CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY

ADJOURNED REGULAR MEETING AGENDA
Tuesday, April 27, 2021 – 7:00 PM
(Closed Session at 6:00 PM when scheduled)

Erica Pezold, Mayor

Don Sedgwick, Mayor Pro Tempore — **Janine Heft, Council Member**

Bill Hunt, Council Member — **Dave Wheeler, Council Member**

Location: Community Center Heritage Room, 25555 Alicia Parkway, Laguna Hills, CA 92653

NOTICE REGARDING CORONAVIRUS (COVID-19): Please be advised that some, or all, of the City Council Members may attend this meeting via teleconference. This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. If you wish to attend the City Council meeting in person, the City Council Chamber is located at 24035 El Toro Road, Laguna Hills, CA 92653. The public shall have the right to observe and offer public comment at this location. If you plan on attending, please follow the California Department of Health Guidelines by wearing a mask, washing your hands often, refraining from handshakes and maintaining social distance of six feet between individuals. You may also view the live stream of the meeting online at http://lagunahillsca.iqm2.com/Citizens/Default.aspx.

Submission of Public Comments: While you may attend this meeting in person, given the health risks associated with COVID-19, the City encourages those wishing to make public comments at the April 27, 2021, City Council meeting, to submit your comments by email to the City Clerk at publiccomments@lagunahillsCA.gov, by 5:00 p.m. on April 27, 2021. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. If you wish to submit a public comment on more than one agenda item, please send a separate email for each item you are commenting on. All comments received by 5:00 p.m. on the date of the meeting will be provided to the City Council in advance to allow time for the Council Members to read them. Email comments will NOT be read by the City Clerk during the meeting, but will be announced and made part of the record. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Announcement of Public Comments: During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all email comments received by 5:00 p.m. on April 27, 2021. The email comments, including your name, will become part of the record of the City Council meeting and will be public information.

CLOSED SESSION - CONVENING AT 6:00 PM

CALL TO ORDER

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

ROLL CALL OF CITY COUNCIL MEMBERS

ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

The City Council will convene into Closed Session, in the Community Center Heritage Room or the Community Center Second Floor Classroom, to consider the following matter(s):

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (1) of subdivision (e) of Government Code Section 54956.9: (1 potential case).

PUBLIC COMMENT ON CLOSED SESSION ITEM(S)

CONVENE INTO CLOSED SESSION

The City Council will convene into Closed Session to consider the matter(s) listed above.

RECONVENE TO COMMUNITY CENTER HERITAGE ROOM

RECESS

CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY

ADJOURNED REGULAR MEETING AGENDA
Tuesday, April 27, 2021 – 7:00 PM
(Closed Session at 6:00 PM when scheduled)

Erica Pezold, Mayor

Don Sedgwick, Mayor Pro Tempore | **Janine Heft, Council Member**
Bill Hunt, Council Member | **Dave Wheeler, Council Member**

Location: Community Center Heritage Room, 25555 Alicia Parkway, Laguna Hills, CA 92653

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Submission of Public Comments: While you may attend this meeting in person, given the health risks associated with COVID-19, the City encourages those wishing to make public comments at the April 27, 2021, City Council meeting, to submit your comments by email to the City Clerk at publiccomments@lagunahillsCA.gov, by 5:00 p.m. on April 27, 2021. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. If you wish to submit a public comment on more than one agenda item, please send a separate email for each item you are commenting on. All comments received by 5:00 p.m. on the date of the meeting will be provided to the City Council in advance to allow time for the Council Members to read them. Email comments will NOT be read by the City Clerk during the meeting, but will be announced and made part of the record. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

Announcement of Public Comments: During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all email comments received by 5:00 p.m. on April 27, 2021. The email comments, including your name, will become part of the record of the City Council meeting and will be public information.

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

INVOCATION: Council Member Heft

PLEDGE OF ALLEGIANCE: Council Member Hunt

ROLL CALL OF CITY COUNCIL MEMBERS

CLOSED SESSION REPORT

1. PRESENTATIONS AND PROCLAMATIONS

1.1 Laguna Hills High School Student Liaison

Recommendation: That the City Council receive an oral report from Laguna Hills High School Student Liaison Darya Ardehali.

2. SCHEDULE OF FUTURE EVENTS

2.1 Schedule of Future Events

Recommendation: That the Interim City Manager announce the upcoming City events for the month of May 2021.

3. PUBLIC COMMENTS

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

4. CONSENT CALENDAR

All matters listed under "CONSENT CALENDAR" are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or Staff request specific items be removed from the Consent Calendar.

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for April 13, 2021, Regular Meeting

Recommendation: That the City Council approve the Minutes for the April 13, 2021, Regular Meeting.

4.3 Ratification of April 27, 2021, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from April 2, 2021, to April 15, 2021, in the amount of $944,091.07.

4.4 City Council Review and Confirmation of the Necessity for Continuing the Local Emergency Related to the On-Going Threat of the Novel COVID-19 Virus

Recommendation: That the City Council review and confirm the necessity for continuing the local emergency declared in response to the Novel COVID-19 virus.

ITEMS REMOVED FROM THE CONSENT CALENDAR

5. PLANNING AGENCY

5.1. ROLL CALL OF PLANNING AGENCY MEMBERS

5.2. PUBLIC COMMENTS

This is the time to address the Planning Agency on any matter not listed on this Agenda that is within the subject matter jurisdiction of the Planning Agency. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

5.3. APPROVAL OF MINUTES

5.3.1 Approval of Minutes for April 13, 2021, Regular Meeting

Recommendation: That the Planning Agency approve the Minutes for the April 13, 2021, Regular Meeting.

5.4. ADMINISTRATIVE REPORTS

5.5. PLANNING AGENCY PUBLIC HEARINGS

PLANNING AGENCY ADJOURNMENT

JOINT PLANNING AGENCY/CITY COUNCIL MEETING

ROLL CALL OF CITY COUNCIL/PLANNING AGENCY MEMBERS

JOINT PLANNING AGENCY/CITY COUNCIL PUBLIC HEARINGS

1 The Village at Laguna Hills – a Request by MGP Fund X Laguna Hills, LLC to Modify the Previously Approved Five Lagunas Project to Continue to Redevelop the Former Laguna Hills Mall Site Located at 24155 Laguna Hills Mall, Including Adoption of the Fifth Addendum to the City of Laguna Hills General Plan Program Environmental Impact Report as Previously Addended (State Clearinghouse No. 20080811100) and Approval of Site Development Permit, Master Sign Program, Conditional Use Permits, Parking Use Permit, Vesting Tentative Tract Map, Precise Plan, and Development Agreement No. USE-0010-2019

Recommendation: That the City Council and Planning Agency take the following actions:

1) Conduct a Joint Public Hearing;

2) That the Planning Agency and City Council:

a) Independently consider the City of Laguna Hills General Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 20080811100) as previously addended for the Five Lagunas Project along with the Fifth Addendum to the PEIR;

b) Adopt a Resolution entitled: "A Joint Resolution of the Planning Agency and the City Council of the City of Laguna Hills, California, adopting the Fifth Addendum to the 2009 General Plan Program Environmental Impact Report as previously addended for the Five Lagunas Project and a Mitigation Monitoring and Reporting

Program for the Village at Laguna Hills Project pursuant to the California Environmental Quality Act";

3) Adopt a Resolution entitled: "A Joint Resolution of the Planning Agency and the City Council of the City of Laguna Hills, California, approving Site Development Permit, Master Sign Program, Conditional Use Permit, Vesting Tentative Tract Map, Development Agreement, Precise Plan No. USE-0010-2019, a request by MGP Fund X Laguna Hills, LLC, to modify the previously approved Five Lagunas Project to continue to redevelop the former Laguna Hills Mall site located at 24155 Laguna Hills Mall, and making certain findings in connection therewith";

4) That the City Council introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "An Ordinance of the City Council of the City of Laguna Hills, California, approving and adopting a Development Agreement between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC for the Village at Laguna Hills Project."

JOINT PLANNING AGENCY/CITY COUNCIL MEETING ADJOURNMENT

6. CITY COUNCIL PUBLIC HEARINGS

7. ADMINISTRATIVE REPORTS

7.1. City Manager

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

9. CITY COUNCIL MEMBER COMMITTEE REPORTS

10. CITY COUNCIL MEMBER COMMENTS

11. CLOSED SESSION (continued)

ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

The City Council will convene into Closed Session, in the Community Center Heritage Room or the Community Center Second Floor Classroom, to consider the following matter(s):

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (1) of subdivision (e) of Government Code Section 54956.9: (1 potential case).

PUBLIC COMMENT ON CLOSED SESSION ITEM(S)

CONVENE INTO CLOSED SESSION

The City Council will convene into Closed Session to consider the matter(s) listed above.

RECONVENE TO COMMUNITY CENTER HERITAGE ROOM

CLOSED SESSION REPORT

ADJOURNMENT

The next Regular Meeting of the City Council/Planning Agency will be May 11, 2021, in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by April 23, 2021, at 5:00 pm.



April 22, 2021

City Clerk ***Date***

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.

City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: **April 27, 2021**

TO: **Mayor and Council Members**

FROM: **Kenneth H. Rosenfield P.E.**
Interim City Manager/Public Services Director

ISSUE: **Schedule of Future Events**

RECOMMENDATION: That the Interim City Manager announce the upcoming City events for the month of May 2021.

SUMMARY:

The following is a list of upcoming events for the City of Laguna Hills in the month of May 2021:

Regular City Council Meeting
Tuesday, May 11th, 5:00 p.m. Budget Study Session, 7:00 p.m. General Business, at the Laguna Hills Civic Center Council Chamber

Traffic Commission Meeting
Wednesday, May 19th, 7:00 p.m., at the Laguna Hills Civic Center Council Chamber

Regular City Council Meeting
Tuesday, May 25th, 7:00 p.m., at the Laguna Hills Civic Center Council Chamber

Laguna Hills Memorial Day 10K and 5K (In-person and Virtual)
Monday, May 31st, in-person race begins on Calle de la Louisa at Memorial Care Saddleback Medical and ends at the Laguna Hills Community Center

City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: April 27, 2021

TO: Mayor and Council Members

FROM: Jennifer Lee
Assistant City Clerk

ISSUE: Approval of Minutes for April 13, 2021, Regular Meeting

RECOMMENDATION: That the City Council approve the Minutes for the April 13, 2021, Regular Meeting.

ATTACHMENTS:

- 210413 CC Minutes

CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY

REGULAR MEETING
MINUTES
Tuesday, April 13, 2021

CLOSED SESSION - CONVENING AT 6:00 PM

CALL TO ORDER

The meeting was called to order at 5:59 p.m. by Mayor Pezold.

ROLL CALL OF CITY COUNCIL MEMBERS

Attendee Name	Title	Status	Arrived
Erica Pezold	Mayor	Present	
Don Sedgwick	Mayor Pro Tempore	Present	
Janine Heft	Council Member	Present	
Bill Hunt	Council Member	Present	
Dave Wheeler	Council Member	Present	

ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Pursuant to Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (1) of subdivision (e) of Government Code Section 54956.9: (1 potential case).

PUBLIC COMMENT ON CLOSED SESSION ITEM(S)

There were no public comments on closed session item(s).

ADJOURN TO CITY COUNCIL CONFERENCE ROOM

CONVENE INTO CLOSED SESSION

The City Council convened into Closed Session to consider the matter(s) listed above.

RECONVENE TO CITY COUNCIL CHAMBER

RECESS

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Pezold.

INVOCATION: Council Member Hunt

PLEDGE OF ALLEGIANCE: Council Member Sedgwick

ROLL CALL OF CITY COUNCIL MEMBERS

Attendee Name	Title	Status	Arrived
Erica Pezold	Mayor	Present	
Don Sedgwick	Mayor Pro Tempore	Present	
Janine Heft	Council Member	Present	
Bill Hunt	Council Member	Present	
Dave Wheeler	Council Member	Present	

CLOSED SESSION REPORT

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (1) of subdivision (e) of Government Code Section 54956.9: (1 potential case).

City Attorney Simonian stated that the City Council convened into closed session this evening pursuant to the authorities listed on the Agenda with no reportable action taken. The City Council has not completed its discussion and will reconvene back into closed session following the general business meeting and, at that time, there will be a further closed session report.

1. PRESENTATIONS AND PROCLAMATIONS

1.1 Laguna Hills High School Student Liaison

Recommendation: Laguna Hills High School Student Liaison Kory Arfania was not available at the meeting to provide a report.

1.2 Presentation of Proclamation for "Drowning Prevention Awareness"

Recommendation: The City Council issued a Proclamation encouraging participation in the "Always Watch Your Child Around Water" campaign by highlighting May through October as a "Drowning Prevention Awareness" period

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and Council Member Heft presented the Proclamation to Michael Contreras, Division Chief, Orange County Fire Authority.

2. SCHEDULE OF FUTURE EVENTS

2.1 Schedule of Future Events

Recommendation: The Interim City Manager announced the upcoming City events for the months of April and May 2021.

3. PUBLIC COMMENTS

The following individuals submitted electronic public comments on non-agendized items that were received, forwarded to the Council prior to the meeting, and announced into the record by Assistant City Clerk Lee:

Claudia Mohler, as resident of Laguna Hills, submitted an email regarding no parking times on street sweeping days.

Aayush Mehrotra, a resident of Laguna Hills, submitted an email expressing concerns regarding recent crime issues along Via Lomas.

The following individuals addressed the City Council on non-agendized items:

Roger James, a resident of Laguna Hills, spoke regarding a recent crime event near Via Lomas.

4. CONSENT CALENDAR

Motion to approve the Consent Calendar with Mayor Pro Tempore Sedgwick and Council Member Heft removing Item No. 4.8.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Janine Heft, Council Member
SECONDER:	Don Sedgwick, Mayor Pro Tempore
AYES:	Erica Pezold, Mayor; Don Sedgwick, Mayor Pro Tempore; Janine Heft, Council Member; Bill Hunt, Council Member; Dave Wheeler, Council Member

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for March 23, 2021, Regular Meeting

Recommendation: That the City Council approve the Minutes for the March 23, 2021, Regular Meeting.

4.3 Ratification of April 13, 2021, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from March 12, 2021, to April 1, 2021, in the amount of $418,064.32.

4.4 City Council Review and Confirmation of the Necessity for Continuing the Local Emergency Related to the On-Going Threat of the Novel COVID-19 Virus

Recommendation: That the City Council review and confirm the necessity for continuing the local emergency declared in response to the Novel COVID-19 virus.

4.5 Progress Payment No. 2, Final, for Water Quality Improvement Catch Basin Debris Gate Project Phase IX, CIP NO. 412-I

Recommendation: That the City Council approve Progress Payment No. 2, Final, in the net amount of $105,979.15, to G2 Construction, Inc., for Water Quality Improvement Catch Basin Debris Gate Project Phase IX, CIP No. 412-I, and authorize the filing of the Notice of Completion and subsequent release of retention in 35 days, if no liens have been filed.

4.6 Amended M2 Expenditure Report for the Fiscal Year Ended June 30, 2020

Recommendation: That the City Council: 1) Approve the Amended M2 Expenditure Report for the Fiscal Year ended June 30, 2020, for submittal to OCTA; and 2) Adopt Resolution No. 2021-04-13-1: "A Resolution of the City Council of the City of Laguna Hills, California, concerning the Amended Renewed Measure M (M2) Expenditure Report for the City of Laguna Hills for the Fiscal Year ended June 30, 2020."

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

4.7 Initiation of the 2021 Weed Abatement Program

Recommendation: That the City Council adopt Resolution No. 2021-04-13-2: "A Resolution of the City Council of the City of Laguna Hills, California, declaring weeds and rubbish on specified private property to be a public nuisance, commencing public proceedings, and setting a Public Hearing for May 11, 2021."

ITEMS REMOVED FROM THE CONSENT CALENDAR

4.8 2021 Laguna Hills Memorial Day 10K, and 5K Event Update

Mayor Pro Tempore Sedgwick and Council Member Heft removed Item No. 4.8 from the Consent Calendar to request additional information.

Recommendation: That the City Council receive and file the report.

RESULT:	**RECEIVE AND FILE [UNANIMOUS]**
MOVER:	Janine Heft, Council Member
SECONDER:	Don Sedgwick, Mayor Pro Tempore
AYES:	Erica Pezold, Mayor, Don Sedgwick, Mayor Pro Tempore, Janine Heft, Council Member, Bill Hunt, Council Member, Dave Wheeler, Council Member

5. PLANNING AGENCY

Mayor Pezold recessed the City Council Meeting, and acting in capacity as Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:24 p.m.

5.1. ROLL CALL OF PLANNING AGENCY MEMBERS

Attendee Name	Title	Status	Arrived
Erica Pezold	Chair	Present	
Don Sedgwick	Vice Chair	Present	
Janine Heft	Agency Member	Present	
Bill Hunt	Agency Member	Present	
Dave Wheeler	Agency Member	Present	

5.2. PUBLIC COMMENTS

There were no Planning Agency public comments on non-agendized items.

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

5.3. APPROVAL OF MINUTES

5.3.1 Approval of Minutes for March 23, 2021, Regular Meeting

Recommendation: That the Planning Agency approve the Minutes for the March 23, 2021, Regular Meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Janine Heft, Agency Member
SECONDER:	Bill Hunt, Agency Member
AYES:	Erica Pezold, Chair; Don Sedgwick, Vice Chair; Janine Heft, Agency Member; Bill Hunt, Agency Member; Dave Wheeler, Agency Member

5.4. ADMINISTRATIVE REPORTS

There were no Planning Agency administrative reports.

5.5. PLANNING AGENCY PUBLIC HEARINGS

5.5.1 Conditional Use Permit/Parking Use Permit (CUP/PUP) No. 0042-2020 and Conditional Use Permit (CUP) No. 0057-2021, a Request by MLJ Resources, LLC, on Behalf of Healing Hearts Emergency Animal Hospital, Inc., to Establish a 24-Hour Emergency Animal Hospital in an Existing 5,795 Square-Foot Tenant Space Located at 23501 Avenida De La Carlota, Suite D, and a Request to Establish a Joint Parking Use Permit

Community Development Director Chantarangsu reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information.

Chair Pezold opened the Public Hearing.

John Ramirez, project applicant on behalf of MLJ Resources, LLC, provided information on the project and agreed to the conditions of approval.

Robert Berschauer, owner of the proposed business, provided information on the project.

Chris Pretto, property owner on behalf of PS Business Parks, agreed to the conditions of approval.

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The following individuals addressed the Planning Agency on this item:

Terry Kratka, a resident of Laguna Woods, asked about outside noise generated from the business.

Chair Pezold closed the Public Hearing.

Recommendation: That the Planning Agency: 1) Conduct a Public Hearing;

2) Find and determine that the project is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities);

3) Adopt Resolution No. PA2021-04-13-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit/Parking Use Permit (CUP/PUP) No. 0042-2020, a request by MLJ Resources, LLC, on behalf of Healing Hearts Emergency Animal Hospital, Inc., in cooperation with Acquiport Three Corp, to establish a Joint Parking Use Permit for a 3.3 acre property located at 23501 Avenida de la Carlota and 23452 & 23472 Ridge Route Drive."; and

4) Adopt Resolution No. PA2021-04-13-2: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit (CUP) No. 0057-2021, a request by MLJ Resources, LLC, on behalf of Healing Hearts Emergency Animal Hospital, Inc., to establish a 24-hour emergency animal hospital in an existing 5,795 square foot tenant space located at 23501 Avenida de la Carlota, Suite D."

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bill Hunt, Agency Member
SECONDER:	Janine Heft, Agency Member
AYES:	Erica Pezold, Chair, Don Sedgwick, Vice Chair, Janine Heft, Agency Member, Bill Hunt, Agency Member, Dave Wheeler, Agency Member

PLANNING AGENCY ADJOURNMENT

Chair Pezold adjourned the Planning Agency Meeting at 7:49 p.m. All Council Members were present in chamber.

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6. CITY COUNCIL PUBLIC HEARINGS

There were no City Council public hearings.

7. ADMINISTRATIVE REPORTS

7.1. City Manager

7.1.1 Residential Parking Permit Program and No Parking Zone for Street Sweeping Purposes on Certain Streets in the Ridgefield Residential Neighborhood South of Aliso Hills Drive

Interim City Manager Rosenfield reviewed the information provided in the staff report and responded to Council requests for additional information.

The following individuals submitted electronic public comments on this item that were received, forwarded to the Council prior to the meeting, and announced into the record by Assistant City Clerk Lee:

Brandon & Nancy Falkenham, Betsy Flint, Melissa Frueh, and Jean Merrell, all residents of the Ridgefield neighborhood in Laguna Hills, each submitted an email in favor of establishing the parking permit program and Ken Collie, also resident of the Ridgefield neighborhood in Laguna Hills, submitted an email in favor of establishing the parking permit program but opposed the installation of new posts and signs.

The following individuals addressed the City Council on this item:

Ryan Armstrong, a resident of Laguna Hills, spoke in favor of establishing the parking permit program.

Michael P. O'Connor, a resident of Laguna Hills, requested Rio Grande Ave. be added to the parking permit program.

Stephen Catanzaro, a resident of Laguna Hills, spoke in favor of establishing the parking permit program.

Neel Patel, a resident of Laguna Hills, spoke in favor of establishing the parking permit program.

Recommendation: That the City Council: 1) Find and determine that the proposed permit parking controls are not subject to the California Environmental Quality Act pursuant to Sections 15060(C)(2) (the activity

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will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(C)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, Cal. Code of Regs, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and 2) Adopt Resolution No. 2021-04-13-3, "A Resolution of the City Council of the City of Laguna Hills, California, establishing a residential parking permit area and a no parking zone during days and hours of street sweeping on certain streets in the Ridgefield residential neighborhood south of Aliso Hills Drive".

Motion to move staff's recommendation and expedite the parking permit program process for Rio Grande Ave.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Don Sedgwick, Mayor Pro Tempore
SECONDER:	Janine Heft, Council Member
AYES:	Erica Pezold, Mayor; Don Sedgwick, Mayor Pro Tempore; Janine Heft, Council Member; Bill Hunt, Council Member; Dave Wheeler, Council Member

7.1.2 Award of a Proposed Customer Services Agreement with Flock Group, Inc., for a Fixed Automatic License Plate Reader System

Interim City Manager Rosenfield reviewed the information provided in the staff report and responded to Council requests for additional information.

The following individuals addressed the City Council on this item:

Neel Patel, a resident of Laguna Hills, spoke regarding reducing crime in the City.

Recommendation: That the City Council: 1) Find and determine that the deployment of an Automated License Plate Reader System is not subject to the California Environmental Quality Act pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, Cal. Code of Regs., Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment directly or indirectly, and 2) Award the proposed Customer Services Agreement for the fixed Automatic License

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

Plate Reader System to the lowest responsive and responsible bidder, Flock Group, Inc., in the total bid amount of $77,500 for an initial three-year term of services, authorize the Interim City Manager to execute the proposed Customer Services Agreement, reject all other bids and defer implementation of the fixed Automatic License Plate Reader System until July 1, 2021, after the Fiscal Year 2021/22 Budget is adopted.

Motion to move staff's recommendation and to adopt Fiscal Impact Option 1 from the staff report to provide a Budget Amendment to initiate the Agreement in this current Fiscal Year.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Janine Heft, Council Member
SECONDER:	Erica Pezold, Mayor
AYES:	Erica Pezold, Mayor; Don Sedgwick, Mayor Pro Tempore; Janine Heft, Council Member; Bill Hunt, Council Member; Dave Wheeler, Council Member

7.2. Deputy City Manager/Community Services Director

7.2.1 Agreement for a Fireworks Show in Celebration of July 4, 2021

Deputy City Manager/Community Services Director Reynolds reviewed the information provided in the staff report and responded to Council requests for additional information.

Recommendation: That the City Council approve the Fireworks Display Agreement with Fireworks and Stage FX America, Inc., for the 2021 4th of July celebration and authorize the City Manager to execute the Agreement.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Janine Heft, Council Member
SECONDER:	Bill Hunt, Council Member
AYES:	Erica Pezold, Mayor; Don Sedgwick, Mayor Pro Tempore; Janine Heft, Council Member; Bill Hunt, Council Member; Dave Wheeler, Council Member

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

There were no matters agendized and presented by City Council Members.

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

9. CITY COUNCIL MEMBER COMMITTEE REPORTS

Council Member Heft

Council Member Heft provided an update on the Association of California Cities – Orange County (ACC-OC) Executive Committee and the Transportation Corridor Agency (TCA) Board of Directors.

10. CITY COUNCIL MEMBER COMMENTS

Council Member Wheeler

Council Member Wheeler requested the issue of conducting a citywide study on parking issues be agendized for a future meeting and received a second from Mayor Pezold.

Council Member Wheeler also requested the issue of County requirements relating to vaccines be agendized for a future meeting and received a second from Council Member Heft.

Mayor Pro Tempore Sedgwick

Mayor Pro Tempore Sedgwick provided comments regarding the issue of requirements related to vaccines.

Council Member Heft

Council Member Heft provided information regarding the Laguna Hills High School Grad Night.

Council Member Heft requested a status report on the non-synthetic pesticide use pilot program be agendized for a future meeting and received a second from Council Member Wheeler.

Council Member Heft requested a status report on the invocation program.

Mayor Pezold

Mayor Pezold expressed her appreciation for the staff on implementation of the Mayor's Messaging program.

Mayor Pezold expressed her appreciation to the Orange County Sheriff Department for their recent response to an incident in the City.

CLOSED SESSION (continued)

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

Mayor Pezold recessed the City Council meeting at 9:44 p.m.

ADJOURN TO CITY COUNCIL CONFERENCE ROOM

CONVENE INTO CLOSED SESSION

The City Council reconvened into Closed Session.

RECONVENE IN CITY COUNCIL CHAMBER

Mayor Pezold reconvened the City Council Meeting at 11:14 p.m.

CLOSED SESSION REPORT

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (1) of subdivision (e) of Government Code Section 54956.9: (1 potential case).

City Attorney Simonian reported that the City Council convened into Closed Session pursuant to the authorities listed on the Agenda with no reportable action taken.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Pezold declared the meeting adjourned at 11:15 p.m. The next Regular Meeting of the City Council scheduled for April 27, 2021 at 7:00 p.m., will be held at the Laguna Hills Community Center Heritage Room, located at 25555 Alicia Parkway, Laguna Hills, California.

Melissa Au-Yeung, City Clerk

ATTEST:

Erica Pezold, Mayor

Approved at meeting of April 27, 2021

Attachment: 210413 CC Minutes (2405 : Approval of Minutes for April 13, 2021, Regular Meeting)

City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: **April 27, 2021**

TO: **Mayor and Council Members**

FROM: **Janice Reyes**
Finance Director

ISSUE: **Ratification of April 27, 2021, Warrant Register**

RECOMMENDATION: That the City Council ratify the accompanying Warrant Register for the period from April 2, 2021, to April 15, 2021, in the amount of $944,091.07.

SUMMARY:

The City issues accounts payable disbursements on a regular basis and presents it to City Council for ratification at its next regularly scheduled City Council Meeting. The attached Warrant Register containing checks and electronic funds transfers for the period from April 2, 2021, to April 15, 2021, is being presented for ratification by the City Council. Payments have been reviewed and approved by the appropriate departmental staff. The Director of Finance certifies to the accuracy of the attached register and to the availability of monies for payment thereof.

