



CITY OF LAGUNA HILLS

April 11, 2024

Matthew R. Haugen
Buchanan Street Partners
3501 Jamboree Road, Suite 4200
Newport Beach, CA 92660

**SUBJECT: TENTATIVE PARCEL MAP/SITE DEVELOPMENT PERMIT/PRECISE PLAN/PARKING USE
PERMIT NO. 0166-2023 (OAKBROOK PLAZA), COMPLETENESS REVIEW DETERMINATION**

Dear Mr. Haugen,

On March 12, 2024, the Community Development Department received a resubmission for a new multi-family residential development located on the corner of Avenida De La Carlota and Los Alisos Boulevard based on an Incomplete Letter dated March 11, 2024. Pursuant to the City's development application review process, staff conducted a review of the application materials to determine the completeness and accuracy of the application submittal.

Based on our review, in accordance with 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 **complete**. The City's determination that your development application is complete is **not** a determination that your proposed development project and parcel map is consistent with and complies with all applicable zoning, subdivision, or other City or state standards, requirements, or policies. The City will begin its technical review of the application materials and, if needed, will separately provide you with a determination as to whether the proposed project is inconsistent, not in compliance, or not in conformity with any applicable plan, program, policy, ordinance, standard, requirement, or other similar provision within 60 days in accordance with Government Code Section 65589.5(j)(2)(A).

Further, consistent with Government Code Section 65944, the City reserves its right to request that the applicant clarify, amplify, correct, or otherwise supplement the information required for the application and/or provide such information as is needed to complete final action on the application and/or to comply with the provisions of the California Environmental Quality Act.

As discussed in the City's March 11, 2024 letter, the City has retained a CEQA consultant, Dudek, to conduct an Initial Study. The results of the Initial Study, and the corresponding required CEQA document, are unknown at this time. For practical purposes, the City is requiring a deposit for the preparation of an Initial Study and Mitigated Negative Declaration, in the amount of \$126,496.29. The baseline for this analysis will be the existing conditions at the time environmental review commences. Should the results

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of the Initial Study indicate that a document other than a Mitigated Negative Declaration is required, the City will request an additional deposit, or issue a refund, as warranted. The applicant shall submit the deposit to the City as soon as possible in order for the CEQA Initial Study process to commence.

If you have any questions or would like to schedule a meeting to review these comments, please feel free to contact me at (949) 489-1442 ext. 133 or at pisarkiewicz@civicsolutions.com.

Sincerely,



Adam Pisarkiewicz, AICP
Contract Planner

Cc: City Manager
City Attorney
Community Development Director
Public Works Director/City Engineer
Assistant City Engineer
Building Official
Senior Planner