



CITY OF LAGUNA HILLS

April 18, 2024

VIA E-MAIL & USPS

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 (MARCH 20, 2024 THIRD RESUBMITTAL)**

Dear Mr. Buchanan,

On March 20, 2024, the Community Development Department received a third resubmittal of application materials 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 March 20, 2024 application resubmittal, 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 **complete** and accepted for processing. The application materials will now be distributed to appropriate City departments and other reviewing agencies for technical/regulatory compliance review.

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.

Additional Deposit Required

The City's July 11, 2023 Completeness Review Letter indicated that the City had 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 \$159,273.35.

Should the results 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.

Also, please note that the initial Site Development Permit deposit (\$6,769.31) submitted on June 12, 2023, and the replenishment deposit (\$72,000.00) submitted on October 5, 2023, have been exhausted. Therefore, an additional deposit of \$40,000 is required, in addition to the CEQA deposit described above, for a total deposit of \$199,273.35 required as soon as possible.

The above-stated completeness determination is not intended to waive and the City must preserve its rights (if any) to have the final decision-makers (the City Council) determine, at the time for consideration of final approval of the Project, if this Project is or is not properly considered under applicable law to be a "Builder's Remedy" Project.

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@lagunahillsca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Longenecker".

Larry Longenecker
Community Development Director

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