ATTACHMENTS:

- Warrant Register - April 27, 2021
- Warrant Register, Payables Detail Report - April 27, 2021

Warrant Register - April 27, 2021

City of Laguna Hills, CA

By Check Number

Date Range: 04/02/2021 - 04/15/2021

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Regular				
8819117	Z-CS-0310	GARCIA, MARIBEL	04/08/2021	500.00
8819118	C-1144	CHARLES ABBOTT ASSOCIATES, INC	04/08/2021	60,157.02
8819119	C-1208	COMET ELECTRIC, INC.	04/08/2021	2,785.50
8819120	C-0023	COX COMMUNICATION	04/08/2021	195.86
8819121	D-0541	DIAMOND ENVIRONMENTAL SERVICES	04/08/2021	2,984.58
8819122	E-0554	ECONOMICS, INC.	04/08/2021	12,422.34
8819123	G-0862	GRANICUS	04/08/2021	4,853.52
8819124	H-0829	HARTZOG & CRABILL, INC.	04/08/2021	6,147.14
8819125	H-0804	HINDERLITER, DE LLAMAS & ASSOC., INC.	04/08/2021	2,704.54
8819126	K-1196	KELLY ASSOCIATES MANAGEMENT GROUP, LLC	04/08/2021	11,136.25
8819127	L-1381	LEE, JENNIFER	04/08/2021	900.00
8819128	M-1600	MERCY HOUSE LIVING CENTERS, INC.	04/08/2021	600.00
8819129	M-1302	MOULTON NIGUEL WATER DISTRICT	04/08/2021	9,610.10
8819130	O-1546	OFFICE SOLUTIONS	04/08/2021	385.43
8819131	R-1946	RK ENGINEERING GROUP, INC.	04/08/2021	450.00
8819132	S-1902	SAN DIEGO GAS & ELECTRIC	04/08/2021	37,973.02
8819133	S-1904	SOUTHERN CALIFORNIA EDISON	04/08/2021	12,600.64
8819134	S-1904	SOUTHERN CALIFORNIA EDISON	04/08/2021	1,340.14
8819135	S-1904	SOUTHERN CALIFORNIA EDISON	04/08/2021	36.09
8819136	S-1904	SOUTHERN CALIFORNIA EDISON	04/08/2021	12,983.49
8819137	S-2250	SPARKLETTS	04/08/2021	180.83
8819138	S-2201	SUNSET PROPERTY SERVICES JONSET CORPORATION	04/08/2021	14,950.40
8819139	R-1888	THE RITZ COMPANIES	04/08/2021	300.00
8819140	W-2302	THOMSON REUTERS - WEST	04/08/2021	266.61
8819141	U-2165	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	04/08/2021	161.19
8819142	V-2249	US BANK VOYAGER FLEET SYSTEM	04/08/2021	280.68
8819143	V-2224	VERIZON WIRELESS	04/08/2021	1,179.25
8819144	W-2448	WEST GATE CONTRACTOR	04/08/2021	7,500.00
8819145	A-0365	AT&T - CALNET 3	04/15/2021	245.54
8819146	C-1133	CALIFORNIA YELLOW CAB	04/15/2021	248.00
8819147	C-1179	CANON SOLUTIONS AMERICA	04/15/2021	7.27
8819148	C-1191	COMMUNICATIONS CHGS- LAW ENF - COUNTY OF ORANGE	04/15/2021	3,321.00
8819149	C-1190	FINGERPRINT ID (AFIS) LAW ENF. - COUNTY OF ORANGE	04/15/2021	1,388.00
8819150	H-0960	HR GREEN PACIFIC, INC.	04/15/2021	27,540.12
8819151	Z-CD-0166	INTEGRITY REPIPE	04/15/2021	151.74
8819152	J-1088	J THAYER COMPANY, INC	04/15/2021	30.12
8819153	Z-CS-0363	KATSUYAMA, LAUREN	04/15/2021	20.00
8819154	M-1600	MERCY HOUSE LIVING CENTERS, INC.	04/15/2021	600.00
8819155	P-1834	PLACEWORKS, INC.	04/15/2021	734.40
8819156	Z-CD-0175	SIMCIK, JASON	04/15/2021	100.00
8819157	Z-CD-0295	SOUTH COAST ROOF INC	04/15/2021	1,260.00
8819158	Z-CD-0234	SUN RUN INSTALLATION SERVICES	04/15/2021	59.34
8819159	Z-CD-0296	UNDERLINE ENERGY CONCEPTS	04/15/2021	2,070.00
			Total Regular:	**243,360.15**

Attachment: Warrant Register - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

Warrant Register - April 27, 2021 **Date Range: 04/02/2021 - 04/15/2021**

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Bank Draft				
DFT0001574	C-1007	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX	04/09/2021	691,449.71
DFT0001575	B-0276	BANK OF AMERICA VISA CARD	04/13/2021	163.86
DFT0001576	B-0276	BANK OF AMERICA VISA CARD	04/13/2021	7,789.81
DFT0001577	B-0276	BANK OF AMERICA VISA CARD	04/13/2021	538.64
DFT0001578	B-0276	BANK OF AMERICA VISA CARD	04/13/2021	788.90
			Total Bank Draft:	**700,730.92**

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	58	43	0.00	243,360.15
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	700,730.92
EFT's	0	0	0.00	0.00
	63	**48**	**0.00**	**944,091.07**

Attachment: Warrant Register - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	58	43	0.00	243,360.15
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	700,730.92
EFT's	0	0	0.00	0.00
	63	**48**	**0.00**	**944,091.07**

Fund Summary

Fund	Name	Period	Amount
998	POOL	4/2021	944,091.07
			944,091.07

Attachment: Warrant Register - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

Warrant Register - Payables Detail Report

City of Laguna Hills, CA

By Fund

Payment Dates 04/02/2021 - 04/15/2021

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
Fund: 100 - GENERAL FUND					
04/08/2021	SOUTHERN CALIFORNIA EDISON	012721 - Acct #2-26-519-	Street Lights, Traffic Control, Jan '21	100-355-631900	4,327.83
04/08/2021	SOUTHERN CALIFORNIA EDISON	022621 - Acct #2-26-519-	Street Lights, Traffic Control, Feb '21	100-355-631900	4,327.83
04/08/2021	COX COMMUNICATION	032821	WiFi, Community Center, Mar '21	100-195-630000	195.86
04/08/2021	SOUTHERN CALIFORNIA EDISON	033121 - Acct #2-02-311-	Street Lights, Traffic Control, Mar '21	100-355-631400	36.09
04/08/2021	SOUTHERN CALIFORNIA EDISON	033121 - Acct #2-08-233-	Street Lights, Traffic Control, Mar '21	100-355-631000	250.38
04/08/2021	SOUTHERN CALIFORNIA EDISON	033121 - Acct #2-08-233-	Street Lights, Traffic Control, Mar '21	100-355-631400	12,350.26
04/08/2021	SOUTHERN CALIFORNIA EDISON	033121 -Acct #2-08-233-4	Street Lights, Traffic Control, Mar '21	100-355-631000	169.94
04/08/2021	SOUTHERN CALIFORNIA EDISON	033121 -Acct #2-08-233-4	Street Lights, Traffic Control, Mar '21	100-355-631400	1,170.20
04/08/2021	LEE, JENNIFER	040221	TTC Training Reimbursement, Jun - Oct '21	100-155-611000	900.00
04/08/2021	SAN DIEGO GAS & ELECTRIC	040821	Street Lights, Traffic Control, Mar '21	100-355-631400	10,534.02
04/08/2021	MOULTON NIGUEL WATER DISTRICT	040821	Water Usage, Public Services, Mar	100-355-635000	9,610.10
04/08/2021	SAN DIEGO GAS & ELECTRIC	040821a	Street Lights, Traffic Control, Com Ctr, Mar '21	100-310-631100	5,364.79
04/08/2021	SAN DIEGO GAS & ELECTRIC	040821a	Street Lights, Traffic Control, Com Ctr, Mar '21	100-355-631000	5,708.56
04/08/2021	SAN DIEGO GAS & ELECTRIC	040821a	Street Lights, Traffic Control, Com Ctr, Mar '21	100-355-631400	13,001.67
04/08/2021	SAN DIEGO GAS & ELECTRIC	040821a	Street Lights, Traffic Control, Com Ctr, Mar '21	100-355-631900	3,363.98
04/08/2021	COMET ELECTRIC, INC.	10525	CIP 112, Retention Payment	100-000-201001	2,785.50
04/08/2021	SPARKLETTS	12194330 033121	Operating Supplies, Comm Ctr, Mar	100-310-622005	50.89
04/08/2021	SOUTHERN CALIFORNIA EDISON	122620 - Acct #2-26-519-	Street Lights, Traffic Control, Dec '20	100-355-631900	4,327.83
04/08/2021	SUNSET PROPERTY SERVICES JONSET CORPORATION	124276	Street Sweeping Services, Mar '21	100-355-720410	106.33
04/08/2021	SUNSET PROPERTY SERVICES JONSET CORPORATION	124279	Pressure Washing Services, Mar '21	100-355-720410	291.25
04/08/2021	SUNSET PROPERTY SERVICES JONSET CORPORATION	124283	Pressure Washing Services, Mar '21	100-355-720410	196.25
04/08/2021	SUNSET PROPERTY SERVICES JONSET CORPORATION	124307	Street Sweeping Services, Mar '21	100-355-720410	12,249.54
04/08/2021	GRANICUS	138106	Agenda Software, 4/1/21 - 6/30/21	100-195-720050	4,853.52
04/08/2021	HARTZOG & CRABILL, INC.	21-0062	Traffic Signal Mgmt Services & CIP 168-I, Feb '21	100-000-120004	1,875.00
04/08/2021	HARTZOG & CRABILL, INC.	21-0062	Traffic Signal Mgmt Services & CIP 168-I, Feb '21	100-355-700101	3,272.14
04/08/2021	HARTZOG & CRABILL, INC.	21-0062	Traffic Signal Mgmt Services & CIP 168-I, Feb '21	100-600-790600	1,000.00
04/08/2021	RK ENGINEERING GROUP, INC.	210305	Engineering Services, USE-0031-2020, Mar '21	100-000-223000	450.00
04/08/2021	RK ENGINEERING GROUP, INC.	210305	Engineering Services, USE-0031-2020, Mar '21	100-000-452000	(450.00)
04/08/2021	RK ENGINEERING GROUP, INC.	210305	Engineering Services, USE-0031-2020, Mar '21	100-225-700201	450.00
04/08/2021	WEST GATE CONTRACTOR	23	Graffiti Removal, Public Services, Mar '21	100-355-720500	7,500.00
04/08/2021	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	320210375	Street Maintenance, Mar '21	100-355-720400	104.05
04/08/2021	SPARKLETTS	4228482 032621	Operating Supplies, Mar '21	100-195-622000	129.94
04/08/2021	MERCY HOUSE LIVING CENTERS, INC.	5003-21-01	Contract Services - Homelessness, Jan '21	100-310-720302	600.00
04/08/2021	CHARLES ABBOTT ASSOCIATES, INC	62398	Road Maintenance, Mar '21	100-355-720400	58,857.81
04/08/2021	CHARLES ABBOTT ASSOCIATES, INC	62399 - PARKS BILLING	Parks Contract Repair, Mar '21	100-355-720701	1,299.21
04/08/2021	THOMSON REUTERS - WEST	844080068	Subscription, City Clerk, Mar '21	100-155-626000	266.61
04/08/2021	US BANK VOYAGER FLEET SYSTEM	8693220322113	Vehicle Fuel, Mar '21	100-420-613100	67.95
04/08/2021	US BANK VOYAGER FLEET SYSTEM	8693220402113	Vehicle Fuel, Mar '21	100-355-613100	212.73

Attachment: Warrant Register, Payables Detail Report - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

Warrant Register - Payables Detail Report **Payment Dates: 04/02/2021 - 04/15/2021**

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
04/08/2021	VERIZON WIRELESS	9876316449	Communication Expense, Mar '21	100-195-630000	1,179.25
04/08/2021	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	dsb20201515	Street Maintenance, Mar '21	100-355-720400	57.14
04/08/2021	GARCIA, MARIBEL	FRDCOV-0032	Refund, Facility Deposit, R #1033810.002	100-000-222000	500.00
04/08/2021	OFFICE SOLUTIONS	I-01855916	Operating Supplies, Mar '21	100-195-622000	385.43
04/08/2021	HINDERLITER, DE LLAMAS & ASSOC., INC.	SIN007107	Sales Tax 1st Qtr , Audit Sales 3rd Qtr	100-155-700052	2,704.54
04/09/2021	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX	SH 58873	Law Enforcement Services, Apr '21	100-420-720800	691,449.71
04/13/2021	BANK OF AMERICA VISA CARD	032021 COMDEV	Departmental Expenditure, Mar '21	100-000-120000	0.26
04/13/2021	BANK OF AMERICA VISA CARD	032021 COMDEV	Departmental Expenditure, Mar '21	100-225-646100	788.64
04/13/2021	BANK OF AMERICA VISA CARD	032021 COMSVCS	Departmental Expenditure, Mar '21	100-195-940000	6,971.80
04/13/2021	BANK OF AMERICA VISA CARD	032021 COMSVCS	Departmental Expenditure, Mar '21	100-310-695500	189.85
04/13/2021	BANK OF AMERICA VISA CARD	032021 COMSVCS	Departmental Expenditure, Mar '21	100-310-695502	9.99
04/13/2021	BANK OF AMERICA VISA CARD	032021 COMSVCS	Departmental Expenditure, Mar '21	100-310-695507	18.17
04/13/2021	BANK OF AMERICA VISA CARD	032021 GENGOV2	Departmental Expenditure, Mar '21	100-155-610000	110.00
04/13/2021	BANK OF AMERICA VISA CARD	032021 GENGOV2	Departmental Expenditure, Mar '21	100-155-626000	53.86
04/13/2021	BANK OF AMERICA VISA CARD	032021 PUBSVCS	Departmental Expenditure, Mar '21	100-355-622000	538.64
04/15/2021	AT&T - CALNET 3	000016285942	Alarm, Com Ctr & City Hall Lines, Apr '21	100-195-630000	154.40
04/15/2021	AT&T - CALNET 3	000016285942	Alarm, Com Ctr & City Hall Lines, Apr '21	100-310-630100	91.14
04/15/2021	HR GREEN PACIFIC, INC.	141926	Building Services, Community Development, Feb '21	100-225-700000	21,170.00
04/15/2021	HR GREEN PACIFIC, INC.	141928	Plan Check, Community Development, Feb '21	100-225-700000	6,370.12
04/15/2021	J THAYER COMPANY, INC	1517972-0	Office Supplies, Comm Ctr, Apr '21	100-310-620500	30.12
04/15/2021	CANON SOLUTIONS AMERICA	4035830608	Copier Usage, Community Services, Mar '21	100-195-641200	7.27
04/15/2021	MERCY HOUSE LIVING CENTERS, INC.	5003-21-02	Contract Services - Homelessness, Feb '21	100-310-720302	600.00
04/15/2021	SUN RUN INSTALLATION SERVICES	CD-0676-ELER-0295-202(	Refund, Permit Fees, R #5956	100-000-442000	59.34
04/15/2021	INTEGRITY REPIPE	CD-0677-PLMR-0523-202	Refund, Permit Fees, R #8430	100-000-221011	1.00
04/15/2021	INTEGRITY REPIPE	CD-0677-PLMR-0523-202	Refund, Permit Fees, R #8430	100-000-221012	4.00
04/15/2021	INTEGRITY REPIPE	CD-0677-PLMR-0523-202	Refund, Permit Fees, R #8430	100-000-442000	146.74
04/15/2021	KATSUYAMA, LAUREN	CSP-0026	Refund, Program, R #1017970.001	100-000-451000	20.00
04/15/2021	COMMUNICATIONS CHGS- LAW ENF - COUNTY OF ORANGE	SC12742	Communications Charges, 4/1/21 - 6/30/21	100-420-646000	3,321.00
04/15/2021	FINGERPRINT ID (AFIS) LAW ENF. - COUNTY OF ORANGE	SH 58908	Fingerprint ID System Charges, Apr	100-420-720835	1,388.00
			Fund 100 - GENERAL FUND Total:		**910,128.47**
Fund: 101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT					
04/08/2021	KELLY ASSOCIATES MANAGEMENT GROUP, LLC	040121	Professional Services, Mar '21	101-000-223000	11,136.25
04/08/2021	KELLY ASSOCIATES MANAGEMENT GROUP, LLC	040121	Professional Services, Mar '21	101-000-450000	(11,136.25)
04/08/2021	KELLY ASSOCIATES MANAGEMENT GROUP, LLC	040121	Professional Services, Mar '21	101-225-700040	11,136.25
04/15/2021	PLACEWORKS, INC.	74893	Prof Services, Village at LH Expenses, Mar '21	101-000-223000	734.40
04/15/2021	PLACEWORKS, INC.	74893	Prof Services, Village at LH Expenses, Mar '21	101-000-450000	(734.40)
04/15/2021	PLACEWORKS, INC.	74893	Prof Services, Village at LH Expenses, Mar '21	101-225-700200	734.40
			Fund 101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT Total:		**11,870.65**
Fund: 221 - SENIOR MOBILITY PROGRAM					
04/15/2021	CALIFORNIA YELLOW CAB	3406021	Senior Mobility Program, Mar '21	221-310-720000	248.00
			Fund 221 - SENIOR MOBILITY PROGRAM Total:		**248.00**
Fund: 307 - C & D FORFEITED DEPOSITS					
04/08/2021	ECONOMICS, INC.	2017-2018.45	Professional Services, Recycling Program, Mar '21	307-355-700000	12,422.34

Attachment: Warrant Register, Payables Detail Report - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

Warrant Register - Payables Detail Report **Payment Dates: 04/02/2021 - 04/15/2021**

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
04/15/2021	SIMCIK, JASON	CD-0678-BLDR-0483-202	Refund, C&D Deposit, R #7350	307-000-436000	100.00
04/15/2021	SOUTH COAST ROOF INC	CD-0679-BLDR-0608-202	Refund, C&D Deposit, R #7969	307-000-436000	1,260.00
04/15/2021	UNDERLINE ENERGY CONCEPTS	CD-0680-BLDR-0400-202	Refund, C&D Deposit, R #6891	307-000-436000	2,070.00
			Fund 307 - C & D FORFEITED DEPOSITS Total:		**15,852.34**
Fund: 430 - CARES Act Assistance - State					
04/08/2021	DIAMOND ENVIRONMENTAL	0003176842	Contract Serv - Sanitation, Comm Ctr, Apr '21	430-420-721505	994.86
04/08/2021	DIAMOND ENVIRONMENTAL	0003176843	Contract Serv - Sanitation, Cabot Park, Apr '21	430-420-721505	994.86
04/08/2021	DIAMOND ENVIRONMENTAL	0003176844	Contract Serv - Sanitation, Civic Ctr, Apr '21	430-420-721505	994.86
04/08/2021	SUNSET PROPERTY SERVICES JONSET CORPORATION	124294	Contract Serv - Public Safety, COVID-19, Mar '21	430-420-720000	1,829.59
04/08/2021	SUNSET PROPERTY SERVICES JONSET CORPORATION	124306	Contract Serv - Public Safety, COVID-19, Mar '21	430-420-720000	277.44
04/08/2021	THE RITZ COMPANIES	48774	Contract Services - Janitorial, COVID-19, Jan '21	430-420-721505	300.00
04/13/2021	BANK OF AMERICA VISA CARD	032021 COMSVCS	Departmental Expenditure, Mar '21	430-420-940000	600.00
			Fund 430 - CARES Act Assistance - State Total:		**5,991.61**
Fund: 600 - CAPITAL IMPROVEMENT PROJECT					
04/08/2021	HARTZOG & CRABILL, INC.	21-0062	Traffic Signal Mgmt Services & CIP 168-I, Feb '21	600-000-490100	(1,000.00)
04/08/2021	HARTZOG & CRABILL, INC.	21-0062	Traffic Signal Mgmt Services & CIP 168-I, Feb '21	600-251-950168	1,000.00
			Fund 600 - CAPITAL IMPROVEMENT PROJECT Total:		-
			Grand Total:		**944,091.07**

Attachment: Warrant Register, Payables Detail Report - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
100 - GENERAL FUND	910,128.47	910,128.47
101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT	11,870.65	11,870.65
221 - SENIOR MOBILITY PROGRAM	248.00	248.00
307 - C & D FORFEITED DEPOSITS	15,852.34	15,852.34
430 - CARES Act Assistance - State	5,991.61	5,991.61
600 - CAPITAL IMPROVEMENT PROJECT	-	-
Grand Total:	**944,091.07**	**944,091.07**

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-000-120000	Accounts Receivable	0.26	0.26
100-000-120004	AcctsReceivable-	1,875.00	1,875.00
100-000-201001	Accounts Payable - Retention	2,785.50	2,785.50
100-000-221011	Building Standards Fee	1.00	1.00
100-000-221012	SB1186 ADA CASp Fees	4.00	4.00
100-000-222000	Refundable Deposits	500.00	500.00
100-000-223000	Plan Application Deposit	450.00	450.00
100-000-442000	Building Related Permits	206.08	206.08
100-000-451000	Recreation Fees	20.00	20.00
100-000-452000	Plan Check Fee - Fee Base	(450.00)	(450.00)
100-155-610000	Memberships and Dues Expense	110.00	110.00
100-155-611000	Training and Education	900.00	900.00
100-155-626000	Subscriptions & Books	320.47	320.47
100-155-700052	Compliance Audit Services - Sales	2,704.54	2,704.54
100-195-622000	Operating Supplies	515.37	515.37
100-195-630000	Telephone & Communication	1,529.51	1,529.51
100-195-641200	Rent/Lease - Copier	7.27	7.27
100-195-720050	Contract Serv-Software Support	4,853.52	4,853.52
100-195-940000	Computer Hardware & Software	6,971.80	6,971.80
100-225-646100	Maint & Repairs - Vehicles	788.64	788.64
100-225-700000	Prof. Svcs - Building & Safety	27,540.12	27,540.12
100-225-700201	Plan Application	450.00	450.00
100-310-620500	Office Supplies - Comm Ctr	30.12	30.12
100-310-622005	Operating Supplies Comm Ctr	50.89	50.89
100-310-630100	Phone & Communication Comm	91.14	91.14
100-310-631100	Utilities - Electric Comm Ctr	5,364.79	5,364.79
100-310-695500	Special Events-Program Service	189.85	189.85
100-310-695502	Special Needs Program	9.99	9.99
100-310-695507	Marathon 5k	18.17	18.17
100-310-720302	Contract Services - Homelessness	1,200.00	1,200.00
100-355-613100	Vehicle-Fuel	212.73	212.73
100-355-622000	Operating Supplies	538.64	538.64
100-355-631000	Utilities - Electric	6,128.88	6,128.88
100-355-631400	Electric-Street Lights/Signals	37,092.24	37,092.24
100-355-631900	UtilitiesElectricOnBillFinancing	16,347.47	16,347.47
100-355-635000	Utilities - Water	9,610.10	9,610.10
100-355-700101	Traffic Engineer Services	3,272.14	3,272.14
100-355-720400	Street Maintenance	59,019.00	59,019.00
100-355-720410	Street Sweeping	12,843.37	12,843.37
100-355-720500	Graffiti Removal	7,500.00	7,500.00
100-355-720701	Parks Contract Repair	1,299.21	1,299.21
100-420-613100	Vehicle-Fuel	67.95	67.95
100-420-646000	Maint & Rep-Equip & Machinery	3,321.00	3,321.00
100-420-720800	General Law Enforcement	691,449.71	691,449.71
100-420-720835	Fingerprint Identification Svc	1,388.00	1,388.00
100-600-790600	Transfers Out - Capital Imprv	1,000.00	1,000.00
101-000-223000	Plan Application Deposit	11,870.65	11,870.65

Attachment: Warrant Register, Payables Detail Report - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-000-450000	Planning Fees	(11,870.65)	(11,870.65)
101-225-700040	Consultant Services, Project	11,136.25	11,136.25
101-225-700200	Consultant Services, Planning	734.40	734.40
221-310-720000	Contract Services	248.00	248.00
307-000-436000	Recycling Revenues	3,430.00	3,430.00
307-355-700000	Professional Services	12,422.34	12,422.34
430-420-720000	Contract Services - Public Safety,	2,107.03	2,107.03
430-420-721505	Contract Services-	3,284.58	3,284.58
430-420-940000	Computer Hard/Software- Public	600.00	600.00
600-000-490100	Transfer In- General Fund	(1,000.00)	(1,000.00)
600-251-950168	TrafficSignalmprovCoordination	1,000.00	1,000.00
	Grand Total:	**944,091.07**	**944,091.07**

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	944,091.07	944,091.07
Grand Total:	**944,091.07**	**944,091.07**

Attachment: Warrant Register, Payables Detail Report - April 27, 2021 (2417 : Warrant Register, April 27, 2021)

City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: **April 27, 2021**

TO: **Mayor and Council Members**

FROM: **Kenneth H. Rosenfield P.E.**
Interim Director of Emergency Services/Interim City Manager

ISSUE: **City Council Review and Confirmation of the Necessity for Continuing the Local Emergency Related to the On-Going Threat of the Novel COVID-19 Virus**

RECOMMENDATION: That the City Council review and confirm the necessity for continuing the local emergency declared in response to the Novel COVID-19 virus.

SUMMARY:

On March 18, 2020, the City Manager, acting in his capacity as Director of Emergency Services, proclaimed the existence of a local emergency relating to COVID-19 (the "coronavirus"), at which time the City Council was not in session. On March 24, 2020, during a special meeting the City Council ratified and confirmed the City Manager's proclamation declaring the existence of a local emergency. Since that time, the rate of infection and threat to public health and safety have not abated, as the number of cases continue to grow. As of April 8, 2021, there were more than 133 million worldwide cases of COVID-19, and 2.89 million deaths. Locally, there were 267,000 confirmed cases and 4,791 deaths in Orange County. Since then, the worldwide cases have increased to more than 141 million, and the worldwide deaths have increased to more than 3.01 million. County-wide, the number of confirmed cases has increase from 267,000 to 269,000 and deaths have increased from 4,791 to 4,902. Pursuant to Laguna Hills Municipal Code ("LHMC") Section 2-32.060, the City Council must review the necessity for continuing the local emergency no less frequently than at every subsequent regular meeting of the City Council until the emergency is terminated. LHMC Section 2-32.150 further requires any rules and regulations, such as Executive Orders, issued by the Interim Director of

Emergency Services/Interim City Manager that are reasonably related to the local emergency, such as for the protection of life and property as affected by the emergency, to be confirmed as soon as practicable by the City Council.

BACKGROUND:

On January 30, 2020, the World Health Organization ("WHO") declared the outbreak of COVID-19 a "public health emergency of international concern" and by March 11, 2020, the WHO elevated the public health emergency to the status of a pandemic. On January 31, 2020, United States Health and Human Services Secretary Alex M. Azar II declared a public health emergency for the United States to aid the nation's healthcare community in responding to COVID-19. On February 26, 2020, the County of Orange and County Health Officer Dr. Nichole Quick declared a local emergency and a local health emergency to prepare for COVID-19, and on March 4, 2020, the Governor declared a State of Emergency in California allowing state agencies to take any action necessary to address COVID-19.

On March 11, 2020, the Governor and the California Department of Health issued a statement entitled "California Public Health Experts: Mass Gatherings Should be Postponed or Canceled Statewide to Slow the Spread of COVID-19" determining that gatherings should be postponed or canceled across the state until at least the end of March. Non-essential gatherings must be limited to no more than 250 people, while smaller events can proceed only if the organizers can implement social distancing of six (6) feet per person. Gatherings of individuals who are at higher risk for severe illness from COVID-19 should be limited to no more than ten (10) people, while also following social distancing guidelines. Furthermore, essential gatherings should only be conducted if the essential activity could not be postponed or achieved without gathering, meaning that some other means of communication could not be used to conduct the essential function.

