACKING (STAFF ONLY)		
	Date	Notes
Application Submitted		
Deemed Complete/Incomplete (1)		
Resubmittal		
Deemed Complete/Incomplete (2)		
Resubmittal		
Deemed Complete/Incomplete (3)		
Resubmittal		
Deemed Complete		
Mutual Extension		
Appeal		

PLANNING APPLICATION

Date Received: 6/12/23

By: _____

Receipt #: _____

Case #: _____

APPLICATION TYPE	FEE	DEPOSIT	CASE NUMBER
PRELIMINARY APPLICATION PROJECT REVIEW	\$665.31		PA
CHANGED PLAN (Minor)	\$1,389.31		CP
CHANGED PLAN (Major)		\$6,880.96	CP
APPEAL	\$7,344.84		APL
GENERAL PLAN AMENDMENT		\$7,874.32	GPA
ZONE CHANGE		\$10,977.54	ZC
VARIANCE		\$6,565.58	VA
CONDITIONAL USE PERMIT	Typical	\$8,500.49	CUP
	Modified	\$1,142.99	CUP
SITE DEVELOPMENT PERMIT (Major)	Typical	\$6,769.31	SDP
	Master Sign Program	\$6,769.31	MSP
SITE DEVELOPMENT PERMIT (Minor)	Typical	\$1,142.99	SDP
	Sign Program Amendment/Retaining Wall	\$1,142.99	SDP
ENVIRONMENTAL	Negative Declaration	\$3,853.71	
	Environmental Impact Report (EIR)	\$20,932.95	
TENTATIVE PARCEL MAP		\$9,580.17	TPM
TENTATIVE TRACT MAP (\$1,000 screen check fee plus)		\$9,580.17	TTR
LOT LINE ADJUSTMENT		\$1,185.58	LLA
OTHER			
PERMANENT RECORD RETENTION FEE (all applications)	\$93.23		

DEPARTMENT USE ONLY ABOVE THIS LINE

APPLICANT TO COMPLETE

PROJECT INFORMATION

PROJECT NAME: La Paz Village

PROJECT ADDRESS/LOCATION: _____

ASSESSORS' PARCEL NUMBER _____

TRACT/PARCEL MAP & LOT #: _____

ZONING: _____

GENERAL PLAN DESIGNATION: _____

PROJECT DESCRIPTION: _____

APPLICANT: La Paz Village Investors, LLC

CONTACT PERSON: Nick Buchanan

E-MAIL ADDRESS: nbuchanan@proteallc.com

PHONE: (949) 441-7442

ADDRESS/CITY 1010 S El Camino Real, Suite 200, San Clemente

STATE: CA

ZIP 92672

BILL TO: (person/company to receive refund or invoice for additional fees due)

PHONE: _____

ADDRESS/CITY _____

STATE: _____

ZIP _____

PROPERTY OWNER: La Paz Village Investors, LLC

PHONE: (949) 441-7442

ADDRESS/CITY Same as above

STATE: _____

ZIP _____

MAILING LIST CERTIFICATION:

In accordance with Section 9-92 of the City of Laguna Hills Development Code, I certify that the property owners list included with this application contains the names of all legal owner and tenants of all parcels of land within (300) feet of the exterior boundaries of the attached legally described parcel of land, as shown on the latest adopted Orange County Tax Roll

APPLICANT'S SIGNATURE: _____

DATE: 6/12/23

OWNER'S SIGNATURE: _____

DATE: 6/12/23



ORANGE COUNTY FIRE AUTHORITY

Plan Submittal Criteria COMMERCIAL projects, MULTIFAMILY RESIDENTIAL projects and RESIDENTIAL TRACT developments

COM

INSTRUCTIONS:

- Fill in the project/business address and provide a brief description of the scope of work and type of business operation that will take place.
- Answer questions 1 through 10, read and initial items 11 and 12, then complete and sign the certification section.
- If you answer: - "YES" to *any part* of questions 1 through 10, submit the type of plan indicated in italics to OCFA.
- In some cases, other plan types not indicated herein may also be necessary depending on specific conditions or operations.
- Visit www.ocfa.org for submittal information and locations. If you need assistance in filling out this form or have questions regarding requirements for review, please contact OCFA at 714-573-6108 or visit us at 1 Fire Authority Road, Irvine, CA 92602.

