



February 18, 2026

City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Re: Terravita Letter of Justification

The following summary satisfies the “Letter of Justification” requirement in the Planning Application (Requirement A4).

Summary of Proposal:

The property currently contains seven office buildings and surface parking on 18.51 acres northeast of the intersection of Ridge Route Drive and Mill Creek Road in the City of Laguna Hills. The project includes 259 attached single-family units and 221 multifamily units, for an overall total of 480 units. The single-family units include duets (46 units), duplexes/triplexes (107 units), and duplexes (106 units), all three stories in height. The multifamily building is six stories in height with 221 apartment units wrapped around a parking structure. The lot sizes are shown on the attached site plan.

Twenty four of the total units will be restricted for very low income households. Density Bonus Law incentives and waivers are requested. With those incentives and waivers incorporated, the project complies with all applicable objective General Plan and zoning standards. The project is consistent with the density established by the MXU zoning designation. The requested entitlements include a Site Development Permit, Vesting Tentative Tract Map, Precise Plan, Conditional Use Permit, and Parking Use Permit. The project qualifies for a CEQA statutory exemption under AB 130 (Government Code Section 21080.66).

Submitted Materials:

In addition to the Planning Application Submittal Checklist, the following attachments are submitted:

- Exhibit A- Legal descriptions
- Exhibit B- Public hearing notifications.
- Exhibit C- Title report
- Exhibit D- Drainage reports
- Exhibit E- Soils reports
- Exhibit F- Will serve letters
- Exhibit G- Hazardous waste statements
- Exhibit H- Cultural resources report
- Exhibit I- Fiscal impact report
- Exhibit J- Phase 1 report.

Site Development Permit Findings:

All of the Site Development Permit findings can be made, as illustrated below. Note that the project is a Housing Development Project under the Housing Accountability Act and as such, applicable standards are those “applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the [preliminary] application was deemed complete.” (Gov. Code § 65589.5, subd. (j)(1).) Under the Housing Accountability Act, a project that complies with applicable, objective standards can be denied or conditioned on lower density only if the project would have a specific, adverse impact on public health and safety and there is no feasible method to satisfactorily mitigate that impact other than disapproval or approval at a lower density. A specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Such impacts must be supported by a preponderance of the evidence.

1. *That the site design complies with standards of the development code*

The project complies with all applicable objective development code standards with approval of the requested Density Bonus Law incentives/concessions and waivers.

2. *That the site is suitable for the proposed development*

The site is suitable for a residential development at the density proposed. The project is consistent with the General Plan and the density established by the MXU zoning designation.

3. *That the project is consistent with the general plan and applicable design guidelines*

The project is consistent with the General Plan and applicable objective design guidelines with approval of the requested Density Bonus Law incentives/concessions and waivers. The project is consistent with the uses permitted by the General Plan and MXU zoning.

4. *That the site design and structural components are appropriate for the site and function of the proposed uses*

The site design and structural components of the project are appropriate for the site and function of the proposed residential use.