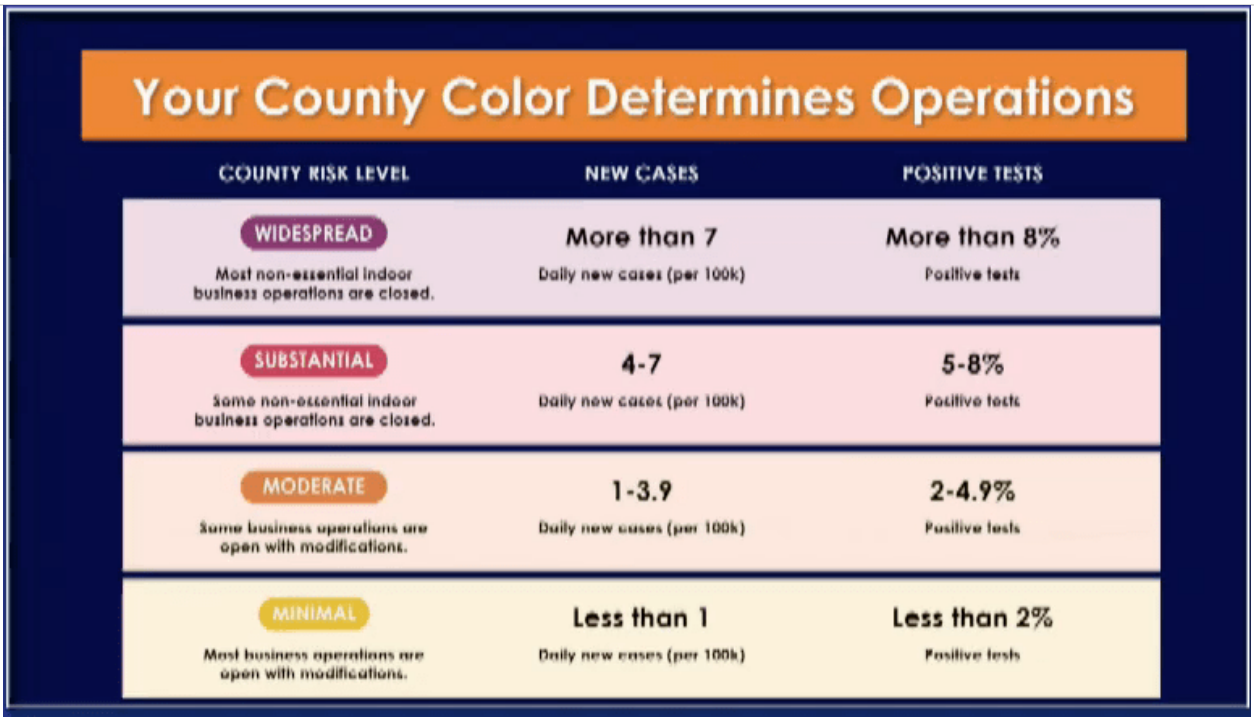
Within a short period of time thereafter COVID-19 began to spread rapidly throughout California necessitating more stringent public health emergency orders. On March 12, 2020, the Governor issued Executive Order N-25-20, ordering that all residents are to heed the orders and guidance of state and local public health officials. Subsequently, on March 13, 2020, President Donald J. Trump declared a National Emergency to provide disaster funding, speed up the United States response to the crisis created by COVID-19, and to offer maximum flexibility to attack the problem. By March 16, 2020, President Trump advised the public to avoid groups of more than ten

(10) people to fight the COVID-19 outbreak. On March 17, 2020, the Orange County Health Officer issued a Public Health Order prohibiting all public and private gatherings of any number of people, including at places of work, occurring outside a single household or living unit, until March 31, 2020, except for the purposes of engaging in an Essential Activity, as defined. This Public Health Order was superseded by the State's Executive Order and continues in effect until further notice.

In light of these events, on March 18, 2020, the City Manager, acting as the Director of Emergency Services pursuant to LHMC Section 2-32.060(B), proclaimed the existence of a local emergency within the City of Laguna Hills by enacting Proclamation No. 2020-03-18-1, at which time the City Council was not in session. A copy of Proclamation No. 2020-03-18-1 is attached hereto. On March 24, 2020, the City Council unanimously ratified and confirmed the City Manager's proclamation declaring the existence of a local emergency during a special meeting, as required by LHMC Section 2-32.060(B).

In order to mitigate the impact of COVID-19 across the State, on March 19, 2020, the Governor issued Executive Order N-33-20, which directed and ordered all residents to: 1) immediately heed the current State public health directives; and 2) to stay at home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sectors. On March 22, 2020, President Donald J. Trump declared California a major disaster area, thereby making federal emergency aid available for the State to supplement state, tribal, and local recovery efforts in the areas affected by the COVID-19 pandemic beginning on January 1, 2020, and continuing.

Effective August 31, 2020, Governor Newsom implemented a "Blueprint for a Safer Economy," within the COVID-19 portion of the state's website at: https://covid19.ca.gov/safer-economy/, which allows the public to enter a County and a desired activity to verify if it is open. The system also labels each county's risk level using a four color-coded tier system for COVID-19 monitoring that will replace any former county-based monitoring systems. As you can see in the graphic below, the system is based on the amount of positive cases and positivity rates as either widespread, substantial, moderate or minimal.



On December 3, 2020, Governor Newsom announced a new Regional Stay Home Order that will prohibit gatherings of any size, close operations except for critical infrastructure and retail, and require 100% masking and physical distancing. Orange County is part of the Southern California Region that includes the counties of Imperial, Inyo, Los Angeles, Mono, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, and Ventura. This Regional Stay Home Order will go into effect within 24 hours in regions with less than 15% ICU availability. The order will remain in effect for at least 3 weeks and, after that period, will be lifted when a region's projected ICU capacity meets or exceeds 15% based on a weekly assessment. On December 6, 2020, the Southern California Region was placed on a Regional Stay at Home Order that ended on January 25, 2021. County restrictions return to their assigned risk level tier. On March 14, 2021, the County of Orange was moved up from the risk factor of Widespread to be labeled with a risk factor of Substantial and on March 31st the County was further moved up to be labeled with a risk factor of Moderate.

As of April 8, 2021, there were more than 133 million worldwide cases of COVID-19, and 2.89 million deaths. Locally, there were 267,000 confirmed cases and 4,791 deaths in Orange County. Between April 8, 2021, and the date of publication of this staff report (April 22, 2021), the worldwide cases have increased to more than 141 million and the worldwide deaths have increased to more than 3.01 million. County-wide cases have increase from 267,000 to 269,000 and county-wide deaths have increased from 4,791 to

4,902. These figures continue to grow on a daily basis. The rate of infection, potential impact to health care systems, and the threat to public health and safety have not abated. The state of local emergency continues to exist.

It is recommended that the City Council review the necessity for continuing the local emergency related to the COVID-19 pandemic. Based on the recommendations of the Interim Director of Emergency Services/Interim City Manager and the Chief of Police Services, it has been determined that the need for the locally declared emergency, pursuant to Proclamation No. 2020-03-18-1, continues to exist and should not be terminated at this time.

ATTACHMENTS:

- Proclamation No. 2020-03-18-1, Declaration of Existence of a Local Emergency

PROCLAMATION NO. 2020-03-18-1

A PROCLAMATION OF THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DECLARING THE EXISTENCE OF A LOCAL EMERGENCY

WHEREAS, Laguna Hills Municipal Code Section 2-32.060 empowers the City Council (while in session), or the Director of Emergency Services (if the City Council is not in session), to declare the existence or threatened existence of a local emergency; and

WHEREAS, California Government Code Section 8550 *et seq.*, including Section 8558(c), authorizes the Director of Emergency Services to proclaim a local emergency when the City is threatened by conditions of disaster or extreme peril to the safety of persons and property within the City that are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, a novel coronavirus, COVID-19, causes infectious disease and was first detected in Wuhan City, Hubei Province, China in December 2019. Symptoms of COVID-19 include fever, cough, and shortness of breath; outcomes have ranged from mild to severe illness and in some cases death. The Center for Disease Control and Prevention (CDC) has indicated the virus is a significant public health threat; and

WHEREAS, Chinese health officials have reported tens of thousands of cases of COVID-19 in China, with the virus reportedly spreading from person-to-person. COVID-19 illnesses, most of them associated with travel from Wuhan, are also being reported in numerous countries, with thousands of cases, including the United States; and

WHEREAS, on January 30, 2020, the World Health Organization (WHO) declared the outbreak a "public health emergency of international concern" and on March 11, 2020, the WHO elevated the public health emergency to the status of a pandemic. On January 31, 2020, United States Health and Human Services Secretary Alex M. Azar II declared a public health emergency for the United States to aid the nation's healthcare community in responding to COVID-19. On February 26, 2020, the County of Orange declared a local emergency and a local health emergency. On March 4, 2020, California Governor Gavin Newsom declared a State of Emergency in California; and

WHEREAS, on February 2, 2020, the federal government initiated the suspension of entry of foreign nationals who were in China during the 14-day period preceding their entry or attempted entry into the United States; and

Attachment: Proclamation No. 2020-03-18-1, Declaration of Existence of a Local Emergency (2410 : Continuation of Local Emergency)

WHEREAS, as of March 10, 2020, the WHO reported that, to date, 125,048 confirmed cases of COVID-19, 4,613 of which resulted in death, across 117 countries; and

WHEREAS, the Governor and the California Department of Health on March 11, 2020, issued a statement entitled "California Public Health Experts: Mass Gatherings Should be Postponed or Canceled Statewide to Slow the Spread of COVID-19," determining that gatherings should be postponed or canceled across the state until at least the end of March. Non-essential gatherings must be limited to no more than 250 people, while smaller events can proceed only if the organizers can implement social distancing of 6 feet per person. Gatherings of individuals who are at higher risk for severe illness from COVID-19 should be limited to no more than 10 people, while also following social distancing guidelines. Furthermore, essential gatherings should only be conducted if the essential activity could not be postponed or achieved without gathering, meaning that some other means of communication could not be used to conduct the essential function; and

WHEREAS, the Governor on March 12, 2020, issued Executive Order N-25-20, ordering, inter alia, that all residents are to heed the orders and guidance of state and local public health officials; and

WHEREAS, President Donald J. Trump on March 13, 2020, declared a national emergency to provide disaster funding, speed up the United States response to the crisis created by COVID-19, and to offer maximum flexibility to attack the problem; and

WHEREAS, on March 15, 2020, Governor Newsome requested bars and nightclubs to close, restaurants to reduce capacity by half, and all Californians aged 65 and older to self-isolate; and

WHEREAS, on March 16, 2020, President Donald J. Trump advised the public to avoid groups of more than 10 people to fight the coronavirus outbreak; and

WHEREAS, the City of Laguna Hills has the authority to impose measures to promote social distancing including, but not limited to, limitations on public events; and

WHEREAS, the City of Laguna Hills is a significantly populated city within Orange County, which is the sixth largest county in the United States; and

WHEREAS, conditions of extreme peril to the safety of persons and property have arisen due to the potential introduction of COVID-19 to the City of Laguna Hills and Orange County; and

WHEREAS, such conditions are beyond the control of the services, personnel, equipment, and facilities of the City of Laguna Hills and require the combined forces of other political subdivisions to combat; and

Attachment: Proclamation No. 2020-03-18-1, Declaration of Existence of a Local Emergency (2410 : Continuation of Local Emergency)

WHEREAS, it is imperative to prepare for and respond to suspected or confirmed COVID-19 cases, to implement measures to mitigate the spread of COVID-19, and to prepare to respond to an increasing number of individuals requiring medical care and hospitalization; and

WHEREAS, if COVID-19 spreads in California at a rate comparable to the rate of spread in other countries, the number of persons requiring medical care may exceed locally available resources, and controlling outbreaks minimizes the risk to the public, maintains the health and safety of the community, and limits the spread of infection in the community and within the healthcare delivery system; and

WHEREAS, the mobilization of local resources, ability to coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and allow for future reimbursement by the state and federal governments will be critical to successfully responding to COVID-19; and

WHEREAS, the Director of Emergency Services has the authority to declare a local emergency as authorized by California Government Code Section 8630 and Laguna Hills Municipal Code Section 2-32.060.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED AND ORDERD BY DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF LAGUNA HILLS AS FOLLOWS:

Section 1. As contemplated in the Emergency Services Act contained in California Government Code Section 8550 *et seq.*, including Section 8558(c), and Chapter 2-32 of Title 2 of the Laguna Hills Municipal Code, a local emergency exists based on the existence of conditions of disaster or of extreme peril to the safety of persons and property caused by an epidemic, as detailed in the recitals set forth above.

Section 2. The area of the City of Laguna Hills which is endangered/imperiled is the entire city.

Section 3. During the existence of this local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law and by ordinances, resolutions, and orders of this City, including but not limited to the City's Emergency Operations Plan.

Section 4. The City Council shall review and ratify this proclamation of the City Manager within **seven (7) days** as required by state law, and if ratified, shall continue to exist until the City Council proclaims the termination of this local emergency. The City Council shall review the need for continuing the local emergency as required by state and local law until it terminates the local emergency, and shall terminate the local emergency at the earliest possible date that conditions warrant.

Attachment: Proclamation No. 2020-03-18-1, Declaration of Existence of a Local Emergency (2410 : Continuation of Local Emergency)

Section 5. A copy of this proclamation shall be forwarded to the Director of California Governor's Office of Emergency Services requesting that the Director find it acceptable in accordance with state law; that the Governor of California, pursuant to the Emergency Services Act, issue a proclamation declaring an emergency in the City of Laguna Hills; that the Governor waive regulations that may hinder response and recovery efforts; that recovery assistance be made available under the California Disaster Assistance Act; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

PROCLAIMED this 18th day of March 2020.

Donald J. White,
Director of Emergency Services/
City Manager

ATTEST:

Melissa Au-Yeung, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Proclamation No. 2020-03-18-1 adopted by the Director of Emergency Services of the City of Laguna Hills, California, on the 18th day of March 2020.

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

1480578.1

Attachment: Proclamation No. 2020-03-18-1, Declaration of Existence of a Local Emergency (2410 : Continuation of Local Emergency)

City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: April 27, 2021

TO: Chair and Agency Members

FROM: Jennifer Lee
Assistant City Clerk

ISSUE: Approval of Minutes for April 13, 2021, Regular Meeting

RECOMMENDATION: That the Planning Agency approve the Minutes for the April 13, 2021, Regular Meeting.

ATTACHMENTS:

- 210413 PA Minutes

4.7 Initiation of the 2021 Weed Abatement Program

Recommendation: That the City Council adopt Resolution No. 2021-04-13-2: "A Resolution of the City Council of the City of Laguna Hills, California, declaring weeds and rubbish on specified private property to be a public nuisance, commencing public proceedings, and setting a Public Hearing for May 11, 2021."

ITEMS REMOVED FROM THE CONSENT CALENDAR

4.8 2021 Laguna Hills Memorial Day 10K, and 5K Event Update

Mayor Pro Tempore Sedgwick and Council Member Heft removed Item No. 4.8 from the Consent Calendar to request additional information.

Recommendation: That the City Council receive and file the report.

RESULT:	**RECEIVE AND FILE [UNANIMOUS]**
MOVER:	Janine Heft, Council Member
SECONDER:	Don Sedgwick, Mayor Pro Tempore
AYES:	Erica Pezold, Mayor, Don Sedgwick, Mayor Pro Tempore, Janine Heft, Council Member, Bill Hunt, Council Member, Dave Wheeler, Council Member

5. PLANNING AGENCY

Mayor Pezold recessed the City Council Meeting, and acting in capacity as Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:24 p.m.

5.1. ROLL CALL OF PLANNING AGENCY MEMBERS

Attendee Name	Title	Status	Arrived
Erica Pezold	Chair	Present	
Don Sedgwick	Vice Chair	Present	
Janine Heft	Agency Member	Present	
Bill Hunt	Agency Member	Present	
Dave Wheeler	Agency Member	Present	

5.2. PUBLIC COMMENTS

There were no Planning Agency public comments on non-agendized items.

Attachment: 210413 PA Minutes (2406 : Approval of Minutes for April 13, 2021, PARegular Meeting)

5.3. APPROVAL OF MINUTES

5.3.1 Approval of Minutes for March 23, 2021, Regular Meeting

Recommendation: That the Planning Agency approve the Minutes for the March 23, 2021, Regular Meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Janine Heft, Agency Member
SECONDER:	Bill Hunt, Agency Member
AYES:	Erica Pezold, Chair; Don Sedgwick, Vice Chair; Janine Heft, Agency Member; Bill Hunt, Agency Member; Dave Wheeler, Agency Member

5.4. ADMINISTRATIVE REPORTS

There were no Planning Agency administrative reports.

5.5. PLANNING AGENCY PUBLIC HEARINGS

5.5.1 Conditional Use Permit/Parking Use Permit (CUP/PUP) No. 0042-2020 and Conditional Use Permit (CUP) No. 0057-2021, a Request by MLJ Resources, LLC, on Behalf of Healing Hearts Emergency Animal Hospital, Inc., to Establish a 24-Hour Emergency Animal Hospital in an Existing 5,795 Square-Foot Tenant Space Located at 23501 Avenida De La Carlota, Suite D, and a Request to Establish a Joint Parking Use Permit

Community Development Director Chantarangsu reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Agency Member requests for additional information.

Chair Pezold opened the Public Hearing.

John Ramirez, project applicant on behalf of MLJ Resources, LLC, provided information on the project and agreed to the conditions of approval.

Robert Berschauer, owner of the proposed business, provided information on the project.

Chris Pretto, property owner on behalf of PS Business Parks, agreed to the conditions of approval.

Attachment: 210413 PA Minutes (2406 : Approval of Minutes for April 13, 2021, PARegular Meeting)

The following individuals addressed the Planning Agency on this item:

Terry Kratka, a resident of Laguna Woods, asked about outside noise generated from the business.

Chair Pezold closed the Public Hearing.

Recommendation: That the Planning Agency: 1) Conduct a Public Hearing;

2) Find and determine that the project is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities);

3) Adopt Resolution No. PA2021-04-13-1: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit/Parking Use Permit (CUP/PUP) No. 0042-2020, a request by MLJ Resources, LLC, on behalf of Healing Hearts Emergency Animal Hospital, Inc., in cooperation with Acquiport Three Corp, to establish a Joint Parking Use Permit for a 3.3 acre property located at 23501 Avenida de la Carlota and 23452 & 23472 Ridge Route Drive."; and

4) Adopt Resolution No. PA2021-04-13-2: "A Resolution of the Planning Agency of the City of Laguna Hills, California, approving Conditional Use Permit (CUP) No. 0057-2021, a request by MLJ Resources, LLC, on behalf of Healing Hearts Emergency Animal Hospital, Inc., to establish a 24-hour emergency animal hospital in an existing 5,795 square foot tenant space located at 23501 Avenida de la Carlota, Suite D."

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bill Hunt, Agency Member
SECONDER:	Janine Heft, Agency Member
AYES:	Erica Pezold, Chair, Don Sedgwick, Vice Chair, Janine Heft, Agency Member, Bill Hunt, Agency Member, Dave Wheeler, Agency Member

PLANNING AGENCY ADJOURNMENT

Chair Pezold adjourned the Planning Agency Meeting at 7:49 p.m. All Council Members were present in chamber.

Attachment: 210413 PA Minutes (2406 : Approval of Minutes for April 13, 2021, PARegular Meeting)

City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: April 27, 2021

TO: Mayor/Chair and Council/Agency Members

FROM: David Chantarangsu
Community Development Director

ISSUE: The Village at Laguna Hills – a Request by MGP Fund X Laguna Hills, LLC to Modify the Previously Approved Five Lagunas Project to Continue to Redevelop the Former Laguna Hills Mall Site Located at 24155 Laguna Hills Mall, Including Adoption of the Fifth Addendum to the City of Laguna Hills General Plan Program Environmental Impact Report as Previously Addended (State Clearinghouse No. 20080811100) and Approval of Site Development Permit, Master Sign Program, Conditional Use Permits, Parking Use Permit, Vesting Tentative Tract Map, Precise Plan, and Development Agreement No. USE-0010-2019

RECOMMENDATION: That the City Council and Planning Agency take the following actions:

1) **Conduct a Joint Public Hearing;**

2) **That the Planning Agency and City Council:**

a) Independently consider the City of Laguna Hills General Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 20080811100) as previously addended for the Five Lagunas Project along with the Fifth Addendum to the PEIR;

b) Adopt a Resolution entitled: "A Joint Resolution of the Planning Agency and the City Council of the City of Laguna Hills, California, adopting the Fifth Addendum to the 2009 General Plan Program Environmental Impact Report as previously addended for the Five Lagunas Project and a Mitigation Monitoring and Reporting Program for the Village at Laguna Hills Project pursuant to the

California Environmental Quality Act";

3) Adopt a Resolution entitled: "A Joint Resolution of the Planning Agency and the City Council of the City of Laguna Hills, California, approving Site Development Permit, Master Sign Program, Conditional Use Permit, Vesting Tentative Tract Map, Development Agreement, Precise Plan No. USE-0010-2019, a request by MGP Fund X Laguna Hills, LLC, to modify the previously approved Five Lagunas Project to continue to redevelop the former Laguna Hills Mall site located at 24155 Laguna Hills Mall, and making certain findings in connection therewith";

4) That the City Council introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: "An Ordinance of the City Council of the City of Laguna Hills, California, approving and adopting a Development Agreement between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC for the Village at Laguna Hills Project."

SUMMARY:

MGP Fund X Laguna Hills, LLC ("Applicant") has submitted development plans to the City of Laguna Hills ("City") to modify the Five Lagunas Project approved in 2016 in order to continue to redevelop the former Laguna Hills Mall property ("Subject Property"), which encompasses a total of approximately 68 acres. The Subject Property is immediately west of Interstate 5 (I-5) and Avenida de la Carlota, south of El Toro Road, east of Calle de la Louisa (private street) and north of the Oakbrook Village Shopping Center. The Subject Property falls within the boundaries of the Urban Village Specific Plan (Figure 1). The Applicant is seeking City approval to modify the previously approved development plan for the Subject Property into The Village at Laguna Hills ("Project"), a mixed-use project that includes a combination of retail, office, hotel, entertainment, multi-family residential housing, and open space and recreation uses (Figure 2).

The Project will result in significant public benefits to the City, community, and surrounding regional area, including the following:

Figure 1: Project Location



- Fee payments of over +/- $26 million at full build-out that can be used to improve City public facilities, which includes over $23 million in funding for parks and recreation facilities.
- Anticipated annual general fund revenues of $2.99 million from property, sales, and TOT taxes. Tax revenue can be used for improved County Sheriff services.
- Replacement of a blighted 1970s era, failed indoor fortress mall with an outdoor oriented mixed-use retail, office, and residential project, connected internally by well-designed streets and sidewalks supporting a comfortable pedestrian walking environment, conducive to outdoor dining, entertainment, and retail, centered around a 2.6 +/- acre park supporting formal and informal community gatherings.
- Creation of thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.
- Development of over 60 percent of the housing the City is required to plan for in the upcoming 2021-2029 Housing Element update, minimizing the need to rezone other properties to provide housing.
- Project is located up against the I-5 Freeway and away from any established residential neighborhoods. No significant impacts on any established neighborhoods or communities.

A full description of Project benefits is described beginning on Page 78 of this report.

Description of Previously Approved Five Lagunas Project

As previously approved, Five Lagunas consisted of approximately 45,000 square feet of office space, 988 apartment units (including one mixed use residential/ retail building), and approximately 926,000 square feet of retail space including a luxury movie theater, health club, and new restaurant pads.

The Five Lagunas project generally retained and remodeled the north portion of the mall, while demolishing the south half, to enable new retail, residential, and mixed-use buildings to be developed. Five Lagunas also included a +/- 1-acre park and a six-story parking structure containing over 1,100 parking spaces. The Five Lagunas project further included the addition of pedestrian amenities such as "parklets" and paseos throughout the site. Freeway visible signage, directional signage, and retail tenant signage were also included. Miscellaneous site improvements for parking, landscaping, utilities, and water quality were also included. Existing restaurant buildings located adjacent to El Toro Road (King's Fish House/ In-N-Out/ BJ's Restaurant and Brewhouse) remained on the site.

Description of the Project

The Village at Laguna Hills involves the following development activities:

- Demolition of the remaining mall building and certain free-standing building pads that formerly housed the Sears auto repair center, and the existing Nordstrom Rack (which will be relocated on site), Just Tires, and Firestone buildings. The free- standing building pads housing BJ's Restaurant and Brew House, In-N-Out, and King's Fish House will remain. Demolition of various hardscape improvements (e.g., paved parking areas, walkways) and removal of landscaping (e.g., trees, shrubs) throughout the Subject Property will be required.
- Development of up to approximately 225,000 square feet of new retail building area for a total of up to 250,000 square feet of retail at full Project buildout. The retail uses will be provided in key locations throughout the Subject Property, including free-standing building pads along the Subject Property boundary, internally as anchor buildings, or integrated into hotel and residential buildings establishing vertical mixed-use project components. The anticipated retail uses consist of retail, services, restaurants, a health club, and a 50,000 square-foot/1,200-seat multi-screen movie theater. The total retail square footage includes retaining the existing BJ's Brewhouse, Kings Fish House, and In-n-Out restaurants.
- Development of up to five multi-story residential buildings (one mixed-use retail/

residential building and four residential buildings), increasing the previously approved 988 dwelling units to a total of up to 1,500 dwelling units, and associated structured parking.

- Development of up to four, four-story commercial office buildings totaling up to 465,000 square feet.
- Development of a 100 - 150-room upscale boutique, five-story hotel with ground-level retail space.
- Development of a +/- 2.6-acre centralized Village Park that will be privately owned, operated and maintained, but open to the public and Project residents, workers, and visitors. The Village Park will include a number of passive and active open space and recreation uses/areas, and various hardscape (e.g., walkways, outdoor seating areas) and landscape (e.g., trees, shrubs, ground cover, water features) improvements.
- Development of numerous vehicular access, circulation and parking improvements, including new driveways (signalized and non-signalized), private streets and drive aisles, parking lots/areas, and parking spaces (perpendicular and parallel) along key internal private streets. Proposed parking facilities also include two parking structures to be shared by the retail and office uses; a 5-story, 745- stall structure and a 4-story, 937-stall structure.
- Development of various site improvements that include installation of over 11 acres of new landscaping and nearly 6.5 miles of sidewalks and pedestrian walkways/paths throughout the Project.
- Subdivision of the Subject Property from 13 lots (existing) to 16 lots (proposed) to allow for the mix of uses and improvements.
- Removal, relocation, replacement and/or construction of new utility systems (water, sewer, storm drain, and other public utilities) necessary to support the Project.
- Installation of Project signage, which includes wall signs, freeway pylon signs, large entryway pylon and monument signs, smaller pylon secondary entryway signs, tenant signs of various sizes interior to the Subject Property and on building facades, banner graphics, and directional signs in the parking areas. The characteristics of the signs, including location, dimensions, illumination details, colors, and materials are included in the proposed Master Sign Program, and are described in detail in the Master Sign Program section in this report.

The Village at Laguna Hills site plan is depicted in Figure 2.

Figure 2: Proposed Subject Property Plan



Through a detailed and in-depth design and development review process with Staff and the City's Planning and Environmental Consultant, PlaceWorks, the Applicant has demonstrated that the Project complies (or will comply as conditioned) with all aspects of the Laguna Hills Municipal Code ("LHMC"), Urban Village Specific Plan ("UVSP"), Laguna Hills General Plan, and the California Environmental Quality Act (CEQA).