Address	25254 La Paz Road, Laguna Hills, CA 92653	Suite	City
Project Scope/Business Description 180 Unit Senior Housing project			

- YES NO
- ☒ ☐ Construction of a new building, a new story, or increase the footprint of an existing building? Changes to roadways, curbs, or drive aisles? Addition, relocation, or modification of fire hydrants or fences/gates? Construction within 300 feet of an active or proposed oil well? *Fire Master Plan (PR145)*
 - ☐ ☒ Property is adjacent to a wildland area or non-irrigated native vegetation? *Fire Master Plan (PR145); a Fuel Modification Plan may also be required. (PR120, PR124)*
 - ☐ ☒ Located in or < 100' from a Division of Oil, Gas, and Geothermal Resources (DOGGR) field boundary, < 300' from an oil/gas seep, or < 1000' from a landfill? *Methane Work Plan. (PR170)*
 - ☒ ☐ Installation/modification/repair of underground piping, backflow preventers, or fire department connections serving private fire hydrant/sprinkler/standpipe systems? *Underground Plan. (PR470, PR475)*
 - ☒ ☐ Drinking/dining/recreation/meetings/training/religious functions or other gatherings in a room > 750 sq.ft. (> 1,000 sq.ft. for training/adult education) or > 49 people? Healthcare/outpatient services for > 5 people who may be unable to immediately evacuate without assistance? Education for children (*academic tutoring for ages 5+ is exempt unless classified as an E occupancy by the Building Official*)? Adult/child daycare? 24-hour care/supervision? Incarceration or restraint? Hotel/apartment or residential facility with 3+ units and 3+ stories (*3-story townhouses/rowhouses where an independent direct exit to grade is provided for dwelling are exempt*)? Congregate housing/dormitories with 17+ people? High-rise structure (55+ feet to highest occupied floor level)? *Architectural Plan (PR200-PR285)*
 - ☒ ☐ Installation/modification of locks delaying or preventing occupants from leaving a space or requiring use of a card, button, or similar action to open a door in the direction of exit travel? *Architectural, Sprinkler, and/or Alarm Plan depending on the occupancy and type of device installed (PR200-PR280, PR420-PR425, PR500-PR520)*
 - ☐ ☒ Installation/modification/use of spray booths; dust collection; dry cleaning; industrial ovens/drying equipment; industrial/commercial refrigeration systems; compressed gasses; tanks for cryogenic or flammable/combustible liquids; vapor recovery; smoke control; battery back-up/charging systems (> 50 gal. electrolyte, > 1,000 lb. lithium ion); welding/brazing/soldering, open flame torches, cutting/grinding; or other similar operations? *Special Equipment Plan (PR315, PR340-PR382)*
 - ☐ ☒ Storage/use/research with flammable/combustible liquids or other chemicals? Motor vehicle/aircraft maintenance/repair? Cabinetry/woodworking/finishing facility? *Chem Class & floor plan (full architectural plan if H occupancy); Special Equipment Plans may be necessary. (PR315-PR360, PR232-PR240)*
 - ☐ ☒ Storage or merchandizing areas in excess of 500 sq. ft. where items are located higher than 12' (6' for high-hazard commodities, plastic, rubber, foam, etc.)? *High-piled Storage Plan (PR330)*
 - ☒ ☐ Cooking under a Type I commercial hood; installation or modification of a fire extinguishing system located in a commercial cooking hood? *Hood & Duct Extinguishing System, not just the hood mechanical plan. (PR335)*

Initial each of the following two items indicating that you have read and understand the statement:

- ☒ *Sprinklers/Alarms: Consult Building/Fire Codes and ordinances to determine sprinkler/alarm requirements; if a system is required, plans shall be submitted for OCFA review. Existing buildings undergoing remodel must be evaluated by a licensed contractor to determine if modification is needed; if so, contractor shall submit plans prior to making modifications.
- ☒ Fire Hazard Severity Zone: Consult maps available at building department or on OCFA website to determine if your site is located in a FHSZ. Buildings in a FHSZ may be subject to special construction requirements detailed in CBC Chapter 7A or CRC R327—the building department will determine specific requirements.

I certify under penalty of perjury under the laws of the State of California that the above is true:

Print Name	Nicholas Buchanan	Signature	
Phone Number	(949) 441-7442	Date	06 / 12 / 2023

Building Department: If you have verified that all of the questions have been answered accurately as "NO", and the project does not otherwise require OCFA review of sprinkler or alarm plans*, then you may accept this signed form as a written release that OCFA review is not required. Should you still require that the applicant have plans approved by OCFA, please initial here _____ or attach an OCFA referral form and have the applicant submit the form along with the appropriate plans and fees for OCFA review.

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Substantial change in demand for municipal services (police, fire, water, sewage, ect.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, ect.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Relationship to a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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