The City is required to issue the following discretionary approvals in order for the Project to be implemented:

- A Site Development Permit for new construction pursuant to Section V of the UVSP (as adopted by Ordinance No. 2002-8, amended by Ordinance 2011-3, and Ordinance 2017-10-10-4) and Section 9-92.080(G) of the LHMC.
- A Master Sign Program to exceed the UVSP sign requirements pursuant to Section V of the UVSP and Section 9-42.090 of the LHMC.
- A Conditional Use Permit for a proposed hotel and a Conditional Use Permit for a proposed health club pursuant to Table 1 of Section V of the UVSP.
- Establishment of shared parking on the site through a Parking Use Permit, which is enacted through a Conditional Use Permit pursuant to Section V of the UVSP.
- A Vesting Tentative Tract Map to subdivide approximately 68 acres consisting of 13 existing lots (11 numbered lots and 2 lettered lots) into 16 lots pursuant to Chapter 9-86 of the LHMC and the Subdivision Map Act (California Government Code section 66410 et seq.).
- A Precise Plan pursuant to Section V of the UVSP and Section 9-92.080(B) of the

LHMC for the development of a mixed-use project in the UVSP.

- A Development Agreement to provide the Applicant a vested right to develop the Project and to establish a schedule for development and the timing of Applicant payment of fees (e.g., development fees, impact fees, and community benefit fees).

Together, the requested discretionary actions constitute a project that is subject to review under CEQA. As compared to the previously adopted Five Lagunas Project, the Village at Laguna Hills Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. A Fifth Addendum (Fifth Addendum) to the City's 2009 Program Environmental Impact Report (PEIR) has therefore been prepared for the Village at Laguna Hills Project. (Public Resources Code § 21166; CEQA Guidelines §§ 15162, 15164.)

AUTHORITY:

The Project involves approvals that both the Laguna Hills Planning Agency and City Council must make in order for the Project to proceed. Therefore, this matter is being considered through a joint public hearing between the Planning Agency and City Council. The CEQA documentation and requested entitlements are being processed concurrently.

The Planning Agency and City Council are jointly recommended to take the following actions:

- Adopt the proposed Resolution Adopting the Fifth Addendum to the PEIR as Previously Addended for the Five Lagunas Project and a Mitigation Monitoring and Reporting Program for the Village at Laguna Hills Project Pursuant to the California Environmental Quality Act.

The findings required are listed and discussed in the attached Resolution (Attachment a).

The Planning Agency is recommended to take the following action:

- Adopt the proposed Resolution to approve the Project (as described in the Letter of Justification and plans submitted for USE-0010-2019).

Pursuant to Chapter 9-92 of the LHMC, the Planning Agency has review authority over the proposed Site Development Permit, Master Sign Program, Conditional Use

Permits, Parking Use Permit, Vesting Tentative Tract Map, and Precise Plan.

The findings required are listed and discussed in the attached Resolution (Attachment b).

The City Council is recommended to take the following action:

- Introduce for first reading/Adopt the proposed Ordinance approving the Development Agreement submitted for USE-0010-2019.

Pursuant to Chapter 9-92 of the LHMC, the City Council has review authority over the proposed Development Agreement. The findings required are listed and discussed in the attached Ordinance (Attachment c).

BACKGROUND:

The Laguna Hills Mall opened in 1973 as the development of master planned communities and residential subdivisions in south Orange County began to replace agricultural farm and grazing lands. Between 1970 and 2000 Orange County's population doubled from 1.4 million residents to over 2.8 million residents, adding an average of 50,000 residents a year between 1970 and 2000. In south Orange County master planned communities like Irvine, Mission Viejo, Laguna Niguel, Aliso Viejo, Rancho Santa Margarita, and Ladera Ranch were developed. By the time of Laguna Hills' incorporation in 1991, the City was already built out and included a number of master planned neighborhoods.

The residential growth occurring in South County led to the opening of the Laguna Hills Mall in 1973. In 1979, the Shoppes at Mission Viejo opened, located only five miles from the Laguna Hills Mall. The Irvine Company later opened the first phase of the Irvine Spectrum in 1995 which eventually built out in multiple phases by 2006. Irvine Spectrum was also located within five miles of the Laguna Hills Mall. In addition to these regional mall destinations, neighborhood serving retail shopping centers with "big box" anchors like WalMart, Kohl's Target, The Home Depot and Costco were also built to cater to the needs of area residents. As a result, South Orange County now supports a wide array of retail centers to cater to its residents, visitors and businesses.

It has been reported that by the mid 1990's 140 new malls were being constructed in the United States per year. But, in 2001, the oversupply of mall space was noted by retail analysts as sales at many malls began to drop, and high vacancy rates began to set

in. A BBC report written in 2014 determined that 2007 was the first time in 50 years that no new mall had been built in the United States. (https://www.bbc.com/culture/article/20140411-is-the-shopping-mall-dead)

Approximately 1,500 regional malls have been built in the United States, but several hundred have closed in past five to ten years. By 2025, experts expect a cumulative loss of over 500 malls, with Class A malls in high income communities being the most likely to survive. The highly successful Irvine Spectrum and Newport Beach Fashion Island represent Class A competitive malls in the surrounding area to Laguna Hills.

The decline in regional malls as a retail only destination is the result of dramatic changes in consumer shopping patterns, even before the Covid-19 pandemic, with significant traffic increases in past decade at big box discount stores such as Costco, Wal-Mart, Target, as well as steady growth in e-commerce shopping that had captured 10-15% of total retail sales in 2019. The pandemic has accelerated all of those trends.

Movie theaters, restaurants and health clubs had become the new anchor tenants in existing centers, as department stores have gone out of business and closed by the hundreds across the Country. Covid-19 has severely impacted all of these uses.

Patronage at restaurants and health clubs are expected to rebound sharply. Consequently, many regional malls are being converted to mixed use developments including sharp reductions in retail square footages, the addition on non-traditional uses in a retail only setting and the addition of housing.

Like many cities across the country, Laguna Hills is faced with the challenge of re-imagining a declining mall. While there does not appear to be a one-size-fits-all formula for re-imagining malls, concepts that staff has reviewed since signs of declining viability of the Laguna Hills Mall began to appear have many of the same components – office, housing, hotel, well designed outdoor spaces, and entertainment-centered retail such as restaurants and movie theaters. Using the City's Urban Village Specific Plan, MGP proposes to replace the former mall with a mixed-use project integrating jobs, housing, and entertainment-centered retail into the 68-acre property that was once the Laguna Hills Mall.

Considering the types of uses proposed for the Project, the City's economic consultant, Kosmont & Associates (Kosmont) provided a profile of the types of land uses below that would be appropriate for a re-imagined mall plan.

Multi-Family Housing - Apartments

Kosmont & Associates, Inc. examined a broad submarket defined as 7-mile radius from the Subject Property, which has approximately 42,500 multi-family units tracked by Costar. Since 2016, there have been almost 4,000 new units built, with occupancy rates remaining steady near 95%. The average rent as of Quarter 1, 2021 is $2,300 and recent average sale price of apartment projects are $380,000 per unit.

Multi-Family Housing - Condominiums

Condominium development within the same 7-mile radius (excluding the Laguna Woods Village senior housing) is much more limited with an inventory of 3,600 units averaging 1,175 SF per unit. There have been 360 new units built since 2016 and the average sale price of condominiums in the submarket is approximately $390,000 per unit.

Condominium projects are much more expensive to build than apartment units by a range of $30,000 to $50,000 per unit. The major factors include:

- 10- year statute of limitation warranty on construction defects (SB 800);
- Cost of establishing/subsidizing a Homeowner Association;
- Marketing costs and sales commissions;
- Increased sound proofing; and
- Increased amenities for residents.

It is expected that MGP and its partners will design the multi-family projects to allow for potential condo conversion if the market strengthens substantially.

Retail

Within a 2-mile radius of the Subject Property, the Laguna Hills retail market has approximately 6 million square feet of retail space with no net growth since 2006. The reported vacancy rate is 5%, but does not reflect chain store closures announced as a result of Covid-19. Market rent has remained steady at $33 per square foot /year triple net for past 15 years.

Office

The south Orange County Office market is dominated by the Irvine Spectrum and Research Park area. To examine more local serving product, Kosmont Companies examined the Costar office inventory within a 2-mile radius of the Subject

Property. Total inventory is 4.9 million square feet with no new significant development since 2007. Occupancy rates peaked in 2019 at 89% and have since decreased to 86%. Market rents average $30 per square foot/year full service gross.

Hotel

Within a 2-mile radius of the Subject Property, there are 12 hotels totaling 1,400 rooms in the immediate Laguna Hills area. This area has seen significant hotel development with three new upscale facilities totaling 300 rooms opening in 2020. Within a 4-mile radius, there are another 1,400 hotel rooms, primarily in Irvine Spectrum / Research Park area. Room rates and occupancy rates have been severely impacted by Covid-19, so no reliable current data is available. Most experts don't expect hotel demand to recover until after 2023.

Urban Village Specific Plan

The following information provides a history of the UVSP and its consistency and interrelatedness with the City's current General Plan adopted in 2009 and the Village at Laguna Hills.

Subject Property History/Existing Conditions

The Laguna Hills Mall (which encompasses the entire Subject Property) opened in 1973; specifically, the approximately 869,000 square-foot mall opened in phases starting in Spring 1973. Original anchor tenants included Broadway/Macy's, Buffum's, JC Penney, and Sears. Buffum's closed in 1991, at which point the store's second floor was converted into a food court and the first floor to other general retail stores. The mall underwent a renovation in 1994, which was the only significant renovation in its history. Due to declining visitor traffic, the mall's food court was closed in 2011. The Mall ownership has only changed a few times over its 47-year history. The Applicant acquired the mall property in May 2013.

Currently, the mall consists of the remaining central retail area, and several outlying buildings, including In-N-Out Burger/King's Fish House, Firestone, BJ's Restaurant & Brewhouse, Nordstrom Rack, Firestone Complete Auto Care, and Just Tires. The major anchor/department store tenants have all closed and the remaining buildings of the former JC Penny's and Macy's stores are currently occupied by a furniture store and indoor swap meet. While restaurant tenants in the outbuildings, independent of the interior Mall buildings, remained open, the interior mall area officially closed in 2018.

Table 1 depicts the decline of sales tax revenues from the mall since 2007, with one minor exception in 2011.

Table 1: Decline of Sales Tax Revenues

Laguna Hills Mall Historic Sales Tax Revenues		
Fiscal Year	**Sales Tax Revenue** (Nominal)	**Sales Tax Revenue** (Real: Adj. for Inflation to 2020$)
FY 06/07	1,587,745	1,962,540
FY 07/08	1,407,895	1,658,712
FY 08/09	1,386,910	1,657,640
FY 09/10	1,400,030	1,655,878
FY 10/11	1,479,568	1,689,814
FY 11/12	1,451,449	1,630,567
FY 12/13	1,421,270	1,569,134
FY 13/14	1,406,439	1,521,235
FY 14/15	1,127,175	1,217,670
FY 15/16	1,021,029	1,092,011
FY 16/17	886,554	933,032
FY 17/18	781,889	799,910
FY 18/19	588,054	591,851
FY 19/20	464,296	464,296

The Subject Property is bounded on four sides by a combination of two major arterial highways (El Toro Road and Avenida de la Carlota), a private street (Calle de la Louisa), and the Oakbrook Village mixed use center. The land uses surrounding the Subject Property are described below (Table 2). The Subject Property and immediately surrounding land uses are all entirely located within the UVSP.

Table 2: Surrounding Land Uses

Surrounding Land Uses	
North	Laguna Hills Civic Center, Laguna Hills Lodge, and commercial retail uses across El Toro Road.
East	Commercial retail and residential across Avenida de la Carlota and I-5 (uses across the freeway are located in the City of Lake Forest).
South	Oakbrook Village shopping center and residential, Villa Valencia Health Center, and the Laguna Hills Transportation Center.
West	MemorialCare Saddleback Medical Center, multiple medical offices, financial institutions and Post Office.

Beginning in the early 2000s, the City recognized the changing marketplace and initiated

a process to transform the existing, 240-acre mixed commercial, business, and residential sector of the City into a village-like downtown district that could serve the local community needs while also providing a regional destination. In 2002, the City adopted the UVSP, which encompasses the 240-acre planning area ("Plan Area") that is bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and I-5 on the east, across Avenida de la Carlota. The UVSP promotes a variety of public, regional commercial, office, recreational, and high-density residential uses that work in concert to create an urban village and provide safe pedestrian pathways that conveniently provide direct access to the transit center, civic center, and regional trails. The UVSP projected that properties within the Plan Area, including the Subject Property, would add nearly 200,000 square feet of retail development, additional residential dwelling units, and various commercial uses.

The overarching theme of the UVSP is to better integrate the variety of activity nodes that already exist in the Plan Area and transform it into an "Urban Village where residents, employees, and visitors to Laguna Hills can meet, socialize, shop, and conduct business." (UVSP, Page 9) The Plan Area is the center of Laguna Hills, providing a mix of retail, office, financial, medical, residential, and transportation uses. The UVSP regulates development within the Plan Area, including the Subject Property, through the land use plan, design guidelines, and land use and development standards contained in the UVSP.

The main goals of the UVSP (UVSP, Page 29) are to:

- Encourage and facilitate new uses in the area.
- Create new pathways and add landscaping to existing sidewalks to create a pedestrian-friendly environment.
- Create an identity for the area through the use of entry features, area wayfinding signs, consistent landscaping, and street furniture.
- Encourage private investments in the development of desirable and planned activity nodes.
- Take full commercial and market advantage of the Urban Village's central location in the Saddleback Valley.
- Increase the employment opportunities, tax revenues, and ensure the long-term viability of the Urban Village.
- Provide the framework for a public/private partnership to implement the goals of the Specific Plan.

The UVSP includes design guidelines that address the intent and character of Main Street, commercial, and residential development. It also includes guidelines for design

of street furniture, lighting, and signage.

New development or uses accommodated by the UVSP in the Plan Area are regulated based on the capacity of the local street network to accommodate additional vehicle trips from new development during morning and evening peak traffic conditions (AM and PM peak hours respectively). This framework was established to ensure that additional traffic from new development would not exceed acceptable community traffic standards. For Laguna Hills, these standards are contained in the City's 2009 General Plan Circulation Element and are referred to as intersection Level of Service (LOS). Therefore, development intensity in the Plan Area is regulated based on remaining vehicle trip capacity contained in the UVSP, and not by land use type or project size. The City implements this aspect of the UVSP through a vehicle trip budget debiting process, in which additional peak hour vehicle trips generated by each new development or redevelopment project are subtracted from the current aggregate total additional peak hour vehicle trips available to accommodate future new development in the Plan Area.

For example, there could be more residential uses and less retail uses established, or vice- versa, as long as the overall AM and PM peak hour vehicle trip budget is not exceeded.

At the time the General Plan Update was adopted in July 2009 (described below), the Plan Area could accommodate development that generated up to 1,243 additional AM peak hour vehicle trips and 2,272 additional PM peak hour vehicle trips. This trip cap was set to ensure that the maximum buildout trip levels evaluated in the PEIR were not exceeded as a result of new development projects in the Plan Area. Using traffic capacity rather than development maximums allows project applicants to be very flexible in the development options and mix of land uses their projects could include.

General Plan Update (2009)

The 2009 General Plan Update and its associated PEIR, which were adopted and certified in July 2009, identify the Plan Area as a "future study area" that would undergo expansion/revitalization in the future and increased commercial and residential development opportunity would be available in the Plan Area.

The General Plan Update's Implementation Program included a number of items directly related to the UVSP, including the following: (i) a minimum residential dwelling unit density of 30 units per acre (LU-4[1]), (ii) a provision for the City to "inform existing

property owners and prospective developers that housing opportunities are available in the Urban Village Specific Plan area" and for the City to "promote housing incentives consistent with Chapter 9-72 of the Zoning Ordinance" (H-6), (iii) a provision for the City to monitor and market housing opportunities in the UVSP area (H-19[2]), and (iv) reduced open space standards for high-density residential development.

In addition, the City determined as part of its General Plan Update that the UVSP roadway network could accommodate 1,243 additional AM peak-hour vehicle trips and 2,272 additional PM peak-hour vehicle trips (see Appendix F of the PEIR; see also UVSP Section IV, p. 35).

UVSP Allowable Residential Units

The following analysis has been prepared by Kelly Associates Management Group ("KAMG"), the City's contract Project Manager, and is included as Attachment d. The purpose of this analysis is to evaluate whether certain General Plan and UVSP references to an anticipated 200 units of multi-family residential housing within the specific plan area create a unit-based cap, thereby precluding the approval of any new housing over 200

units within the specific plan area. KAMG confirmed that such references do not create a unit-based cap.

The City of Laguna Hills Urban Village Specific Plan area ("Plan Area") is subject to regulatory controls in the City's 2009 General Plan, UVSP, and City's Municipal Code. Certain provisions of the General Plan and UVSP reference an anticipated 200 units of multi-family residential housing within the Plan Area. The KAMG Memorandum evaluates the significance of references to 200 units of multi-family housing within the General Plan and UVSP for purposes of evaluating discretionary approvals for projects located within the Plan Area. In summary, multi-family residential use is permitted in the UVSP without a unit-based cap and is instead subject to a density-based limitation and the UVSP's overall "trip budget" cap intended to ensure consistency with traffic level-of-service ("LOS") controls.

The City adopted the UVSP in 2002 to encompass an approximately 240-acre area bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard to the south, and Interstate 5[1] on the east. The UVSP includes a series of goals that are collectively

[1] UVSP Section I, p. 1.

intended to transform the Plan Area into a village-like "downtown core."

The UVSP effectively establishes zoning controls for properties within the Plan Area.[2] The UVSP provides for maximum flexibility of uses within the Plan Area, subject to an overall vehicle trip cap for all uses intended to ensure minimum LOS at area intersections.[3] Development intensity within the Plan Area is regulated based on remaining vehicle trip capacity within the UVSP as opposed to land use type or project size. As such, applicants for any new or expanded project within the Plan Area must prepare a traffic study to document that project-generated A.M. and P.M. peaks hour trips will not exceed the capacity of the UVSP's circulation network (i.e., trip budget caps).[4]

The General Plan notes that the 2002 UVSP identified 200 residential units as a future development scenario within the UVSP, but did not describe that development capacity as a land use control or cap. Rather, the 200 residential units are described along with 375,000 square feet of commercial use and 518,000 square feet of office use in terms of estimated development "capacity."[5] Accordingly, while the General Plan clearly identified residential unit maximums for other areas within the City, it did not do so with respect to the Plan Area.[6] Instead, the General Plan identified the UVSP as an "area for housing opportunities" and required an amendment to the UVSP to establish a minimum residential density of 30-units per acre.[7] The General Plan notes that the Plan Area is underutilized for housing and that housing is allowed subject only to a site development permit.[8] The only reference to a control on the maximum number of residential dwelling units within the UVSP, other than the trip budget cap, is a 50-unit per-acre density maximum.[9] Importantly, under a header labeled "Potential UVSP Housing Development Summary," the General Plan states that the "maximum units" allowed within the Plan Area is "determined by trip limits."[10]

The UVSP's trip budget capacity reflects additional development capacity identified in

[2] Laguna Hills Municipal Code, Section 9-24.010.
[3] UVSP, Section II, p. 4; Section V, p. 35 ("At the time that the General Plan was updated in July 2009, the Urban Village area could accommodate 1,243 additional AM peak hour trips, and 2,272 PM peak hour trips.")
[4] UVSP, Section V, pp. 35-36.
[5] General Plan, p. LU-29, Table LU-3.
[6] By way of example, compare General Plan Table LU-2 with the description of "up to 600 Maximum Dwelling Units" for Via Lomas at p. LU-22 -23.
[7] General Plan, p. H-48.
[8] General Plan, p. H-71.
[9] General Plan, p. H-51.
[10] General Plan, p. H-88.

the General Plan. The General Plan described the UVSP as a "future study area" targeted for revitalization in the future.[11] As part of its analysis of the Plan Area and its circulation network, the General Plan identified additional development capacity within the UVSP equivalent to 117,000 square feet of retail use beyond what was anticipated when the UVSP was approved in 2002.[12] The City amended the UVSP in 2011 to incorporate this additional development capacity as required by the General Plan Implementation Program.

As stated above, multi-family residential use is permitted within the UVSP.[13] Any project that includes residential must do so at a minimum density of 30-units per acre and is subject to a maximum of 50-units per acre, subject to available trip budget capacity.[14]

The UVSP includes a "Conceptual Land Use Plan" that does not, in any way, function as a limit on development. As stated in Section III of the UVSP: "the Land Use Plan is conceptual in nature and shows where new development might occur…the diagrams are schematic in nature and not meant to be a precise plan."[15] Accordingly, while the Conceptual Land Use Plan was devised as a concept for what could be developed based on a trip budget capacity, the UVSP expressly acknowledges that "the Specific Plan includes provisions for flexibility in the development options…as long as the trip budgets are not exceeded."[16] As with the General Plan, the UVSP does not describe the 200 residential unit component of the "Conceptual Land Use Plan" as a restriction on residential development.

The City has never interpreted the reference to 200 residential units in the UVSP's Conceptual Land Use Plan as a cap on development. In 2012, the City approved a Development Agreement and related entitlements for the Oakbrook Village Project authorizing 489 residential units. In 2016, the City approved the Five Lagunas Project, which includes as many as 988 residential units. For both projects, the City approved Precise Plans subject to a finding that the relevant plan – including the residential use – was consistent with the General Plan and applicable development standards.[17] These projects were evaluated for consistency with minimum and maximum density and the UVSP trip budget cap, as required by the UVSP. Thus, the 200 residential units in the

[11] General Plan, p. LU-26, Figure LU-13.
[12] General Plan, p. LU-28, Figure LU-2.
[13] UVSP, Section V, p. 33, Table 1.
[14] UVSP, Section V, p. 37, Table 2.
[15] UVSP, Section III, p. 8 (emphasis added).
[16] UVSP, Section V, p. 35.
[17] See Laguna Hills Municipal Code, Section 9-92.080(B).

UVSP's Conceptual Land Use Plan did not prevent the City from adopting the required General Plan and UVSP consistency findings.

As with the Oakbrook Village and Five Lagunas projects, any future project within the UVSP that includes multi-family residential must be evaluated for consistency with the UVSP's development standards. These standards include the minimum residential density of 30 units per acre and a maximum of 50 units per acre, and a determination, based on a traffic study, that the project will not exceed available UVSP trip budget capacity. The fact that the City has already authorized residential use in excess of the 200 units described in the UVSP's Conceptual Land Use Plan does not preclude future approvals of mixed commercial and residential projects within the Plan Area.

Urban Village Specific Plan Amendment (2011)

An amendment to the UVSP ("2011 UVSP Amendment") enacted by the City Council's adoption of Ordinance 2011-3 incorporated the additional development potential analyzed by the 2009 General Plan Update and PEIR described above. The 2011 UVSP Amendment also included other minor but important changes that:

- Modified the development standards in order to integrate and improve internal consistency between the existing commercial and residential development standards.
- Incorporated the mixed-use application process and development standards already contained in the City's Zoning and Development Code (Chapter 9-02 of the LHMC).
- Added the new AM and PM peak hour trips that would be generated by the additional anticipated development.
- Updated the Public Art section to clarify the management of the funds collected.

The 2011 UVSP Amendment also added Housing Element requirements to establish a minimum residential density standard of 30 units per acre and reduce high-density residential open space standards from 30 percent to 10 percent.

No changes were made to the permitted land use matrix for the UVSP. However, to ensure a compatible mix of uses, the 2011 UVSP Amendment required that new mixed-use developments be approved through a Precise Plan permit process, which requires the careful consideration of potential impacts from proposed development and ensures a proper balance of uses. The Precise Plan is more precise than a site plan in that it regulates the exact mix of uses within the project. Such a process assists the community

to assess potential impacts from the project and to provide a balance of uses and purposes that promote community image, reduce undesirable environmental consequences and improve the fiscal abilities of the City to meet locally expressed needs.

Furthermore, the 2011 UVSP Amendment added provisions for mixed-use developments for enhanced security, restrictions on activities, noise standards, vibration and odors, and lighting to ensure that residential uses are not adversely impacted by commercial uses.

The revisions to the UVSP were completed in 2011 via an addendum to the PEIR: (described below) and adoption of an amendment to the UVSP by Ordinance 2011-3.

Urban Village Specific Plan Amendment (2017)

A minor amendment to the UVSP was approved in 2017 to modify the standards for the parkway on Avenida de la Carlota between El Toro Road and Los Alisos Boulevard. Specifically, the proposed amendments altered the street design for the Avenida de la Carlota right-of-way to allow a variable right-of-way width ranging from 72 feet to 88 feet and expand the sidewalk/ parkway dimension from 8 feet to 12 feet. This was done to facilitate an improved pedestrian experience when using the sidewalk separated from the street by a landscaped parkway.

Five Lagunas (2016)

In 2016 the City approved a redevelopment plan for the Laguna Hills Mall, which was branded as “Five Lagunas”. Five Lagunas included a plan to convert a portion of the existing enclosed mall space into a pedestrian-oriented, open-air experience with connectivity to surrounding commercial and residential uses. Five Lagunas required demolition and reconstruction of portions of the existing mall structure, with other portions of the mall remaining in place and undergoing extensive renovations with updated design, improved pedestrian circulation and provided better access to natural light and air. A number of additional uses were to be constructed around the central mall building, consisting of additional retail offerings and dining locations. Five Lagunas decreased the Mall’s approximately 965,512 square feet of gross floor area (GFA) to roughly 926,429 square feet of GFA, which included a substantial decrease in department store anchor and retail GFA, but increased active restaurant, health club, cinema, and flex retail/medical office uses.

Five Lagunas also included 988 multifamily dwelling units within three apartment-style buildings (one of which also included ground floor retail uses) not exceeding five stories in height, located on the south side of the Plan Area immediately adjacent to Calle De Los Caballeros.

PROJECT DESCRIPTION AND ANALYSIS:

Development Summary

The Project modifies the previous 2016 Five Lagunas Project development approval by redesigning the Subject Property with the addition of land uses authorized in the UVSP.

The Project includes the demolition and removal of the remaining Mall structure and a number of outlying buildings (Attachment e). The Project includes the construction of a new retail and entertainment core, perimeter commercial pads, office buildings, a hotel, multifamily housing, parking structures, a central communal open space (Village Park), an open parking lot for community events and related amenities. The Project introduces a more diverse mix of uses than the previously-approved Five Lagunas Project including additional housing and employment opportunities, new lodging, and less retail in response to the changing retail landscape and market. The Applicant has concluded that the inclusion of more retail square footage than the Project currently accommodates is not supported by the marketplace.

The following Table 3 compares the Project with the Five Lagunas approvals, and Table 4 includes a breakdown of the proposed uses, buildings and areas of the Project.

Table 3: Comparison of 2016 Approvals for Five Lagunas and the Proposed 2021 Project

Proposed Use/ Project Component	Five Lagunas 2016 Approvals	Village at Laguna Hills Proposed 2021 Project	Net Change
Commercial, retail, restaurant, cinema, health club	880,539 sq. ft.	250,000 sq. ft.	-630,539 sq. ft.
Office	45,890 sq. ft. (medical office/flex retail)	465,000 sq. ft.	+419,110 sq. ft.
Hotel	0 rooms	100 - 150 rooms	+100 -150 rooms
Residential	988 dwelling units	1,500 dwelling units	+512 dwelling units
Parking	5,757 parking spaces	5,939 parking spaces	+182 parking spaces

Table 4: Proposed 2021 Project Summary

Proposed Use/ Project Component	No. of Buildings/Structures	Square Footage/Units
Commercial, retail, restaurant, cinema, health club	One two-story retail core building (Anchor 1 & 2) and two stand-alone one-story shops (Shops 1 & 4), and Pad buildings	Up to 118,000 sf. ft. in core building Up to 18,000 sf. ft. in two separate shops Up to 22,600 sq. ft. in three pad buildings
Office	Four, four-story buildings	Up To 465,000 sq. ft.
Non-Residential (Office) Parking Structures	Two multi-level (four to five floors) parking structures	1,682 Parking Spaces
Hotel	One multi-story building	100 - 150 rooms 10,805 sf. ft. of ground-level retail
Residential	Five multi-story residential buildings as further outlined below	Up To 1,500 total units 17,500 sq. ft. of ground-level shops 40,000 sq. ft. of ground-level retail
Residential I	Six-story building with wrapped parking garage	358 dwelling units Private recreation amenities and facilities 17,500 sq. ft. of ground-level shops 40,000 sq. ft. of ground-level retail 664 parking stalls
Residential II	Six-story building with wrapped parking garage	230 dwelling units Private recreation amenities and facilities 444 parking stalls
Residential III	Six-story building with wrapped parking garage	300 dwelling units Private recreation amenities and facilities 579 parking stalls
Residential IV	Six-story building with wrapped parking garage	337 dwelling units Private recreation amenities and facilities 617 parking stalls
Residential V	Six-story building with wrapped parking garage	275 dwelling units Private recreation amenities and facilities 509 parking stalls
Overall Parking	Provided in two multi-level parking structures, five residential-wrapped parking garages, and surface parking throughout	5,939 parking spaces
Village Park	Small retail kiosks will be provided throughout the park	+/- 2.6 acre centralized communal open space includes a number of passive and active open space and recreation uses/areas (acreage includes related pathways, features, equipment, and infrastructure)
Boardwalk	Not applicable	Expansive boardwalk is proposed in the northern portion of the Subject Property, flanked between the office buildings and parking structures

A key feature of the Project is completion of demolition of the remainder of the outdated, 1970s-era Mall to create a modern town center, consistent with the City's vision in the UVSP and the 2009 General Plan Update. This would require demolition of the remaining Mall structure, the outlying Nordstrom Rack building and automotive service centers. In total, approximately 562,653 square feet of existing building area would be demolished as part of the Project.

Site Design

The Project would include construction of several new buildings around the perimeter of the Subject Property at build-out. These new structures would include new retail, restaurant and dining establishments. The Project's main retail elements face El Toro Road. Two retail anchor spaces and cinema make up the Project's primary retail space, consisting of approximately 118,000 square feet. An additional +/- 57,000 square feet retail spaces is included in the Residential I mixed-use building facing El Toro Road and

The Village Drive. Altogether, approximately 250,000 square feet retail space is planned including the existing restaurants that will remain on the Subject Property.

New structures would include opportunities for both large- and small-format retailers, with interconnection to satellite building pads for single- and multi-tenant commercial uses. The Project design organizes the retail and entertainment structures around a central communal open space (Village Park) and features pathways for pedestrian circulation among the various land uses (Attachment e, Sheet SD 1.03).

A new hotel would serve as a transitional use between the core of the new retail and entertainment structures and the residential uses. The hotel would be located immediately adjacent to the Village Park and retail shops and restaurants to promote activation at the core of the community including likely use by patrons of adjacent medical uses and communities. (Attachment e, Sheet SD 1.20).

The Project includes up to four new professional office buildings along the easterly edge of the Subject Property, abutting Avenida De La Carlota. These buildings would be up to four stories in height and would include up to 465,000 square feet of office space (Attachment e, Sheets SD 1.23 – SD 1.24). Two new parking structures will serve as the primary parking for the proposed office buildings. Parking Structure A is 5-stories with 745 parking stalls and Parking Structure B is 4-stories with 937 parking stalls.

The Project includes up to five multifamily residential buildings, generally located on the

southern half of the Subject Property closest to Calle De La Louisa and Calle De Los Caballeros (Attachment e, Sheet RE 3.00). At least one of the buildings (the northwesternmost residential structure) would include ground-level retail uses across from the Village Park. These buildings would be up to six stories in height and include 1,500 dwelling units. The structured parking for each building will be "wrapped" by residential units, effectively screening structured parking from view. Each residential building will also include private amenities and open space and recreation areas/uses for residents, including community pools, clubhouses and pet use areas.

The dwelling unit mix would include a combination of studio, one-bedroom, two-bedroom, and three-bedroom apartments, as follows:

- 202 studio apartments
- 791 one-bedroom apartments
- 482 two-bedroom apartments
- 25 three-bedroom apartments

Dedicated resident and guest parking facilities would be included in each of the five residential buildings.

Additionally, the Project has been sited and designed to provide convenient access to alternative modes of transportation (e.g., transit, walking, bicycling); innovative housing, office, retail goods and services, and entertainment options; social interaction; open space and recreation areas; and pedestrian-oriented design. For example, as shown in Figure 2 (above), the Subject Property has a pedestrian-oriented design and improves the pedestrian circulation system and experience over existing conditions including connectivity to adjacent land uses.

Table's 5 and 6 compare the Project's proposed residential and commercial components with the development standards of the UVSP.

Table 5: Residential Component Consistency with UVSP Standards

UVSP Development Standards		Residential I	Residential II	Residential III	Residential IV	Residential V
Min. Lot Size	*10,000 sq. ft.*	311,879 sq. ft	203,864 sq. ft.	262,226 sq. ft.	294,462 sq. ft.	239,580 sq. ft.
Min. Lot Width	*100 ft.*	417 ft.	433 ft.	375 ft.	304 ft.	417 ft.
Min. Lot Depth	*100 ft.*	728 ft.	455 ft.	563 ft.	578 ft.	604 ft.
Max Lot Coverage	*70%*	43%	41%	39%	37%	34%
Density	*30-50 DU/AC (gross)*	49.9 DU/AC	50.0 DU/AC	50.0 DU/AC	49.9 DU/AC	49.9 DU/AC
Max Building Height	*75 ft.*	74'-11" to top of parking garage elevator	74'-5" to top of parking garage elevator	74'-5" to top of parking garage elevator	75' to top of parking garage elevator	68'-5" to top of parking garage elevator
*Min. Setback**						
Front-Parking Lot *Front-Parking Structure* *Front-Building*	*10 ft.* *20 ft.* *20 ft.*	n/a 310 ft 153 ft.	n/a 90 ft. 40 ft.	n/a 170 ft. 42 ft.	n/a 213 ft. 122 ft.	n/a 188 ft. 89 ft.
Side (Interior)	*10 ft. abutting residential/ 0 ft. commercial abutting non-residential*	53 ft.	62 ft.	33 ft.	17 ft.	22 ft.
Street Side	*10 ft.*	n/a	n/a	n/a	n/a	n/a
Rear	*20 ft. abutting residential/ 10 ft. abutting non-residential*	20 ft.	38 ft.	101 ft.	41 ft.	10 ft.
Min. Building Separation						
Main to Main	*10 ft.*	n/a	n/a	n/a	n/a	n/a
Main to Accessory	*2.5 ft.*	n/a	n/a	n/a	n/a	n/a
Accessory to Accessory	*2.5 ft.*	n/a	n/a	n/a	n/a	n/a
*Min. Open Space/Amenity Area***	*10% of lot*	10.2% (31,994 sq. ft.)	11.3% (22,600 sq. ft.)	13.3% (34,860 sq. ft.)	10.2% (29,907 sq. ft.)	15.3% (36,768 sq. ft.)
Min. Landscape	*15%*	15.0 %	15.1 %	21.8 %	16.6 %	15.3 %

Coverage		(46,014 sq. ft.)	(30,718 sq. ft.)	(57,236 sq. ft.)	(48,862 sq. ft.)	(38,549 sq. ft.)
Pedestrian Plaza	*3% of total floor area*	5.1% (15,088 sq. ft.)	7.0% (4,234 sq. ft.)	14.2% (11,012 sq. ft.)	10.1% (8,572 sq. ft.)	3.4% (2,367 sq. ft.)

Table 6: Nonresidential Component Consistency with UVSP Standards

UVSP Development Standards		Retail (Anchor & Shops)			Office				
		Anchor	Retail Shops	Retail Pads	Office 1	Office 2	Office 3	Office 4	Hotel
Min. Lot Size	*10,000 sq. ft.*	693,419 sq. ft.	693,419 sq. ft.	693,419 sq. ft.	57,136 sq. ft.	68,917 sq. ft.	60,687 sq. ft.	88,314 sq. ft.	93,636 sq. ft.
Min. Lot Width	*100 ft.*	885 ft.	885 ft.	885 ft.	195 ft.	193 ft.	207 ft.	194 ft.	217 ft.
Min. Lot Depth	*100 ft.*	916 ft.	916 ft.	916 ft.	298 ft.	364 ft.	260 ft.	450 ft.	412 ft.
Max Lot Coverage	*70%*	19%	19%	19%	47%	46%	35%	41%	41%
Density	*30-50 DUs/AC (gross)*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Max Building Height	*75 ft.*	72 ft.	30 ft.	32 to 37 ft.	72 ft.	72 ft.	72 ft.	72 ft.	75 ft.
*Min. Setback**									
Front-Parking Lot	*10 ft.*	Varies	n/a	Varies	n/a	n/a	n/a	n/a	58 ft.
Front-Parking Structure	*20 ft.*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Front-Building	*20 ft.*	320 ft.	555 ft.	20 ft.	31 ft.	22 ft.	27 ft.	37 ft.	131 ft.
Side (Interior)	*10 ft. abutting residential / 0 ft. commercial abutting non-residential*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Street Side	*10 ft.*	n/a	n/a	20 ft.	22 ft.	23 ft.	n/a	18 ft.	n/a

Rear	*20 ft. abutting residential / 10 ft. abutting non-residential*	312 ft.	62 ft.	31 ft.	22 ft.	46 ft.	27 ft.	69 ft.	69 ft.
Min. Building Separation									
Main to Main	*10 ft.*	90 ft.	90 ft	155 ft.	n/a	n/a	n/a	n/a	n/a
Main to Accessory	*2.5 ft.*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accessory to Accessory	*2.5 ft.*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
*Min. Open Space/ Amenity Area***	*10% of lot*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. Landscape Coverage	*15%*	16.4 % (113,643 sq. ft.)	16.4 % (113,643 sq. ft.)	16.4 % (113,643 sq. ft.)	19.4 % (11,076 sq. ft.)	18.7 % (12,886 sq. ft.)	18.7 % (11,349 sq. ft.)	21.0 % (18,566 sq. ft.)	15.0 % (14,053 sq. ft.)

Vehicular Circulation and Trip Budget

Vehicular Access and Circulation

In anticipation of implementing the UVSP, the City has long worked with State, regional, and other local jurisdictions to increase the capacity of the local roadway network to accommodate the vehicle trips envisioned by the UVSP. The previously-approved site plan for the 2016 Five Lagunas Project identified various traffic improvements, including a new traffic signal along Avenida De La Carlota, right-turn in/out restrictions and related median modifications along Avenida De La Carlota, provision of adequate driveway "throat" lengths to address traffic queues, and lane geometry restriping at specific driveway locations. The same traffic design features have been incorporated into the Project's site plan.

Additionally, as illustrated in the Project's site plan (see Figure 2 above or Attachment e), a number of vehicular access and circulation improvements are proposed for the Subject Property. Vehicular access would be provided via the following access drives:

- El Toro Access Drive (at Regional Center Drive). The existing signalized access drive would serve as the primary entry into the Subject Property. The intersection design and configuration would remain; however, a number of landscape (e.g., enhanced landscape treatments) and hardscape improvements (e.g., enhanced paving for crosswalk) would be implemented for the access drive within the Subject Property boundary.
- Avenida de la Carlota Access Drives. Four access drives would be provided to/from Avenida de la Carlota.
    - Mall Entry (at Plaza Lane). The access drive would remain signalized and the main intersection design and configuration would remain. However, internal to the Subject Property, the number of lanes would increase from two (existing) to three (proposed), with one entry lane and two exit lanes. Also, a number of landscape (e.g., enhanced landscape treatments) and hardscape improvements (e.g., enhanced paving for crosswalk, sidewalks) would be implemented for the access drive within the Subject Property boundary.
    - Calle de la Magdalena. This is a new access drive that would be designed as a right-in/-out only access drive. Left turns in and out of this access drive would be prohibited. The access drive would feature a number of landscape (e.g., trees, ground cover) and hardscape improvements (e.g., enhanced paving for crosswalk, sidewalks).
    - Health Center Drive. This is a new access drive that would be designed as a signalized intersection. Aside from installation of the traffic signal, the intersection would feature the necessary striping and a dedicated left-turn lane into the Subject Property from Avenida de la Carlota. Within the Subject Property boundary, the access drive would feature a number of landscape (e.g., trees, ground cover) and hardscape improvements (e.g., enhanced paving for crosswalks, sidewalks).
    - Calle de los Caballeros. This is a new access drive that would be designed as a right-in/-out only access drive. Left turns in and out of this access drive would be prohibited. The access drive would feature a number landscape (e.g., trees, ground cover) and hardscape improvements (e.g., enhanced paving for crosswalk, sidewalks).
- Calle de la Louisa. Four access drives would be provided to/from Calle de la Louisa (private street).
    - Calle de la Plata. This private access drive and intersection would remain a four-way, stop-controlled intersection and the main intersection design and configuration would remain. However, internal to the Subject Property, the number of travel lanes would increase from two (existing) to

three (proposed), with one entry lane and two exit lanes. Also, a number of landscape (e.g., enhanced landscape treatments) and hardscape improvements (e.g., enhanced paving for crosswalk, sidewalks) would be implemented for the access drive within the Subject Property boundary.

The access drives would connect to an internal system of low-speed private streets and parking drive aisles, which form a grid system that provides vehicular access to all parts of the Plan Area. All internal streets would be private, and also serve as the Project's required emergency access fire lanes. A comprehensive system of way-finding signage would also be provided throughout the Plan Area to help direct drivers to their destination.

The principal street in the Plan Area will be Village Drive, which will function as the UVSP's "Main Street" and become the center of the urban village. This street will be characterized by tight, continuous building setbacks on both sides of the street and with a very active sidewalk that provides many pedestrian amenities and a high-quality urban landscape plan that includes a mix of trees, shrubs and street furnishings (e.g., benches and seating areas, planters and pots, enhanced paving and lighting fixtures).

Streetscape Edge Conditions

The UVSP contains design requirements for planned roadways within and adjacent to the Subject Property. Under Street Edge Conditions in Chapter III of the UVSP, cross-sections for each existing or anticipated roadway are provided. These cross-sections depict the design of the entire right-of-way including number of travel lanes, on-street parking (if included), and the width/configuration of the roadway edge conditions/improvements, including sidewalks and landscape parkways.

The streets within and adjacent to the Subject Property were evaluated based on the UVSP cross-sections that applied, including Section E-1 El Toro Road, Section E-2 Perimeter Streets, Section E-3 Entry Streets, Section E-4 Major Project Entry Street, Section E-6 Secondary Streets, Section E-7 Commercial Entry Drives, Section E-8 Calle De La Louisa, Section P-2 Parking Lot Paseo, and the Pedestrian Plan (Attachment f). Proposed cross-sections that are deemed to be "consistent" match the exact requirements of the UVSP. Where a proposed cross-section exceeds the minimum UVSP standards, it is deemed to "comply" with the UVSP. In locations where streets were not specifically anticipated in the UVSP, a determination was made that the proposed cross-section "conforms" to the intent of the UVSP. As demonstrated in Attachment f, all of the proposed cross-sections have been designed in a way that is either "consistent",

"complies", or "conforms" with/to the UVSP.

Trip Budget

As described in the foregoing sections, the 2011 UVSP Amendment established a development intensity threshold for the UVSP based on maximum peak hour trip generation. Like Five Lagunas, the Project is consistent with the trip budget cap, as shown in Table 7. For each project that has been approved within the boundaries of the UVSP since 2011, a corresponding number of AM and PM peak hour trips has been added or subtracted to the beginning balance of the UVSP's trip budget of 1,243 AM peak hour trips and 2,272 PM peak hour trips. Current trips available are 335 AM peak hour trips and 1,680 peak hour trips. If the Project is approved, 216 AM peak hour trips and 2,590 PM peak hour trips will remain for the on-going build out of the UVSP, as shown in the table. The PM peak hour trips available in the UVSP after the development of the Village at Laguna Hills is higher than the starting available trips because of the "return of unused trips" in the previously approved but not implemented Five Lagunas project.

Table 7: UVSP Trip Budget Summary

Trip Budgets Identified in Program EIR	**AM Peak Trip Budget** *1,243*	**PM Peak Budget** *2,272*
Plus Chevron (demolition approved May 2011)	0	+ 27
Less Taj Mahal (approved June 2011)	– 12	– 49
Less Ashley Furniture / Chick-Fil-A (approved July 2011)	– 128	– 12
Less Oakbrook Village Project (approved 2012 & 2018)	– 129	+ 33
Less Raising Cane's (approved April 2015)	– 32	+ 3
Less Five Lagunas (approved March 22, 2016)	– 558	– 569
Less Farmer Boys (approved September 13, 2016)	– 49	– 25
Remaining Trips in Budgets (not counting the Project)	**335**	**1,680**
Residual Trips in Budgets (after accounting for the Project)	**(less 119 Project trips) = 216 residual trips in budget**	**(910 trips added) = 2,590 residual trips in budget***

*The Project adds 910 PM Peak Hour trips to the UVSP Trip budget since the Project has fewer PM Peak Hour trips than Five Lagunas.

Alternative Modes of Transportation

Pedestrian and Bicycle Circulation and Connectivity

Pursuant to the UVSP, project implementation would enhance the pedestrian and bicycle connectivity and experience within and beyond the Subject Property through the construction of new and the expansion of existing pedestrian and bicycle features. The connectivity of all of these nonvehicular elements help achieve a true pedestrian environment within and beyond the Plan Area.

For example, an extensive system of pedestrian pathways (e.g., urban sidewalks, paseos, boardwalk, enhanced pedestrian street crossings) would be provided throughout the Subject Property to promote circulation among the various retail, entertainment, office, residential, and open space/recreation uses. The overall mix of uses throughout the Subject Property offers many opportunities for pedestrian activity. In addition to a well- connected network of sidewalks, pedestrian paseos through the commercial parking lots are also strategically located to connect existing restaurants along El Toro Road to the uses within the Plan Area. Additionally, an expansive boardwalk is proposed in the area easterly of the Village Park of the Subject Property, flanked between the office buildings and parking structures. Further, enhanced pedestrian street crossings, which would be highlighted with special pavers and other features, would be provided at various street intersections and crossings. The proposed system of pedestrian pathways would provide a safe and convenient means of not only circulating within the Subject Property, but also connecting to the well-established system of pedestrian pathways surrounding and beyond the Subject Property, which among many uses and areas in the City provide a direct connection to the City's extensive multi-use trail system.

Class II bicycle lanes would be provided along Calle De La Louisa, Calle De Los Caballeros, and Health Center Drive, thereby connecting the Subject Property to Paseo De Valencia and to the adjacent Oakbrook Village mixed use development, as well as to the offsite hospital, office, retails, and civic uses. Three Class III bicycle paths would be extended between Calle De La Louisa and Main Street Promenade (the primary interior street), and a portion of Calle De La Louisa would be extended northwest from the intersection of Calle De La Plata to serve as a fourth-Class III bicycle lane. Similar to the proposed pedestrian pathway system, the proposed bicycle paths would provide a safe and convenient means of not only circulating within and beyond the Subject Property, but also connecting to the City's extensive multi-use trail system.

Further, the Project would implement a comprehensive landscape plan that would contribute to the comfort, experience and safety of pedestrians and bicyclists throughout the Subject Property and its surroundings.

Transit Accessibility

Project residents, workers, visitors, and patrons would be within walking distance of existing Orange County Transportation Authority (OCTA) bus stops provided on El Toro Road, Avenida De La Carlota, and Calle De La Louisa. They would also be within walking distance of the OCTA Laguna Hills Transportation Center, which is in the immediate project vicinity (abutting the southern end of the Plan Area). No OCTA bus stops would be removed as a result of the Project, although one of the stops along Calle De La Louisa would be relocated further south from its existing location to accommodate one of the Project's residential/retail buildings. Additionally, the Project is designed to accommodate the existing shuttle system used by Laguna Woods Village residents and other senior living facilities by incorporating a shuttle stop on Village Drive along the west side of the Village Park.

Parking

A parking study was prepared by Linscott, Law & Greenspan, Engineers (LLG) on behalf of the Applicant for the Project (Attachment g). For mixed-use projects that include significant restaurant, entertainment, and health club uses, the UVSP requires that a shared parking analysis be applied that assumes an overall/consolidated parking ratio of 4.5 stalls per 1,000 square feet of gross leasable area. Based on the findings of the parking study, there will be adequate supply to meet non-residential parking demand. The LHMC requires 2,810 parking spaces for the residential component of the Project, and the Project includes a residential parking supply of 2,813 spaces, resulting in a surplus of 3 spaces. Based on these findings, there will be adequate future supply to meet residential parking demand (for both residents and residential guests/visitors)

Additionally, the following parking strategies were outlined in the parking study and are included as Project design features:

- Onsite valet service for the hotel, retail, and restaurants on an as needed basis.
- Manage employee demand in more remote parking areas through an employee parking permit program.
- Coordinate special events.
- Installation of electronic parking counters and parking space availability display

board at entrances to parking structures.
- Addition of signage prohibiting offsite, hospital and other medical office visitors from parking onsite.
- Assigning designated pick-up/drop-off areas onsite.
- Designate areas onsite for shuttle stops that serve Laguna Woods, Laguna Hills Transportation Center, hospital, and medical office.
- Provision of bicycle racks, bike-share facilities, and electric vehicle charging stations onsite.

Architectural Design

All new buildings and associated improvements have been designed with a strong and appropriately-scaled framework of architectural and landscape architectural elements. The building masses and landscaping throughout the Subject Property are designed to create individual variety while also providing a sense of unity to the overall Project. High-quality development features are provided throughout the Subject Property through site design (e.g., building orientation, screening and placement of service areas), architecture (e.g., mass, scale and form, style, material, and color), and streetscape elements (e.g., lighting, paving materials).

Office

The proposed office buildings create a pedestrian-friendly scale at the ground plane by incorporating a solid masonry base with shade structures integrated into the structure. Cantilevered, shifting floors break down the scale of the buildings horizontally and provide opportunities for indoor and outdoor connections. Vertical patterning in the glass and solid vertical elements would further break down the scale, provide interest, and help reduce solar exposure. On the east and west building façades, vertical louvers would highlight the volumetric nature of the buildings and provide passive solar shading devices. The office buildings will help screen the rest of the Subject Property from the activity and noise of Avenida de la Carlota and I-5.

Two parking structures are provided along Calle Zocalo, along the interior of the Subject Property, with the northern structure providing an important backdrop to the Village Park. The horizontal massing on these structures is broken into smaller segments to relate to the pedestrian scale, while the ends have entry/vertical circulation features that add architectural interest.

Retail

The proposed retail buildings are designed to relate to the pedestrian by incorporating large amounts of storefront to connect customers to the vibrant and lively interiors of each space. For the largest building featuring Anchors 1/2 and the movie theater, upper portions of the building massing are pulled back to create a smaller, horizontal row of pedestrian-scaled retail tenant spaces underneath. The primary circulation elements are pushed out to distinguish their vertical forms and clearly identify points of access to the various amenities of the building.

Throughout the retail design, exposed structural elements and a combination of horizontal metal and stucco bands create a varied set of materials for visual interest. Some of these materials include wood-like porcelain tile, distressed wood planks, concrete panels and blocks, brick veneer, various perforated, smooth and corrugated metal panels, and glass. Each retail building is designed to be different from another to create lively and interesting frontages, but all are related by style and materials to hold together and create a sense of place.

Hotel

The proposed hotel serves as a landmark in the center of the Subject Property, visible from several streets and the Village Park. It has been designed to engage pedestrians with ground floor retail/dining. It also includes a second-level outdoor pool deck and an outdoor patio on the floors above and will provide views of the Village Park from many guest rooms. The ground level is distinguished by materials such as dark cement plaster finishes and reveals along with wood planks to accentuate the horizontal base of the building. The upper floors are 'Arcade White'-colored cement plaster, with variation provided by metal wall panels and porcelain tile accents.

Residential

The Project includes five residential buildings, each with an individual design that complements one another and still fits with the overall design of the greater mixed-use community. General design elements for the residential buildings include:

- Building projections, overhangs, and landscaped courtyards that allow for visual breaks and substantial building articulation.
- One and two-story framed balconies and stucco frame or wood frame trellis structures for additional architectural interest.
- Varied roof heights for an articulated roofline that helps break up the mass of the building along the long sides. For example, shed roofs at each corner of

Residential I provide an architectural element that contrasts against the overall horizontal nature of the walls and provides a focal point at the corner.

- Use of enhanced material including horizontal siding, metal, tile, stone or raked stucco in key areas at the base of all buildings to provide a substantial base and break up the façade vertically.
- Vertical building signage, such as in Residential II, III, and V, that serves as place-making structures that provide visual breaks from the horizontal nature of the buildings.
- Architectural frames at varying scales to break up larger volumes on multiple façades. These frames serve to highlight corner elements, balconies, project entry points, and parking structure entrances.
- Enhanced glazing in amenity areas as well as key Project corners that serve as visual connections into the residential buildings for onlookers and as gateways to the overall mixed-use community for residents.
- Screening of roof mounted equipment from a ground view.

Lighting

Detailed lighting fixture exhibits or cut sheets were not provided in the Project plan set. As a condition of approval (Attachment b, Conditions of Approval No. 34 and 35), City Staff's review and approval of the lighting fixtures with regard to their architectural design and consistency with the provisions of the UVSP and overall architectural styles of the proposed land uses will be required at a later date.

<u>Landscaping, Paseos, Greenspace, and Village Park</u>

The UVSP emphasizes the importance of landscape in contributing to the development of a comfortable walking environment by providing shade and visual engagement; contributing to the development of a strong visual identity for the Plan Area; and incorporating drought tolerant plant material. The proposed landscaping, paseos, greenspace, and Village Park (see Figure 2 above or Attachment e) contribute to these goals through the judicious use of appropriate street trees, understory species, and greenspace plantings that include many drought tolerant species.

Street Trees

Proposed street trees are organized in a hierarchical manner that conforms to the intent of the UVSP. Existing plantings along El Toro Road are respected and enhanced, while new tree species that allow for a distinction between secondary streets based on cardinal directions are introduced on interior streets.

At the main entrance to the Subject Property from El Toro Drive, Purple Orchid Trees (Bauhinia variegata) and Canary Island Palms (Phoenix canariensis) create a strong visual statement; the internal street leading into the Subject Property will be planted with Chinese Flame Tree (Koelreuteria bipinnata), a deciduous shade tree that will provide shade during the hottest months of the year.

Internal secondary streets are planted with Flaxleaf Paperbark (Melaleuca linariifolia) or Australian Willow (Geijera parviflora), both evergreen trees that will provide a constant green element to the streetscape of these streets.

Pink Trumpet Trees (Tabebuia impetiginosa) are used effectively and in conformance with the UVSP as an accent tree at entrances along Avenida De La Carlota and Calle De La Louisa, providing botanical wayfinding for these entry points.

Parking Lots

Parking lots in the Subject Property are planted with a single species of tree in each lot, either Carrotwood Trees (Cupaniopsis anacardioides) or Bottle Tree (Brachychiton populneus), both of which are evergreen in accordance with the UVSP landscape guidelines. Parking lots also support understory planting along edges and medians, further enhancing the visual quality of these spaces.

Paseos and Greenspace

Paseos, located among the office buildings and parking structures, as well as at residential buildings, are proposed to provide shade and visual identity. Planted with a collection of seven different tree species and a variety of drought tolerant understory species, these spaces conform with the UVSP landscape guidelines to provide a distinct tree type.

Greenspace, located around the base of buildings and the understory of street and parking lot trees, has been provided in accordance with the UVSP guidelines. The collection of understory species proposed includes a variety of plants with bright flowers, such as the Violet Trumpet Vine (Clytostoma callestigiodes), and compelling foliage, such as Feather Reed Grass (Calamagrostis x acutiflora). This varied palette allows for the creation of a three-layered landscape as indicated in the UVSP, while ensuring that the landscape will meet the City's Landscape Water Efficiency requirements.

Village Park

The Village Park, located at the center of the Subject Property between Anchor Shops 1/2/4 and the proposed hotel site, provides a flexible urban park setting with amenities for many user groups. Proposed amenities include active lawn space, a tot lot, amphitheater, dog park, drycreek, creek bridge and walk, and fire lounge, in addition to plentiful seating. Plantings include large specimen trees of California Sycamore (Platanus x racemosa) to add character to the space, as well as provide shade and visual comfort. Smaller trees provide shade throughout the park and compliment the many casual seating opportunities. An approximately 1,128 square foot digital screen will also be located on the south elevation of the Cinema/Anchor 1/2 building facing the Village Park, and will provide video, animations, and live events for the public to enjoy. Overall, the Village Park greatly contributes to development of a comfortable walking environment that is visually compelling and drought tolerant, pursuant to the provisions of the UVSP.

Nighttime Lighting

New lighting proposed for the Subject Property would consist of interior and exterior light fixtures. Interior lighting would be located on/in building exteriors (e.g., wall mounted), along walkways and paseos, and in parking lots. Other sources of interior light would include security lighting. Exterior lighting would include lighting installed along the perimeter of the Subject Property and at Project entryways.

Additionally, exterior pylon and monument sign lighting would serve to direct visitors to the Subject Property from the freeway and surrounding roadways, and also to specific uses within the Subject Property. Lighted exterior signage would be used for wayfinding so that visitors can find particular retail stores, offices, and parking structures or lots. Many of the exterior lighted signs would feature internally illuminated panels or lettering that is not anticipated to generate particularly bright or direct lighting. Some signs would feature neon accents along borders and edges. For example, signs on the parking garages (parking garage entry identity signs) would be internally illuminated, open-face fabricated, aluminum channel letters with three rows of exposed neon letters that would produce a halo illumination.

Although Project development would introduce new light sources to the area, the Project's light sources would be similar to the light sources of the surrounding office, commercial/retail, and residential land uses. Parking lot lighting would also be similar to what currently exists at the Subject Property and with parking lot lighting of the

surrounding uses. All lighting would be designed, arranged, installed, directed, shielded, and maintained in such a manner as to contain direct illumination onsite and prevent light spillover in accordance with the provisions of the UVSP and Sections 9-40.170 and 9-44.60 of the LHMC. For example, as part of the Master Sign Program, the Applicant is required to provide a detailed lighting schedule that includes the type, number, and total wattage of all proposed signs and lighting fixtures, which are subject to lighting requirements established by the aforementioned UVSP and LHMC provisions. Lighting would also be installed to accommodate safety and security while minimizing impacts on surrounding uses.

Considering the existing sources of lighting in surrounding areas, including street and parking lot lights and lighting from the surrounding uses, the amount and intensity of nighttime lighting proposed onsite would not be substantially greater or different than existing lighting in the surrounding area.

Master Sign Program

The Applicant is proposing a Master Sign Program (MSP) to facilitate modern signage for the Subject Property (Attachment h). Installation of the signs and monuments envisioned in the MSP would serve to rejuvenate the Subject Property in a manner consistent with contemporary mixed-use developments of comparable size and nature, while attracting potential customers and residents.

Types of signs included in the MSP and proposed for the Project include wall signs, static freeway pylon signs, large entryway pylon and monument signs, smaller pylon secondary entryway signs, tenant signs of various sizes interior to the Subject Property and on building façades, banner graphics, and directional signs in the parking areas. The Project also includes two 70-foot tall freeway-facing pylon signs. These signs are described in the Visibility Study as part of the Fifth Addendum prepared for the Project pursuant to CEQA. Within the MSP, Project Signage is classified as either Project Signage, Directional Signage, or “Use” Signage (Residential/ Office/ Hotel/ Parking Garage). Retail tenant signs are depicted in a separate Section of the MSP entitled “Tenant Signage Criteria”. Table 8 provides a summary of the signs included in the MSP.

Table 8: Master Sign Program Summary

Sign ID	Sign Type	Quantity	Sign Details	UVSP Provisions	LHMC Provisions
Project Signage					
A1	Freeway Pylon	2	Internally lit pylon sign, painted aluminum panels mounted to sign cabinet, project identification painted aluminum cabinet and channel letters, changeable tenant panels, and base cabinet of faux wood material atop concrete base Overall Sign Area: 1,260 SF Project Identity Area: 153 SF Single Tenant Area: 25 SF	Freeway oriented signs are permitted to encourage creativity in sign design and to foster a pedestrian atmosphere	n/a
A2	Primary Project Monument	3	Internally lit monument sign with project identification painted aluminum cabinet and channel letters, changeable tenant panels, and stone base Overall Sign Area: 55 SF Project Identity Area: 4 SF Single Tenant Area: 2 SF	Refers to Section 9-42 of the LHMC	Max 1 SF per linear foot of street frontage; max 20-foot height; max aggregate 400 SF
A3	Secondary Project Monument	2	Internally lit monument sign with project identification painted aluminum cabinet and channel letters, changeable tenant panels, and sign base of faux wood material Overall Sign Area: 77 SF Project Identity Area: 7 SF Single Tenant Area: 3 SF	Refers to Section 9-42 of the LHMC	Max 1 SF per linear foot of street frontage; max 20-foot height; max aggregate 400 SF
A4	Project Corner Monument	3	Internally lit monument sign with curved planting structure, aluminum channel letters for project identification, and four changeable tenant panels, and stone base Note: Applicant to reuse existing stone base to add project signage	Refers to Section 9-42 of the LHMC	Max 1 SF per linear foot of street frontage; max 20-foot height; max aggregate 400 SF
A5	Light Pole Banners	TBD	Light-pole mounted fabric banners for Project and residential and nonresidential use identification; message and pattern variations per location/zone	Refers to Section 9-42 of the LHMC	Max size 24 SF; max aggregate 24 SF Banners are

			Overall Sign Area: Approximately 25 SF		to be mounted to street lamps per 9.42-070
Directional Signage					
B1	Vehicular Directional	5	Internally lit monument sign with painted aluminum cabinet, changeable tenant panels, and sign base of faux wood material Overall Sign Area: 18 SF Project Identity Area: 1 SF Message Area: 13 SF	Refers to Section 9-42 of the LHMC	Max size 4 SF
B2	Pole Mounted Vehicular Directional	10	Painted aluminum sleeve and sign panel mounted on pole Overall Sign: 19 SF Message Area: 5 SF	Refers to Section 9-42 of the LHMC	Max size 4 SF
B3	Pedestrian Directory	6	Aluminum cabinet with painted finish, digital screen, and sign base of faux wood material Overall Sign Area: 27 SF Project Identity Area: 1 SF Digital Screen Area: 16 SF	Refers to Section 9-42 of the LHMC	Max size 24 SF; max height 8 feet
B4	Pedestrian Directional	11	Painted aluminum panel with direct print text and icons on a wood post mounted on an aluminum bracket Overall Sign Area: 14 SF Project Identity Area: 1 SF Total Message Area: 5 SF	Refers to Section 9-42 of the LHMC	Max size 4 SF
B5	Trail Marker	5	Painted aluminum panel with direct print text and icons on a wood post mounted on an aluminum bracket Overall Sign Area: 8 SF Project Identity Area: 1 SF Message Area: 3 SF	Refers to Section 9-42 of the LHMC	Max size 4 SF
Residential Signage					
C1	Residential Identity Monument	6	Internally lit monument sign with painted aluminum sign cabinet, painted tenant identity, and sign base of faux wood material Overall Sign Area: 42 SF Sign Tenant Area: 8 SF	Refers to Section 9-42 of the LHMC	Max size 2 SF
C2	Building	4	Face illuminated channel letters	Refers to	Max 1 SF per

	Mounted Leasing Identity		mounted on top of canopy Overall Sign Area: 16 SF	Section 9-42 of the LHMC	linear foot of building frontage; max length limited to 70% of building face; max 150 sq. ft. (per business)
C3	Parking and Leasing Directional	10	Painted aluminum cabinet with direct print graphic pattern, aluminum sign cabinet with painted finish, painted tenant and address identify, and sign base of faux wood material Overall Sign Area: 17 SF Message Area: 9 SF	Refers to Section 9-42 of the LHMC	Max size 4 SF; max height 3 FT
C4	Residential Building Mounted Identity	10	Illuminated channel letters mounted on building wall Overall Sign Area: 75 SF	Refers to Section 9-42 of the LHMC	Max size 2 SF
C5	Residential Parking Entrance Identity	10	Push through proud lettering with face illumination on parking garage entry gantry Overall Sign Area: Approximately 36 SF	Refers to Section 9-42 of the LHMC	Max size 150 SF
C6	Entry Door Identification/ Information Graphics	4	Vinyl letters to be placed on surface glazing Overall Sign Area: 1 SF	Refers to Section 9-42 of the LHMC	Max 20 SF; Max window coverage 20%
C7	Residential Identity on Building	4	Illuminated aluminum channel letters mounted on building wall Overall Sign Area: 46 SF	Refers to Section 9-42 of the LHMC	Max size 1 SF per linear foot of building frontage; max length limited to 70% of building face; max aggregate 150 SF (per business)
Hotel Signage					
D1	Hotel Identity	1	Internally lit monument sign with	Refers to	Max size

	Monument		painted aluminum sign cabinet, painted tenant identity, and sign base of faux wood material Overall Sign Area: 42 SF Single Tenant Area: 8 SF	Section 9-42 of the LHMC	2 SF
D2	Porte Cochere Identity	2	Painted aluminum letter mounted on top of port cochere canopy Overall Sign Area: 17 SF	Refers to Section 9-42 of the LHMC	0.5 SF per lin. ft. of building frontage
D3	Hotel Vehicular Directional	2	Painted aluminum cabinet with direct print graphic pattern, aluminum sign cabinet with painted finish, painted tenant and address identify, and sign base of faux wood material Overall Sign Area: 17 SF Messaging Area: 10 SF	Refers to Section 9-42 of the LHMC	Max size 4 SF; max height 3 FT
D4	Building Mounted Hotel Identity	2	Illuminated channel letters mounted on building wall Overall Sign Area: 129 SF	Refers to Section 9-42 of the LHMC	Max size 2 SF
D5	Hotel Identify on Glass	2	Vinyl letters to be placed on surface glazing Overall Sign Area: 1 SF	Refers to Section 9-42 of the LHMC	Max size 20 SF; max window coverage 20%
Parking Garage Signage					
E1	Project Identity on Garage	2	Aluminum large scape channel letter with face illumination mounted on wall Overall Signa Area: 264 SF	Refers to Section 9-42 of the LHMC	Max size 150 SF
E2	Building Mounted Garage Entrance Identity	4	Push through proud lettering with face illumination on parking garage entry gantry Overall Sign Area: Approximately 24 SF	Refers to Section 9-42 of the LHMC	Max size 150 SF
E3	Parking Blade Sign	4	Aluminum sign cabinet with painted finish and internal illumination Overall Sign Area: 54 SF	Projecting signs are permitted to encourage creativity in sign design and to foster a pedestrian atmosphere.	None
E4	Car Counter Exterior Sign	4	Fabricated aluminum sign cabinet with painted finish, illuminated	Refers to Section 9-42 of	n/a

			panels, and sign base of faux wood material Overall Sign Area: 20 SF Messaging Sign Area: 6 SF Single Digital Area: 1 SF	the LHMC	
E5	Project Painted Graphics on Garage	1	Painted pattern on façade of parking garage Overall Sign Area: Approximately 960 SF	Painted wall signs are permitted to encourage creativity in sign design and to foster a pedestrian atmosphere	n/a
Office Signage					
F1	Office Building Mounted Identify	8	Illuminated channel letters mounted on building wall Overall Sign Area: 330 SF	Refers to Section 9-42 of the LHMC	Max size 3 SF
F2	Office Tenant Identity Monument	4	Internally lit monument sign with aluminum sign cabinet, changeable tenant panel signs, and sign base of faux wood material Overall Sign Area: 33 SF Messaging Area: 14 SF Single Tenant Area: 1 SF	Refers to Section 9-42 of the LHMC	Max size 40 SF; max height 4 FT
F3	Office Building Mounted Entrance Identity	4	Face illuminated channel letters mounted on top of canopy Identity Sign Area: 27 SF Address Sign Area: 44 SF	Refers to Section 9-42 of the LHMC	Max size 3 SF
Regulatory Signage					
R1 and R2	Regulatory Stop Sign/ Street Sign	TBD	Painted street name panel and painted aluminum panel with painted red field and reflective vinyl graphics mounted on tubular post Street Sign Area: 2 SF	Refers to Section 9-42 of the LHMC	n/a
R3	Service Area Identity	10	Painted aluminum panel with painted direct print Overall Sign Area: 8 SF	Refers to Section 9-42 of the LHMC	n/a
R4	Building Address	14	Painted aluminum channel address numbers with	Refers to Section 9-42 of	n/a

			illumination Overall Sign Area: Approximately 5.5 SF to 11 SF	the LHMC	
R5	Prototypical Clearance/Exit Bars	14 (sets)	Painted rectilinear tube with vinyl text and graphics suspended form ceiling Overall Sing Area: 7 SF	Refers to Section 9-42 of the LHMC	n/a

The physical characteristics of signs, including color and materials and the location of proposed signs, are provided in the MSP. Most of the signs identified in the MSP will contain lighting elements to illuminate the signage. This new signage to be introduced onto the Subject Property would be consistent with that found in commercial and mixed- use areas in both the immediate and broader area.

The scale and location of sign types take advantage of the Subject Property's views from I-5 to establish the Project as a key destination in Laguna Hills. As a part of the Project, the emphasis on signage focuses on pedestrian scale signage that promotes efficient pedestrian circulation throughout the built environment. Building signage is utilized to denote individual buildings. The signage and graphics proposed clearly identify the Project as an active live, work, and play destination that reinvents the Subject Property as the new hub of Laguna Hills. With a coordinated exterior sign program, the MSP establishes the quality and theme of the Village at Laguna Hills and compliments the modern building architecture and streetscape.

The proposed MSP will establish the Project's circulation system for pedestrians and vehicles through the provision of clear way-finding and directional signage. Materials, colors, and forms of signage were designed with the Project's modern architecture in mind. The MSP graphics and signage help to build an overall experience for the many users who are expected to live, work, shop, dine and play at the Project, creating a unified sense of place. Combined with the Project architecture and landscaping, the MSP will contribute to the experience that the Village at Laguna Hills hopes to create for users filled with energy and interest.

Public Art

Pursuant to the UVSP, the City requires that all new developments within the Plan Area with construction costs of at least $250,000 provide public art or contribute to the City's Public Art In-Lieu Fund. The amount of an applicant's public art obligation is based on

the estimated construction cost of improvements determined at the time of building permit issuance. The Applicant has already paid $300,000 into the Public Art In-Lieu Fund in conjunction with the development that has taken place pursuant to the 2016 Five Lagunas Project approvals. Under the proposed Project Development Agreement (Attachment c), the Applicant will contribute an additional $350,000 into the City's Public Art In-Lieu Fund within 90 days of the Development Agreement's effective date. The remainder of the Applicant's public art obligation must be satisfied through the installation of actual public art on the Subject Property. The procedures and requirements for preparation, submittal, review, approval, and installation of public art for the Project are described in Exhibit H to the proposed Development Agreement.

Before any building permits are issued for the Project, the Applicant must obtain the Planning Agency's approval of a Conceptual Project Art Program for the entire Project, which will include:

- A description of the Program's goals and objectives;
- A description of the proposed theme of public art to be installed;
- Proposed standards governing type, media, materials, size, scope, and content of public art to be installed;
- A description and depiction of the locations where public art is anticipated to be installed and standards for locating public art;
- Criteria for the selection of artists;
- Concept drawings, illustrations, and/or visual examples depicting the type, nature, size, scale, and location of the types of public art envisioned by the Conceptual Project Art Program;
- A phasing plan for the funding and installation of Public Art;
- Proposed minimum maintenance standards for installed public art; and
- An operations and maintenance funding and implementation plan for installed public art.

Rather than requiring installation of a separate public art installation in conjunction with the construction of each building, the proposed Development Agreement gives the property owner(s) the flexibility to accumulate funds in a fund held in trust by the City to facilitate the financing and planning of larger, Project-serving public art installations as provided in the approved Conceptual Project Art Program.

All public art that is ultimately constructed and installed as part of the Project must be consistent with the approved Conceptual Project Art Program. In addition, the Planning Agency must review and approve the plans and specifications for each public art piece

before it is fabricated and installed, including the design, artist, type, size, medium, location, content, estimated value, and timeline for each art installation.

Vesting Tentative Tract Map

Project development requires City approval of Vesting Tentative Tract Map (VTTM) No. 19123 (Attachment e, Sheet C 8.1). A tentative tract map is used whenever a parcel or a number of contiguous parcels of land is proposed to be subdivided for the purpose of creating five or more lots. A vesting tentative tract map is a map that confers a vested right to proceed with development for a specified period of time after recordation. Also, the vesting tentative tract map is the parcel configuration proposed prior to a final map, the official and legal recorded document. The tract map process provides the City with the opportunity to determine Project consistency with the General Plan and UVSP, review the site's suitability to accommodate the Project (such as ensure adequate infrastructure exists to serve the Project), and ensure the Project does not result in any negative impacts to the environment or create health issues.

The VTTM would facilitate the division of land and allow for reconfiguration of the Subject Property into 16 numbered lots for residential and commercial purposes. Multiple phased final maps will be required to facilitate development of various mixed-use components of the Project. Condition of Approval 63 specifies that up to six (6) final map phases are possible. The final map phasing provides the Applicant with the flexibility to determine when to best develop its Project in response to the market demand for uses that make up the Project. Table 9 summarizes the VTTM and the uses of the Subject Property.

Table 9: Vesting Tentative Tract Map No. 19123

Lot(s)	Area (sq. ft.)	Acres	General Use and Structures
1	693,419	8.99	Retail Anchor 1 and 2, Retail Pads (existing and proposed), Shops, Village Park, Surface Parking
2	88,314	2.03	Office Building
3	104,910	2.41	Parking Structure
4	57,136	1.31	Office Building
5	60,687	1.39	Office Building
6	68,917	1.58	Office Building
7	131,704	3.02	Parking Structure
8	265,105	6.09	Surface Parking
9/10	93,636	2.15	Hotel, Retail, Surface Parking
11	203,864	4.68	Residential II with Wrapped Parking Garage
12	262,226	6.02	Residential III with Wrapped Parking Garage
13	294,462	6.76	Residential IV with Wrapped Parking Garage
14	239,580	5.50	Residential V with Wrapped Parking Garage

15/16	306,660	7.04	Residential I with Wrapped Parking Garage, Retail, Shops, Surface Parking

Aside from numbered lots, which are used to denote development lots, the VTTM also provides the layout, design and extent of the public and private streets and backbone infrastructure (e.g., water, wastewater, drainage, utilities) needed to support the Project. The Applicant is constructing the Project on an existing developed site where all public services and utilities are available to serve the development. Existing road access (for both general and emergency purposes) is adequate to serve the Project and there are no known hazardous conditions that exist on or abutting the Subject Property that would prevent redevelopment of the property from moving forward, transitioning an under- utilized shopping center to vibrant a mixed-use development.

The VTTM also includes all necessary easements required for utility and service providers (e.g., water, stormwater, sewer, telecommunications, electricity, natural gas) and for City maintenance purposes. For example, although the Project will impact existing water and sewer lines and easements used by the El Toro Water District (ETWD) to provide water and sanitary sewer to the general area, conditions of approval (as noted below) require the Applicant to design, relocate and build these facilities to the satisfaction of ETWD to ensure adequate water service is provided to the Subject Property as well as any other areas adjacent to the site that might utilize the existing facilities.

Additionally, the VTTM's lot and street layout is closely coordinated with and reflects the proposed site plan for the Project. Avenida de la Carlota will be modified in order for the Project to provide a "complete street" environment for future residents of the Project. The improvements provide the City with the ability to provide an enhanced sidewalk for pedestrians. This requirement will support the UVSP's goal of improving walkability in the Plan Area. A similar requirement for the enhanced sidewalk improvement was included as a part of the redevelopment of Oakbrook Village. The improvement of Avenida de la Carlota will allow the City to continue this treatment from the Subject Property's south property line to El Toro Road. While there is an existing sidewalk on the west side of the right-of-way, it is not sufficient to accommodate the landscaping design elements that the UVSP requires for pedestrian walkways.

Furthermore, the VTTM has been prepared and is consistent with the provisions of Chapter 9-86 of the LHMC (adopts by reference the County of Orange Subdivision Ordinance and Manual) and the Subdivision Map Act (California Government Code

section 66410 et seq.). As also demonstrated above, the Project complies with the City's zoning regulations in that all required parking is provided, physical building limitations such as height limits and setbacks are met, project density complies with the minimum and maximum number of dwelling units per acre allowed in the UVSP (30-50 dwelling units per acre), and improvements necessary for implementation of the UVSP are incorporated into the Project. These include various pedestrian paseos, a village park, and entry signs. Further, no significant environmental impacts have been identified as a result of the Project's construction or development as described in the Fifth Addendum prepared for the Project pursuant to CEQA.

Finally, prior to approval of the final maps, the Applicant is required to accomplish a number of items included as conditions of approval, including the design and construction of all necessary water infrastructure for ETWD (Attachment b, Condition of Approvals No. 104 – 110); construction of the enhanced parkway improvements along the westerly side of Avenida de la Carlota from El Toro Road to the southerly Subject Property boundary (Attachment b, Conditions of Approval Nos. 93 and 94); installation of all necessary public improvements such as sidewalk, curb, gutter, and driveway improvements (Attachment b, Condition of Approval No. 61); and provision of the necessary landscape maintenance easements to the City (Attachment b, Condition of Approval No. 95). Conditional Use Permits

Pursuant to provisions of the UVSP, various Project components require Planning Agency approval of a conditional use permit (CUP). Specifically, the Project includes three CUP's addressing: 1) the operation of a health club; 2) the operation of a hotel; and 3) the application of shared parking. A separate CUP for development and operation of the health club and hotel is required pursuant to Table 1 of Section V of the UVSP. Also, establishment of shared parking on the Subject Property through a Parking Use Permit is enacted through a CUP pursuant to Section V of the UVSP.

Per Section 9-92.080 of the LHMC, CUP's are used to evaluate uses that may have a moderate to high potential for adverse impact to adjacent or abutting uses or the surrounding community due to operating characteristics. Approval of CUP's can allow a use, subject to expressed conditions, to ensure compatibility between the requested use and existing uses.

Upon review of the CUP requests, Staff does not anticipate any adverse impacts from incorporation of these uses into the Project or implementation of the shared parking plan. For example, while the hotel would be in close proximity to Residential II and V

(see Figure 2 above or Attachment e), the hotel is oriented toward Village Park and the main entrance to the hotel is located on the north elevation of the building, which fronts onto Calle de la Magdalena. Additionally, placement and operation of the health club would not conflict with or impact the nearby residential uses of Residential I. The health club would operate out of the anchor retail building (see Figure 2 above or Attachment e). The health club's entrance would be from the south elevation of the anchor retail building, which fronts onto and takes direct access from Village Park. Additionally, no entrance doors leading directly to the hotel or health club are located on the elevations of the buildings that face the residential uses; therefore, the hotel and health club activities will not be a nuisance and will not conflict with the proposed residential uses. Since the uses are encompassed within a large development and are not stand-alone uses, operational issues that might normally be addressed for a single use are already included as a part of the overall requirements for the Project. Examples of these issues include the implementation of shared parking for all non-residential uses, the application of the City's solid waste requirements, and exterior lighting requirements. Further, there were no unique attributes proposed to either the hotel (such as a banquet facility or wedding venue, or live entertainment) or health club use that warranted a limit in hours of operation. Should a subsequent proposal be brought forward to introduce an element that was not considered in this Permit, the Applicant would need to file for subsequent review by either the Planning Agency or the Community Development Director depending on the nature of the proposal per the Laguna Hills Municipal Code.

Precise Plan

Pursuant to Section V of the UVSP and Section 9-92.080 (B) of the LHMC, a Precise Plan is required due to the Project's proposal to include a mix of residential and non-residential uses on the Subject Property. The Precise Plan permit process requires the careful consideration of potential impacts from proposed development and ensures a proper balance of uses. The Precise Plan process incorporates the standards for design and zoning within the adopted development code. A Precise Plan, unlike a specific plan, is limited to a single property or limited group of contiguous properties rather than a geographic area, and incorporates the standards for design and zoning within the adopted development code rather than creating specific standards. It is more precise than a site plan in that it regulates the exact mix of uses within the project. Such a process assists the community to assess potential impacts from the project and to provide a balance of uses and purposes that promote community image, reduce undesirable environmental consequences and improve the fiscal abilities of the city to

meet locally expressed needs. Upon review of the Precise Plan, Staff does not anticipate any adverse impacts from implementation of the Project's mix of uses. Staff has concluded that the Project provides a good balance of uses and purposes that promote community image, reduce undesirable environmental consequences, and improve the fiscal abilities of the City to meet locally- expressed needs. The mix of uses have been designed and will be implemented pursuant to the regulations and development standards of the UVSP and LHMC, which ensure that the Project will create an integrated village atmosphere while insuring functionality. For example, the mixed-use Project has been designed to incorporate a number of special considerations, including but not limited to:

- The provision of transit support facilities such as a shuttle stop on Village Drive along the west side of the Village Park, which would serve the existing shuttle system provided for Laguna Woods Village residents and other senior housing facilities.
- Public plazas, landscape areas, and water features in the Village Park, along the boardwalk, and throughout the residential buildings.
- Numerous pedestrian facilities (e.g., urban sidewalks, paseos, boardwalk, enhanced pedestrian street crossings)

Consistency with Urban Village Specific Plan Design Guidelines

The UVSP design guidelines for architecture are divided into three sections: Main Street, Commercial, and Residential. Consistency with these guidelines are discussed below.

Main Street Guidelines

The Project includes a pedestrian-oriented sequence of two streets that aim to create a lively "Main Street" lined by interesting architecture and retail spaces. These streets are the block of The Village Drive between Calle de Plata and Calle de la Magdalena and the block of Calle de la Magdalena that leads easterly from The Village Drive. The main street character is enhanced by a continuous retail ground floor frontage of the buildings fronting onto these two streets: Anchor 2 retail building, Residential I mixed-use building, and hotel. At the center of the "L" formed by these two streets is a major public open space, the Village Park, which will further attract visitors and activate the street.

The intent of the Main Street guidelines is to ensure that a traditional eclectic Main Street character is achieved. This is defined as a set of individual buildings that have a

look of their own yet hold together and create a sense of place. The proposed retail buildings that make up the “Main Street” portion of the Project (which include the Anchor building, the Retail Shops Building 1, and the Hotel) meet this standard. They all have a playful composition appropriate to a lively retail environment, while retaining some consistency in materials, roof forms, and massing. The buildings also address other guidelines, for example, punched window openings, corner articulation and pedestrian interaction. Note that the Retail Pad Building 1 and 3 also share this character, but they are not part of the key main street experience along The Village Drive and Calle de la Magdalena.

Design elements that meet the intent of the Main Street design guidelines include:

- Simple, yet varied massing that create a "Main Street" character.
- Intersections that have special architectural features.
- Setbacks from the street corners at main access points to incorporate architectural features that create an inviting entry statement.
- Buildings that address (face) the Main Street in a manner that supports and encourages pedestrian interaction.
- People-scaled details and amenities that are incorporated at the pedestrian level to enhance the pedestrian experience.
- Articulated corners, entries, and special locations.
- Storefronts that provide an individual look for each tenancy, while blending with the overall design intent of Main Street.
- No loading areas face onto Main Street.
- Punched-type windows that are inset from the face of the building to create deep shadow lines.

Commercial Development Guidelines

The set of four office buildings along the northeastern edge of the Subject Property provide a face to Avenida de la Carlota and I-5, and at the same time, a protective layer/buffer shielding the outdoor spaces in the Subject Property from the freeway-related nuisances such as noise. The UVSP guidelines do not specifically address office development; however, the UVSP includes design principles for commercial development that relate to the scale of the office buildings. For example, the office buildings in the Subject Property are designed to respond to the scale of the large streets and freeway they border, which is appropriate. At the interior of the site, the parking structures are designed to provide a more pedestrian-oriented edge to Calle Zocalo. At both the freeway side as well as the Calle Zocalo edge the buildings

incorporate features suggested by the commercial guidelines.

Design elements that meet the intent of the commercial design guidelines include:

- Variations in building materials, heights, and massing that articulate building forms and create interest and character.
- Roof lines with varying levels and special treatments at key locations that enhance the character of the buildings and minimize the massing and size of the buildings.
- A clear delineation of three levels is provided: base, middle and roof/cornice line. Vertical elements on certain elevations that define key points and minimize wall mass.
- Color variations that articulate various building forms.
- Pedestrian-scaled building details on the interior side of the office buildings, such as windows, doors and entry features.
- Architectural interest is provided through scale variations and visually-articulated exterior building walls via shadow lines and patterns.
- Building entries that are readily visible and special architectural features emphasize the entries.

Mechanical equipment, either roof or ground-mounted that is fully screened from ground level view from surrounding streets and public areas.

Residential Development Guidelines

The five residential buildings in the Project have been designed to complement one another and fit with the overall design of the greater mixed-use community. They create edges along a pedestrian network that connects to the retail areas within the Subject Property and to outside neighborhoods. Generally, the residential buildings are designed in a way that reflects the UVSP design guidelines. For example, the residential design guidelines call for the use of staggered vertical planes, multiple rooflines, and insets such as door, windows, and balconies. The design guidelines also request all sides of the building be articulated as the front of the building, which the Project does. Another guideline is the requirement to provide direct pedestrian access to the street, which is provided. The residential guidelines do not require a specific architectural style or color palette.

Design elements that meet the intent of the residential design guidelines include:

- Building projections, overhangs, and landscape courtyards that allow for visual

breaks and better building articulation

- One- and two-story framed balconies and either stucco frame or wood frame trellis structures that provide architectural and visual interest.
- Varied roof heights for an articulated roofline. For example, Residential I employs shed roofs at each corner, a dynamic architectural element that contrasts against the overall horizontal nature of the Project's design.
- Use of enhanced material (siding, metal, tile, stone, raked stucco, etc.) at the base of all buildings in key areas to provide a "2-story base" and break up the façade both vertically and horizontally.
- Vertical building signage, such as in Residential II, III, and V, that would serve as place making structures and provide visual breaks from the horizontal nature of the buildings.
- Architectural frames at varying scales to break up geometric volumes on multiple facades. These serve to highlight corner elements, balconies, project entry points, and parking structure entrances.
- On-site parking that is hidden from view from public venues, including streets and sidewalks.
- Entryways that provide direct access to the street, either individually or for the entire building.
- Enhanced glazing in amenity areas as well as key Project corners that serve as gateways into the overall mixed-use community.
- Mechanical equipment, either roof or ground-mounted that is fully screened from ground level view from surrounding streets and public areas.

Consistency with General Plan

The City's General Plan land use designation of the Subject Property is Village Commercial, which also applies to the overall UVSP. As stated in the General Plan Land Use Element, the Village Commercial designation is envisioned as a master planned area (which would be realized as a mixed-use development project under the UVSP) containing specific design standards and policies that enhance pedestrian and vehicle circulation within the Plan Area. The intent of this designation is to establish a community core where commercial, civic, and residential uses would be appropriate. It also calls for enhanced pedestrian areas that conveniently link commercial, residential, and civic activity areas. As proposed, the Project is consistent with and would provide for the mix of uses called for in the General Plan Land Use Element and UVSP. Specifically, the Project would provide a high-quality mixed-use development project that includes a combination of residential, retail, office, lodging, and entertainment uses, as well as urban open space and recreation uses. Specifically, the Project would

include:

- Approximately 225,000 square feet of new retail building space (resulting in 250,000 square feet of retail building space at full Project build-out).
- Up to five multi-story residential buildings (one mixed-use retail/ residential building and four residential buildings) containing up to 1,500 dwelling units and associated structured parking wrapped into the buildings.
- Up to four, four-story commercial office buildings totaling up to 465,000 square feet.
- A 100 - 150-room, five-story upscale boutique hotel with ground-level retail space.
- A centralized Village Park that will be accessible to the public and Project residents, workers, visitors, and patrons.

The proposed mix of uses work in concert to create an urban village and provide safe pedestrian pathways that conveniently provide direct access to not only the internal uses and areas of the Subject Property, but also to the offsite Laguna Hills Transportation Center and Civic Center, nearby regional trails, and mix of commercial, retail and office (medical and general) uses surrounding the Plan Area, as described earlier.

Additionally, at the time that the General Plan Update was adopted in 2009, it was determined that the Plan Area could accommodate 1,243 additional AM peak-hour trips and 2,272 additional PM peak-hour trips. This trip cap was set to ensure that the maximum buildout trip levels were evaluated in the PEIR. Against this backdrop, the

Housing Element of the General Plan was amended to provide that residential development within the UVSP must have a minimum density of 30 units per acre and a maximum density of 50 units per acre in order to promote new, high-density housing. The City incorporated these requirements into the 2011 UVSP Amendment.

Similar to Five Lagunas, the Project would comply with these limits and would not require an amendment of the general plan or zoning ordinance/zoning maps. The Project would provide a new community core with residential, retail, office, lodging, and entertainment uses, and therefore carry out the City's goals, policies, and the intent for the Subject Property as contemplated by the General Plan and UVSP.

For example, the Project would be consistent with and help implement the following goals and policies of the General Plan Land Use and Housing Elements:

- Goal LU-1. Create diverse and vibrant activity centers and events that bring people together as a community.
    - Policy LU-1.1: Encourage new mixed-use developments in the Urban Village

    that complement and enhance Laguna Hills' existing community character.
    - Policy LU-1.2: Encourage the compatible integration of residential and service retail uses in proximity to job centers.
    - Policy LU-1.3: Promote intensified and revitalized land uses in the Urban Village within traffic, parking, and transit capabilities.
    - Policy LU-1.4: Promote walkability throughout the community through enhanced pedestrian amenities, attractive streetscapes, plazas, and civic gathering spaces.
- Goal LU-2. Ensure development is compatible and interdependent with neighboring uses
- Goal LU-3. Encourage infill development that involves the revitalization of property in an economically and environmentally sustainable manner.
- Goal LU-4. Place a high priority on design, architecture, and landscaping that reflect the community's identity and gracious lifestyle.
- Goal LU-6. Expand the variety of services, shopping, and entertainment opportunities in the community.
- Goal LU-7. Facilitate the creation and expansion of private sector businesses and associated local career choices for Laguna Hills residents.
- Goal H-2. Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community for all economic levels and age groups and special needs groups.
    - Policy H-2.1: Provide opportunities for higher density residential development, mixed use residential/commercial development, and transit- oriented development in appropriate areas of the City.
- Policy M-6.1: Reduce the amount of land devoted to parking, if feasible, by integrating multiple use and creative parking solutions that still provide adequate parking for all uses.
- Policy M-6.3: Develop flexible and creative solutions for parking in the Urban Village that respect its proximity to transit and park and ride, and its mix of uses.
- Policy M-6.4: Encourage parking in shared surface lots or parking structures to make the most efficient use of land.
- Policy M-6.5: Identify solutions to neighborhood- and activity-specific parking issues through implementation of a broad range of parking management tools and strategies.

Phasing and Construction

Since the Project will be developed over time, and could take up to 15-20 years to build out, the Project includes a "District Sequencing Plan" (Districts) which delineates areas of the site in defined segments, with no chronological requirement stating when Districts are required to be constructed. District boundaries were partly based on the requirements of the Development Agreement that specify the minimum or maximum building areas and/ or dwelling units required, Project access needs, and anticipated timing of development. The table below identifies the proposed Districts and the building area or dwelling units associated with them. The Districts are listed in the order provided in the District Sequencing Plan.

Construction of the Project is expected to occur by the defined Districts in accordance with the District Sequencing Plan and the timeframes in the Development Agreement. A shorter construction period is assumed in the Fifth Addendum for the purpose of identifying the "worst-case" construction impacts during Project's construction period to ensure a conservative CEQA analysis is provided. The Development Agreement provides for a 15-20-year timeframe to complete the Project over the duration of the construction schedule, but the basic construction phases would include the following: demolition, site preparation, grading, trenching/utility installation, building construction, paving, and architectural coating.

Table 10: District Sequencing Plan Summary

Proposed Use	Development Proposed
El Toro Pad District	Pads 1 & 2: 16,000 sq. ft.
Central Retail District	Anchor 1/2/ Cinema, Shops 1 & 4: 136,000 sq. ft.
Carlota Pad District	Pad 3: 6,600 sq. ft.
Central Residential District	Residential II & V: 504 units
Hotel District	100-150 Rooms & 10,805 sq. ft. retail
Southern Residential District	Residential III & Residential IV: 638 units
Southern Office District	Office 4 + Parking Structure A: 145,640 sq. ft. + 745 stalls
Central Office District	Office 3 & Parking Structure B: 86,000 sq. ft. + 937 stalls
Northern Office District	Office 1 & 2: 233,360 sq. ft.
Mixed Use Residential District	Residential 1/ Shops 4/ Retail: 358 units + 57,500 sq. ft.

Note: Existing retail to remain at build out is 23,095 sq. ft. (Kings Fish House/ In-N-Out/ BJ's Restaurant & Brewhouse) resulting in 250,000 sq. ft. retail at Project buildout.

Several conditions of approval explain specific performance requirements and any

timing issues associated with each District. Condition 21 controls the implementation of the District Sequencing Plan, and identifies certain infrastructure requirements that must be in place in order for development to occur. Subsequent conditions deal with timing issues related to specific improvements required within a District such as public improvements and underground infrastructure. Given the Project's build-out time period described above, other conditions deal with the temporary nature of site access, and interim refurbishment of site improvements to remain during project build-out until the construction of permanent improvements. Generally, all site improvements such as site access, parking, landscaping, lighting, pedestrian improvements, directional signage, and infrastructure are required to be completed with the opening of each new building within a District.

At Project buildout, BJ's Restaurant and Brewhouse, In-N-Out Burger and King's Fish House buildings would remain. These businesses would also remain in operation throughout construction of the Project. The building area for these businesses total 23,095 square feet.

Sheets C11 – C20 of the Plans (Attachment e) depict the overall District plan, as well as individual Districts. Construction would not incorporate the use of traditional pile-driving methods. Rather, proposed multi-level structures may be supported on a shallow foundation system using a designed ground improvement program such as deep soil mixing. Deep soil mixing is a methodology that blends in-situ soil with cementitious materials to create solidified soil-cement "columns" to reduce settlement of the ground surface. This would achieve the same results of pile driving, with reduced noise and vibration.

Travel routes for construction employees, demolition export, and heavy equipment transport would be determined in consultation with City Staff to avoid peak traffic periods. The El Toro Road/I-5 interchange is prohibited as a construction access. Parking for construction workers would be located on the Subject Property. Temporary lane closures and occasional street closures may be required on streets directly adjacent to the Subject Property, particularly during the delivery of heavy equipment or the construction of offsite utility connections. A Traffic Control Plan to provide safe and efficient traffic flow in the area and on the Subject Property would be prepared prior to construction. The Traffic Control Plan would be prepared in consultation with the City and would contain Project-specific measures for noticing, signage, policy guidelines, and the limitation of lane closures to off-peak hours.

Development Agreement

Kosmont was retained by the City under a professional services agreement to assist with the negotiation of a proposed Development Agreement ("DA") with the Applicant for the Project. Development Agreements are authorized by state law in accordance with Government Code Sections 65864 - 65869.5. The Development Agreement is a contract that is mutually negotiated between the City and the Applicant that provides benefits to both parties. For the City, the proposed DA advances the planning policies of developing an "Urban Village" with office, residential, hotel, park, and retail uses, providing safe and attractive pedestrian connections within the Project, but also to offsite destinations as described earlier. As described below, the DA also requires significant development fees to be paid on a schedule more accelerated than would normally be required under the City's typical development processes, construction of affordable housing units, and community benefit payments, which will offset certain lost sales tax due to the closure of the mall. For the Applicant, the DA eliminates uncertainties in the City's development process by providing commitments from the City to allow greater flexibility in the timing of development, facilitating plan review and permit issuance, and guaranteeing the right to develop the full Project under current zoning and development standards over an extended time horizon.

The proposed DA has a 15-year term, with one possible 5-year extension, and establishes the land uses permitted to be developed on the site, the development and fee payment milestones that must be met, and public benefits to the City and community. As stipulated in the DA, the Project will include the following land uses at full build-out:

- Village Park: A privately owned and maintained, but publicly accessible, park of +/-2.6 acres, inclusive of communal open space improvements and related pathways, features, equipment, and infrastructure.
- Retail: Up to 250,000 SF (including existing ~23,000 SF restaurant pad buildings).
- Residential:
    - Up to 5 buildings with up to 1,500 units with their own internal structured parking.
    - 200 deed-restricted affordable units (100 Moderate Income units and 100 Low Income units), with rental priority given to seniors, veterans, and City residents.
- Office: Up to 4 buildings containing up to 465,000 SF.

- Hotel: 100-150 Rooms, Upscale.
- Infrastructure Improvements: Related public improvements, parking facilities (including two parking structures serving the commercial uses), private streets, pedestrian and bicycle pathways, and landscaping, lighting, and other site improvements.

The proposed DA also establishes the schedule and terms for the payment of development impact fees and negotiated Community Benefit Fees to the City, which will total over $26 million at full build-out. These payments include:

- $2,227,066 in non-refundable guaranteed Community Benefit Fees payable within the first 15 months.
- $350,000 in non-refundable guaranteed Public Art In-Lieu Fees within the first 90 days.
- $23,454,000 in Public Park In-lieu (Quimby) Fees paid on a modified schedule (up to $18,169,032 of which is non-refundable and guaranteed).

The DA describes the required and/or authorized timing of development of specific components of the Project by reference to "Phase One", "Phase Two" and "Subsequent Phases". The discussion below summarizes the development and fee payment requirements associated with each "Phase". The Project milestones and outside dates of Owner's development and fee payment obligations under the DA are also summarized in Exhibit D to the proposed DA.

Phase One

Phase One components generally must be completed within seven years from the DA's effective date, with some milestones subject to extension and/or excusable delay. The minimum Project components that are required to be completed during Phase One include the Village Park, at least 140,000 SF of retail (including the existing restaurant pad buildings), at least two residential buildings (including a proportionate number of affordable units in each building), a 100-150 room upscale hotel, and associated infrastructure improvements.

At its option, the Applicant may, but is not required, to develop up to four of the five residential buildings and more than the aforementioned 140,000 SF of retail space in Phase One.

The Applicant also may, but is not required, to develop up to the full 465,000 SF of

authorized office space within Phase One, and is required to use commercially reasonable efforts to market the office development opportunity.

If, despite having made commercially reasonable efforts to do so, the Applicant is unable to reach an agreement with a hotel operator at fair market value for the disposition and development of the hotel within 7 years, it is entitled to a one-year extension to complete construction of the hotel. If the hotel has still not been completed within 8 years, the Applicant will be required to pay the City an additional Community Benefit Fee in the amount of $500,000, and Owner will still be obligated to complete construction of the hotel within the term of the DA

Within the timeframe associated with Phase One, the City will receive a minimum of $15,148,410 in total impact fees and Community Benefit Fees. These include:

- $350,000 nonrefundable guaranteed Public Art In-Lieu Fee Advance. This payment must be made within 90 days of DA effective date.
- $2,227,066 in unrestricted "Community Benefit Payments" to the City's General Fund. One-half of this amount must be paid within 90 days of the DA effective date, with the other one-half to be paid within 15 months of the DA effective date.
- $12,571,344 in nonrefundable guaranteed Public Park In-lieu (Quimby) Fees for 3 Residential Buildings (the first 804 proposed residential units). The City will receive this entire amount within 7 years of the DA effective date even if Owner does not build all 3 buildings / 804 units within the first 7 years.

Phase Two

Phase Two components must be completed prior to expiration of the 15-20-year Term of the DA. The following Project components must be completed during Phase Two:

- Sufficient additional retail buildings such that the cumulative total amount of retail space is not less than 210,000 SF
- Each of the first four residential buildings that are not developed as part of Phase One (so that, at the completion of Phase Two, there will be at least four residential buildings and 200 total affordable units).
- Associated infrastructure improvements

At its option, the Applicant may, but is not required, to develop the fifth residential building (Residential Building IV) and up to the full 250,000 SF of retail space in Phase Two. Owner also may, but is not required to, develop up to the full 465,000 SF of

authorized office space within Phase Two that it did not develop during Phase One, and is required to continue to use commercially reasonable efforts to market the office development opportunity throughout the Term of the DA.

Within the timeframe associated with Phase Two, the City will receive a minimum of $5,597,688 in additional nonrefundable guaranteed Public Park In-Lieu (Quimby) Fees. The City would also receive up to an additional $5,284,918 in Public Park In-Lieu (Quimby) Fees if the fifth residential buildings is developed in Phase Two.

Subsequent Phases

Those Project components, if any, that are not developed as part of Phase One or Phase Two, may be developed at any time prior to expiration of the DA, and may be completed so long as Owner has commenced construction on them by the end of the DA Term.

Affordable Housing

The DA requires the Applicant to develop and maintain a total of 200 of the multi-family residential housing units in the Project as "affordable units" through implementation of the Affordable Housing Implementation Plan (AHIP) attached as Exhibit F to the DA. The AHIP requires that 100 units be reserved for Lower Income Households and 100 units be reserved for Moderate Income Households for an affordability period of at least 55 years. The AHIP also requires the Applicant to market these affordable units, and give rental priority, to seniors, veterans (including veterans of the City adopted 3rd Battalion, 5th Marines), and City residents. The requirements of the AHIP, including specified compliance reporting and monitoring requirements, property maintenance requirements, and requirements to pay annual monitoring and administration fees to the City will be memorialized in regulatory agreements with the City that will be recorded against each parcel containing affordable units prior to the issuance of vertical building permits for the residential building.

The Project's housing component will significantly reduce the City's obligation to rezone property for housing in order to accommodate the housing allocation the City for the upcoming Housing Element cycle commencing in October 2021. Approval of the 6th cycle Regional Housing Needs Allocation (RHNA) resulted in the City receiving an obligation to plan for 1,985 housing units through 2029. The Project will provide the City with the opportunity to meet over 60 percent of its total RHNA obligation, and 28 percent of its obligation for Low Income Housing. The following provides additional

detail regarding the Project's benefits to the City in meeting its RHNA requirements:

1. Provides 200 affordable apartment units with no City financial commitment, addressing State RHNA goals for low / moderate income housing.
   a. 100 Low Income Units (28.3% of RHNA allocation), for households with incomes ranging from 50-80% of the County's Area Median Income, adjusted for family size. As an example, the 2020 limit for a household of four people is $102,450[18]
   b. 100 Moderate Income Units (28.3% of RHNA allocation), for households with incomes ranging from 80-120% of the County's Area Median Income, adjusted for family size. As an example, the 2020 limit for a household of four people is $123,600
   c. Preference for affordable units targeted toward seniors, veterans, and City residents.
2. These affordable units will offer rents that are affordable for area worker median annual wages[19]:
   a. Registered Nurse: $90,000
   b. Elementary School Teacher: $89,000
   c. Firefighter: $79,000
   d. Licensed Nurse: $54,000
   e. Office Clerk: $33,000
   f. Retail Worker: $25,000
   g. Waiter / Waitress: $25,000

The Project also addresses State RHNA goals for Above Moderate housing requirements – 1,300 units (over 100% of RHNA allocation), representing 60 percent of the City's total state housing obligation. Housing Accountability Act

The City's Planning and Environmental Consultant, PlaceWorks, conducted an assessment of how the Housing Accountability Act (HAA) (Government Code Section 65589.5) applies to the Project. Placeworks' Assessment is attached as Attachment i. The HAA establishes the state's overarching policy that a local government cannot deny, reduce the density of, or make a housing development project infeasible when consistent with local development standards.20 The HAA was originally adopted in 1982, but in 2017, 2018 and 2019, the Legislature amended and strengthened its

[18] California Housing and Community Development, State Income Limits for 2020, released April 30, 2020 https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf

[19] [19] Source: Orange County 2016-2026 Occupational Projection, California Employment Development Department, Labor Market Information Division, published May 2019 https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html

provisions to significantly limit the ability of a local government to deny an affordable or market-rate housing project that is consistent with the planning and zoning requirements.

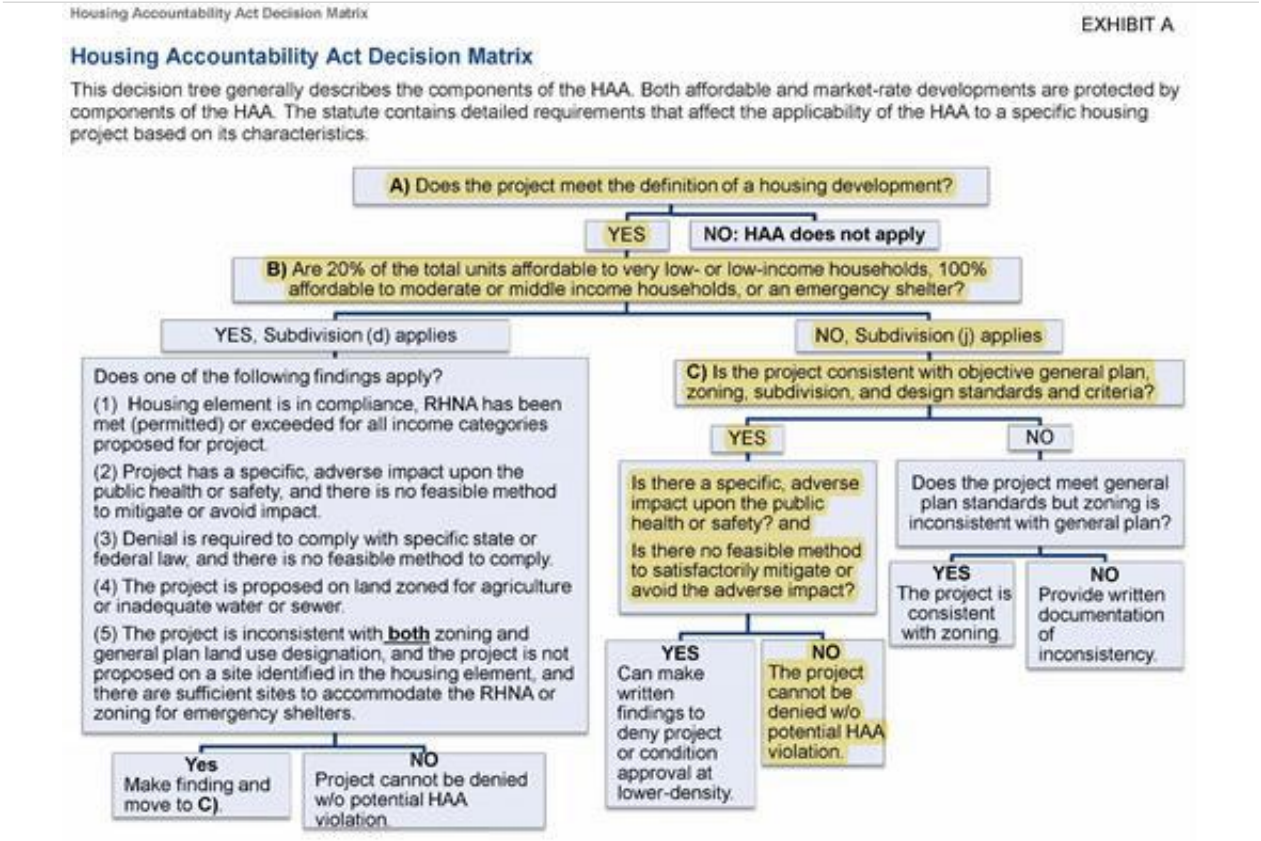
For a development to qualify for the protections under the HAA it must meet the definition of a "housing development project". This means that a proposed project must consist of residential units only, or a mixed-use development consisting of at least two-thirds of the square footage designated for residential use, or transitional or supportive housing. The development may occupy more than one parcel, so long as the development is included in the same development application.21 The Project is a mixed-use project that meets the definition of a "housing development project". Based on the square footages by type of use in Table 11, the residential component is more than two-thirds (69%) of the Project and meets the criteria for protections afforded by the HAA.

Table 11: Building Breakdown by Land Use

Building	Net Square Feet	Percent Distribution (Net)	Parking Structure	Gross Square Feet (Including Parking)	Percent Distribution
RESIDENTIAL TOTAL	1,856,068	69%	1,106,434	2,962,502	69%
Residential I	458,520		253,170	711,690	
Residential II	287,654		174,691	462,345	
Residential III	377,129		221,484	598,613	
Residential IV	394,084		241,540	635,624	
Residential V	338,681		215,549	554,230	
COMMERCIAL TOTAL	367,198	14%	224,000	591,198	14%
Existing Buildings	23,095			23,095	
Pads	22,600			22,600	
Retail Anchor 1	28,000			28,000	
Retail Anchor 2	40,000			40,000	
Cinema	50,000			50,000	
Hotel	117,198			117,198	
Retail under Hotel	10,805			10,805	
Shops	18,000			18,000	
Retail under Residential	40,000			40,000	
Shops under Residential	17,500			17,500	
Parking Structure A			224,000	224,000	
OFFICE TOTAL	465,000	17%	281,200	746,200	17%
Office 1	107,640			107,640	

Office 2	125,720			125,720	
Office 3	86,000			86,000	
Office 4	145,640			145,640	
Parking Structure B			281,200	281,200	
GRAND TOTAL	2,688,266	100%	1,611,634	4,299,900	100%

The state's Housing and Community Development Department has prepared a Housing Accountability Act Decision Matrix, which is shown in Exhibit A (below). This matrix is intended to be used by local jurisdictions to understand how their decision to approve, deny, or make a project infeasible is impacted by the HAA. Exhibit A (below) contains a highlighted decision path that is applicable to the Project.



The outcome of applying the decision matrix is that the Project cannot be denied without a potential HAA violation.

Denial of a Housing Development Project that is Consistent with Applicable Plans, Standards

If the City disapproves the Project or imposes a condition that the Project be developed

at a lower density, the City must base its decision on written findings that 1) the Project would have a specific adverse impact upon the public health or safety; and 2) there is no feasible method to avoid or mitigate the adverse impact. The HAA provides additional protections for projects that contain housing affordable to very low, low- or moderate-income households. The City would need to make specific additional findings based on a preponderance of evidence standard in order to deny or make it infeasible to develop the affordable housing.

Violations of the HAA

If the City is found to have acted in violation of the HAA, a court will issue an order compelling compliance within 60 days. If the City fails to comply with the order, the court must impose a fine. The minimum fine is $10,000 per housing unit in the proposed project. If the court finds that the City acted in bad faith, the fine becomes $50,000 per unit.

Limitations on Hearings

The City can only conduct up to five hearings, including continuances, for a housing development project that is consistent with applicable general plan and zoning standards. The hearing includes any public hearing, workshop, or similar meeting. The preceding information is also included as Attachment i.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

PEIR

The City updated its General Plan in 2009 (2009 General Plan Update). The City evaluated the environmental impacts associated with development activity expected under the 2009 General Plan Update, including increased development within the UVSP. The 2009 General Plan Update and PEIR identified the UVSP area as an area that would undergo expansion/revitalization through future intensification of land use.

The General Plan Update included several items directly related to the UVSP, including: (i) a minimum residential dwelling unit density of 30 units per acre (LU-4[1]), (ii) a provision for the City to “inform existing property owners and prospective developers that housing opportunities are available in the Urban Village Specific Plan area” and for the City to “promote housing incentives consistent with Chapter 9-72 of the Zoning Ordinance” (H-6), (iii) a provision for the City to monitor and market housing

opportunities in the UVSP area (H-19[2]), and (iv) reduced open space standards for high- density residential development.

The City determined as part of its General Plan Update process that the UVSP roadway network could accommodate 1,243 additional AM peak-hour vehicle trips and 2,272 additional PM peak-hour vehicle trips (see Appendix F of the PEIR; see also UVSP Section IV, p. 35).

The PEIR was certified by the Laguna Hills City Council on July 14, 2009. The City found that some potentially significant impacts would be adequately mitigated and that overriding considerations outweighed the remaining significant, unavoidable impacts.

The significant and unavoidable impacts identified in the PEIR were related to air quality, global climate change (greenhouse gas emissions), and public services and utilities (due to the uncertainty of water supplies).

Addenda to the PEIR

Generally, after CEQA review has been completed for a project, a public agency cannot require further environmental review. When a project is modified after CEQA environmental review has been completed, a public agency cannot require further environmental review unless certain criteria are met. (Public Resources Code § 21166.) These criteria include, generally, that the project modification will result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code § 21166; CEQA Guidelines 15162.) To be clear, a public agency cannot require a further (subsequent /supplemental) environmental impact report or a subsequent mitigated negative declaration when a project is modified unless these criteria are met.

Generally, when a project is modified and no new significant impacts or a substantial increase in the severity of previously identified significant impacts are identified, it is appropriate to prepare an Addendum to a previously adopted or certified environmental document. (Public Resources § 21166; CEQA Guidelines § 15162, 15164.) The lead agency's decision-making body is required to consider an addendum along with the previously adopted or certified environmental document.

Here, after the City certified the PEIR, a number of Addenda to the PEIR have been prepared and adopted. These Addenda are described below.

2011: First Addendum

In 2011, the City Council adopted the First Addendum to the PEIR (First Addendum) related to revisions to the UVSP (2011 UVSP Amendment, described above). In adopting the First Addendum, the City concluded that the 2011 UVSP Amendment would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code § 21166; CEQA Guidelines §15168, 15162.) The City therefore concluded that no further environmental review was permitted or required and an addendum was prepared and adopted.

2012: Second Addendum

In 2012, the City Council adopted the Second Addendum to the PEIR (Second Addendum) related to approval of the Oakbrook Village Mixed-Use Redevelopment Project ("Oakbrook Project"). The Oakbrook Project involved redevelopment of a portion of the shopping center south of the Plan Area known as Oakbrook Village, a mixed-use development, (also within the Plan Area covered by the UVSP) as part of a two-phased development that would ultimately yield 489 dwelling units in multi-story residential buildings and up to 82,574 square feet of new ground floor retail space. In adopting the Second Addendum, the City concluded that the Oakbrook Project would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code § 21166; CEQA Guidelines § 15168, 15162.) The City therefore concluded that no further environmental review was permitted or required and an addendum was prepared and adopted.

2016: Third Addendum

In 2016, the City Council adopted the Third Addendum to the PEIR (Third Addendum) related to the Five Lagunas development approval as previously described. In adopting the Third Addendum, the City concluded that the Five Lagunas Project would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code § 21166; CEQA Guidelines § 15168, 15162.) The City therefore concluded that no further environmental review was permitted or required and an addendum was prepared and adopted.

2018: Fourth Addendum

In 2018, the City Council adopted the Fourth Addendum to the PEIR (Fourth Addendum) for modification of the Oakbrook Project including, among other things, two new

commercial/retail buildings (approximately 20,650 square feet total) on an approximately 3.7-acre site within the Oakbrook Village mixed-use development. The City determined that the Oakbrook Project modification would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. (Public Resources Code § 21166; CEQA Guidelines § 15168, 15162.) The City therefore concluded that no further environmental review was permitted or required and an addendum was prepared and adopted.

2021: Fifth Addendum

As part of the Project's approval, Staff is recommending that the City Council and Planning Agency consider the Fifth Addendum to PEIR. The Fifth Addendum and its supporting technical studies (other than traffic and parking) were prepared by the Applicant and peer-reviewed by PlaceWorks on behalf of the City. The City also retained RK Engineering Group, Inc., to provide peer review of the Project's traffic and parking technical studies. Both firms are satisfied with the review and analysis conducted by the Applicant for the Project.

The Project is a modification of the previously approved Five Lagunas Project. As compared to the Five Lagunas Project, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts examined in the Third Addendum for the Five Lagunas Project. The applicable mitigation measures identified in the Third Addendum for the Five Lagunas Project are incorporated into the design of the Project or are imposed either as mitigation measures or as conditions of approval for the Project, or both, as appropriate. On this basis, the Fifth Addendum to the PEIR, as previously addended for the Five Lagunas Project (Third Addendum), was prepared.

A summary of the analysis of certain topics contained in the Fifth Addendum is provided below for the benefit of the City Council/ Planning Agency and the public. These topics are included in the staff report given the public interest and feedback the City has received concerning the Project. The City Council/ Planning Agency can refer to the Fifth Addendum for a comprehensive description of all topics covered as part of the Project's environmental review.

Traffic

In 2018, the State of California certified and adopted updated CEQA Guidelines. Previously, transportation impacts were analyzed by congestion levels at intersections,

commonly known as level of service ("LOS"), graded on a scale of "A" to "F". As part of the updated CEQA Guideline, requirements were introduced to use Vehicle Miles Traveled ("VMT") as the new criteria for analyzing transportation impacts of projects subject to CEQA review. Accordingly, the Fifth Addendum uses the VMT metric to evaluate the Project's transportation impacts for CEQA purposes. Furthermore, for informational purposes, a congestion-based/LOS Traffic Impact Analysis was conducted by Linscott, Law & Greenspan, Engineers to evaluate potential traffic congestion impacts resulting from the modifications to the 2016 Five Lagunas project even though this analysis is no longer relevant for CEQA purposes.

In July 2020, the City adopted Vehicle Miles Traveled Analysis Guidelines (VMT Guidelines). The VMT Guidelines establish thresholds of significance to be used for evaluating transportation impacts within the City for CEQA purposes. The VMT Guidelines incorporate initial screening criteria which, if met, demonstrate that a project will not result in significant VMT impacts without the need for a detailed VMT study. The Project is consistent with two of these screening criteria. As a result, these criteria independently establish that the Project will not result significant VMT impacts.

The fourth screening criteria of the VMT Guidelines considers whether "the Project is located in a low VMT area." As stated in the VMT Guidelines:

> "If a project is located in a Traffic Analysis Zone (TAZ) with VMT per Capita or VMT per employee that is less than or equal to the citywide average, then the project is considered to be located in a low VMT area and can be presumed to have a less than significant impact on VMT."

Comparisons to citywide averages for purposes of screening are based on the Orange County Transportation Analysis Model (OCTAM), including the OCTAM Base Year Averages for home-based VMT per capita and work-based VMT per capita. The Subject Property is located entirely within OCTAM TAZ No. 1450. As demonstrated by Figure 3 below (Table 17 of the TIA), the Project meets the screening criteria because the VMT per capita (applicable to the residential component) and the VMT per employee within the TAZ (applicable to the nonresidential component) are both below citywide averages.

Figure 3: VMT Comparison

VMT Comparison to Citywide Averages

Project Component	TAZ No. 1450 VMT Rate	Citywide Average	Is the Project Consistent With the Low VMT Area Screening Threshold Such That a Detailed Study is Not Required?
Residential Component	18.0 VMT/Capita	21.6 VMT/Capita	Yes
Non-Residential Component	22.7 VMT/Employee	25.1 VMT/Employee	Yes

Note: TAZ = Traffic Analysis Zone, VMT = Vehicle Miles Traveled

The fifth screening criteria of the VMT Guidelines considers whether the Project's net average daily trips (ADT) would be less than 500. As described in the Traffic Impact Analysis, the Project would result in 21,390 daily weekday trips. Comparatively, Five Lagunas was projected to result in 31,360 daily weekday trips. Therefore, the Project would result in a net decrease of 9,970 daily trips compared to Five Lagunas. Accordingly, the Project's net trips are less than 500 ADT, and this screening criterion serves as an independent basis for concluding that the Project will not result in a significant VMT impact.

As identified above, the State has prohibited the use of congestion-based transportation analysis for CEQA purposes. However, for informational purposes only, a site-specific Traffic Impact Analysis (TIA) has been prepared to determine and evaluate the potential traffic impacts associated with the Project (Attachment a, Exhibit A, Appendix G). The TIA report presents an inventory of existing characteristics and traffic volumes at key locations within the study area, forecasts vehicular traffic anticipated to be generated by the Project, and evaluates potential impacts of these project-generated trips on the surrounding street system compared to those that were identified for Five Lagunas. The study area included a total of 68 intersections and provided for detailed peak hour traffic impact/level of service analysis during the weekday AM and PM, and Saturday midday, peak hours under each of three traffic scenarios: Existing (2019), Year 2024 Cumulative Base, and Year 2024 Cumulative Plus Project:

- Existing (2019) - The analysis of existing traffic conditions provides a base of analysis for the study. The existing conditions analysis includes an assessment of the streets in the area, current traffic volumes, and operating conditions.
- Year 2024 Cumulative Base - This phase of analysis projects future traffic growth and operating conditions in the Year 2024 (this is the conservatively assumed as the completion year for the Project) which could be expected to result from

regional growth and related projects (including the previously approved Five Lagunas Project) without the addition of project traffic.

- Year 2024 Cumulative plus Project - This is an analysis of future traffic conditions in the Year 2024 (conservatively assumed as the completion year for the Project) with the addition of project-generated traffic (i.e. differential trips between those generated by Village at Laguna Hills versus Five Lagunas).

The City's General Plan standard for acceptable traffic levels is based on intersection Level of Service or LOS. LOS is typically used to describe a ratio of traffic volume moving through an intersection versus an intersection's vehicle capacity (commonly referred to as the volume-to-capacity, or V/C ratio). A letter grade from "A" to "F" is then assigned to describe the level at which an intersection is operating as described in Table 12.

Table 12: LOS Descriptions

Level of Service	Volume to Capacity Ratio	Description
A	0.00 – 0.60	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.
B	0.61 – 0.70	Very good operation. An occasional approach phase is fully utilized. Many drivers feel somewhat restricted within platoons of vehicles
C	0.71 – 0.80	Good operation. Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	0.81 – 0.90	Fair operation. Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly. Without excessive delays.
E	0.91 – 1.00	Poor operation. Volumes at or near capacity. Vehicle may wait through several signal cycles. Long queues from upstream intersections.
F	> 1.00	Forced flow. Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Except for a few intersections within the City that are part of a system of arterials under the jurisdiction of the County's Congestion Management Program (CMP) such as the intersection of El Toro Road at Avenida de la Carlota, the City requires intersections to operate at LOS D. According to CMP traffic impact analysis guidelines, LOS E is the minimum acceptable service level at CMP intersections. In addition to using LOS as a determination for significant traffic impacts, the City also determines that an increase in the V/C ratio of 0.01 at an intersection already operating at a LOS E or LOS F is also a significant impact.

Based upon the City's traffic study guidelines, the Intersection Capacity Utilization (ICU) methodology was used to determine the V/C relationship for signalized intersections (based upon the individual volume-to-capacity ratios for key conflicting traffic

movements), and corresponding LOS. Additionally, the Transportation Research Board's 2000 Highway Capacity Manual was applied in the analysis of the unsignalized key intersections, the Highway Capacity manual (HCM 2010) operations methodology was applied in the analysis of the project driveway intersections (for queuing analysis, as required by City Staff) and all freeway ramp intersections (to address Caltrans traffic impact study requirements). Per Table 4 (Existing 2019 Intersection Peak Hour Levels of Service Weekday Conditions) and Table 5 (Existing 2019 Intersection Peak Hour Levels of Service Saturday Conditions) of the TIA, all 68 key intersections currently operate at acceptable LOS D or better (LOS E or better at CMP intersections) during the AM and PM peak hours of a typical weekday. Staff also requested that the Applicant evaluate weekend traffic given sizable restaurant and entertainment uses proposed for the site. An analysis is also included in the study that evaluated midday peak hour traffic on Saturday.

With the incorporation of site access features into the Project, such as a new signal along Avenida de la Carlota, right-turn in/out restrictions and related median modifications along Avenida de la Carlota, provision of adequate driveway "throat" lengths to address 95th percentile queues, and lane geometry restriping at specific driveway locations, the Project is not expected to cause traffic impacts at any of the 68 key intersections under Existing (2019) and Year 2024 conditions, and at any of the freeway mainline segments analyzed.

Per Table 6 of the TIA (Figure 4 below), the net Project trips are estimated to be 9,970 fewer than for Five Lagunas on a typical weekday. During the AM peak hour, weekday trips would be 119 more than for Five Lagunas. During the PM peak hour, weekday trips would be 910 fewer than for Five Lagunas. On Saturdays, the net Project trips are estimated to be 15,542 fewer than for Five Lagunas. During the Saturday midday peak hour, net Project trips would be 1,704 fewer than for Five Lagunas. The reductions in all trip generation categories other than the weekday AM peak is explained by the Project's substantial rebalancing of square footage, creating more residential and less retail use than Five Lagunas.

The potential impact of any added/incremental trips generated by the Village at Laguna Hills were assessed in the TIA as compared to background conditions that include the previously approved Five Lagunas; specifically, the incremental trips assigned to the street system within the study area and evaluated in this traffic impact analysis correspond to the "Project versus Five Lagunas" line item on Table 6, which indicates a reduction of 9,970 weekday daily trips, an increase of 119 AM peak hour trips, and

reduction of 910, 15,542, and 1,704 trips during the PM peak hour, Saturday daily, and Saturday midday peak hour, respectively. The table below summarizes the additional traffic (in total) from the Project.

Figure 4: Table 6 of Traffic Impact Study

TABLE 6

PROJECT TRIP GENERATION

LAND USE	Unit / Size	Typical Weekday Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Saturday Daily	Midday Peak Hour In	Midday Peak Hour Out	Midday Peak Hour Total
ITE TRIP RATES												
Shopping Ctr	trips/KSF GLA	[a]	62%	38%	[a]	48%	52%	[a]	[a]	52%	48%	[a]
General Office	trips/KSF GFA	[b]	86%	14%	[b]	16%	84%	[b]	2.21	54%	46%	0.53
Multifamily (Mid-Rise)	trips/DU	5.44	26%	74%	0.36	61%	39%	0.44	4.91	49%	51%	0.44
Hotel	trips/Room	8.36	59%	41%	0.47	51%	49%	0.60	8.19	56%	44%	0.72
PROPOSED PROJECT												
Mall [c]	**250,000 SF GLA**	11,210	172	105	277	514	556	1,070	15,730	664	613	1,277
Retail (99,305 SF GLA)												
Restaurants (60,695 SF GLA)												
Health Club (40,000 SF GLA)												
Cinema (50,000 SF GLA)												
Hotel	**150 RM**	1,254	42	29	71	46	44	90	1,229	60	48	108
General Office	**465,000 SF GFA**	4,712	399	65	464	78	412	490	1,028	133	113	246
Multifamily	**1,500 DU**	8,160	140	400	540	403	257	660	7,365	323	337	660
FUTURE (Gross Project Trips)		**25,336**	**753**	**599**	**1,352**	**1,041**	**1,269**	**2,310**	**25,352**	**1,180**	**1,111**	**2,291**
Internal Trip Reduction [d]		(2,825)	(58)	(49)	(107)	(105)	(143)	(248)	(1,924)	(103)	(100)	(203)
	Sub-Total	22,511	695	550	1,245	936	1,126	2,062	23,428	1,077	1,011	2,088
Pass-By Trip Reduction [e]		(1,121)	(9)	(5)	(14)	(51)	(56)	(107)	(1,573)	(66)	(61)	(127)
	Net Future Trips	**21,390**	**686**	**545**	**1,231**	**885**	**1,070**	**1,955**	**21,855**	**1,011**	**950**	**1,961**
FIVE LAGUNAS Net Future Trips [f]		**31,360**	**505**	**607**	**1,112**	**1,437**	**1,428**	**2,865**	**37,397**	**1,780**	**1,885**	**3,665**
PROJECT VS. FIVE LAGUNAS (Project minus Five Lagunas)		(9,970)	181	(62)	119	(552)	(358)	(910)	(15,542)	(769)	(935)	(1,704)

At the time that the General Plan Update was adopted in July 2009, it was determined that the Plan Area could accommodate 1,243 additional AM peak hour trips and 2,272 PM peak hour trips. This trip cap was set to ensure that the maximum buildout trip levels evaluated in the PEIR were not exceeded as a result of new development projects within the UVSP. A trip budget assessment was conducted, given the project's location within the Plan Area. After deducting all development projects that have been approved since the June 2009 General Plan Update, the remaining UVSP trip budgets (as of May 2015) corresponds to 335 AM peak hour trips and 1,680 PM peak hour trips. Subtracting the incremental trips between the Project and Five Lagunas from the unassigned UVSP trips results in 216 AM peak hour trips and 2,590 PM peak hour trips remaining in the UVSP budget.

Figure 5: Table 6 of Traffic Impact Study (cont.)

TABLE 6 (CONTINUED)
PROJECT TRIP GENERATION

LAND USE	Unit / Size	Typical Weekday Daily	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Saturday Daily	Midday Peak Hour In	Midday Peak Hour Out	Midday Peak Hour Total
UVSP TRIP BUDGETS Per June 2009 GP Update EIR		--	--	--	1,243	--	--	2,272	--	--	--	--
Less Chevron (approved 5/11)		--	--	--	0	--	--	27	--	--	--	--
Less Taj Mahal (approved 6/11)		--	--	--	(12)	--	--	(49)	--	--	--	--
Less Ash./ChickFilA (approved 7/11)		--	--	--	(128)	--	--	(12)	--	--	--	--
Less Oakbrook Vill. (approved 11/12)		--	--	--	(129)	--	--	33	--	--	--	--
Less Raising Cane's (approved 4/15)		--	--	--	(32)	--	--	3	--	--	--	--
Less Five Lagunas (approved 3/16) [f]		--	--	--	(558)	--	--	(569)	--	--	--	--
Remaining UVSP Trip Budgets (w/ Five Lagunas, w/out Project)		--	--	--	384	--	--	1,705	--	--	--	--
Less Farmer Boys (approved 9/16)		--	--	--	(49)	--	--	(25)	--	--	--	--
Remaining UVSP Trip Budgets (Before Project Credits/Debits)		--	--	--	335	--	--	1,680	--	--	--	--
Less Project vs. Five Lagunas		--	--	--	(119)	--	--	910	--	--	--	--
Unused UVSP Trip Budgets (After Project Credits/Debits)		--	--	--	216	--	--	2,590	--	--	--	--

Noise

Given the reduction of 9,900 vehicles per day compared to Five Lagunas, the noise levels in the surrounding areas would also decrease compared to the off-site traffic noise generated by Five Lagunas. As was the case for the Five Lagunas Project, construction noise is exempt from the City's Noise Ordinance provided the work occurs between 7AM and 8PM Monday through Friday, and 8AM-8PM on Saturdays. Consistent with Five Lagunas, construction activity on Sundays and Federal holidays is permitted, but must comply with the City's Noise Ordinance. Consistent with the Five Lagunas Project, the Project is required to adhere to the City's Noise Ordinance along with other mitigation measures required for the Five Lagunas Project. As a result, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

Air Quality

The Project would result in lower air quality impacts compared to Five Lagunas for both construction activities and operation of the Project at full buildout. The reason for the reduction in short-term construction emissions is largely a byproduct of the construction schedule being spread out over a longer duration, and thus, the intensity of construction activities and the concentration of emissions for the Project would be reduced on a day-to-day basis as compared to Five Lagunas. In terms of the reduction of long-term operational emissions, the primary reason for the reduction is the decrease in Project

vehicle traffic of over 9,900 daily vehicle trips compared to Five Lagunas due to changes in the Project's proposed land use mix. The Project will result in less retail building area compared to Five Lagunas, reducing daily traffic despite the additional residential and office uses proposed. In addition, the Project would be constructed and operated in later years than evaluated for Five Lagunas (i.e., construction from 2021 to 2029 and operational year of 2024 for Village at Laguna Hills compared to construction from 2016 to 2018 and operational year of 2018 for Five Lagunas). Equipment and vehicle emission factors for later years would be slightly reduced due to future compliance with more stringent standards for in-use off-road equipment and heavy-duty trucks, as well as fleet turnover replacing older equipment and vehicles in future years. As such, emissions from the same sources tend to reduce over time. As a result, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

Public Services

Fire Protection and Emergency Services. Fire protection service to the Subject Property and surrounding area is provided by the Orange County Fire Authority (OCFA) under contract to the City. The closest and first response fire station is Station No. 22 (24001 Paseo de Valencia), which is approximately 300 feet northeast of the Subject Property. Project implementation would result in a slight increase in calls for fire protection and emergency medical service compared to Five Lagunas. However, as required for any subdivision or comprehensive plan approval, the Applicant would be required to enter into a Secured Fire Protection Agreement with OCFA prior to securing building permits. This agreement includes requirements to ensure that OCFA has sufficient staff, equipment, and facilities to serve the residents of the Subject Property.

Additionally, when factoring in the roughly 727 additional residents generated by the Project compared to Five Lagunas, the service ratio would be 0.82 OCFA personnel per 1,000 residents, which is still better than OCFA's service ratio goal of 0.75 firefighters per 1,000 residents in its service area. Thus, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

Police Protection. Police protection service to the Subject Property and surrounding area is provided by the Orange County Sherriff's Department (OCSD) under contract to the City. The nearest police substation is located in the City's Public Safety Department (24035 El Toro Road), which is adjacent to the Subject Property. OCSD stated that the

Project would influence staffing levels due to an increase in calls for service and an overall population increase within the community. However, OCSD also indicated that the Project would not impact, or require physical alterations to, existing OCSD facilities. Thus, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

Schools

The Saddleback Valley Unified School District (SVUSD) operates schools serving students in the City. Based on SVUSD student generation rates for multifamily residential uses, the Project's 512 dwelling units (which would be in addition to 988 dwelling units approved as part of Five Lagunas) could potentially produce approximately 103 elementary school students, 31 middle school students, and 58 high school students, totaling 192 students. This student generation would be in addition to the students projected to be generated as part of the approved Five Lagunas Project.

SVUSD, however, collects school fees to fund new construction needed as a result of new housing, and state law (Senate Bill 50) provides that payment of such fees satisfies CEQA analysis and mitigation requirements. Payment of school fees would be used to offset the cost to SVUSD of providing education facilities to future students if and when such facilities are needed. Staff estimates SVUSD will receive +/- $8 million in one-time fees from building fees authorized by state law. Since the Project will also increase student population in the school district, SVUSD will also see additional on-going revenue for the increase in student population. Thus, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

On February 8, 2021, SVUSD provided a comment letter regarding the Project, and the City provided a letter of response on April 6, 2021. These letters are attached as Attachment j.

<u>Infrastructure</u>

Drainage

Under the current conditions, stormwater flows on the Subject Property are collected via the existing engineered storm drain system and conveyed into multiple stormwater lines that eventually connect to an existing 69-inch-diameter storm drain mainline that

exits at the Subject Property at Calle de la Louisa and Health Center Drive. At buildout, the Project would have similar drainage patterns to the proposed Five Lagunas drainage. Consistent with Five Lagunas, the Project would construct and implement a number of onsite stormwater management systems that will ensure that runoff onsite is adequately captured per hydromodification requirements, screened for trash and distributed on and offsite. Thus, consistent with Five Lagunas, the Project will not impact the City's local drainage system. As a result, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

Water

Domestic water service on the Subject Property is provided by the El Toro Water District (ETWD). The Subject Property and existing on-site uses are currently served by water infrastructure. The Project would include both the installation of new and the rerouting of existing on-site water lines connecting to existing main lines. Pursuant to Senate Bill 610, a water supply assessment (WSA) was prepared for the Project and subsequently approved by ETWD. The WSA concluded that ETWD has sufficient current and future water supplies, as well as adequate treatment and distribution infrastructure, to serve the Project's demands. ETWD adopted the Project-specific WSA on April 20, 2020.

As with Five Lagunas, ETWD would not need to seek additional water supplies, and no additional water treatment capacity, no new water treatment facilities, and no expansion of existing distribution and treatment facilities are necessary for the Project. Additionally, the existing and proposed water infrastructure and improvements in and around the Subject Property are adequate to serve the Project. As a result, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

Wastewater

Wastewater service, including sanitary sewer conveyance, on the Subject Property is provided by the El Toro Water District (ETWD). Wastewater generated on the Subject Property is collected via a network of gravity lines, lift stations, and force mains and conveyed to the South Orange County Wastewater Authority (SOCWA) plants for treatment and disposal. As was the case with Five Lagunas, there is sufficient remaining capacity at SOCWA's Regional Treatment Plant facility to serve the Project. Specifically, the Project would result in an overall reduction of generated wastewater and the corresponding need for treatment compared to Five Lagunas. And, the Regional

Treatment Plant facility currently has a surplus daily treatment capacity of approximately 4.7 million gallons. As a result, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the Five Lagunas Project.

FISCAL IMPACT:

Stabilized annual fiscal revenues and expenditures expected for the City's General Fund were evaluated. The proposed Village of Laguna Hills plan allows for significant development within four major land use categories; a summary of the full buildout development program for the fiscal analysis is delineated in Table 13.

The analysis estimates the fiscal revenues associated with the project, including property taxes, business taxes, franchise taxes, direct / indirect sales taxes, and transient occupancy taxes. The analysis also estimates fiscal expenditures such as public safety, public services, and general government expenditures (Attachment k).

The proposed Project is estimated to generate fiscal revenues of approximately $2.99 million per year at full buildout. Annual incremental municipal service costs are estimated at $1.69 million, yielding an annual surplus of approximately $1.31 million.

Table 14 summarizes the estimated fiscal impact of the proposed Project.

Additionally, an IMPLAN econometric model was utilized to estimate direct, indirect, and induced economic benefits (jobs, wages, economic output) resulting from the construction and operation of the proposed project. The multi-year construction period is estimated to create 7,000 fulltime equivalent jobs, $507 million in labor income, and

$1.2 billion in total Orange County economic output. At full buildout and stabilization, the project is estimated to support 3,953 local jobs, provide $187 million in labor income, and $377 million in total regional economic output annually.

Table 14: Estimated Fiscal Impact

Fiscal Impact Estimates	
Source / Use	**Full Buildout**
Revenues	
Property Tax	$1,005,000
Sales Tax	$1,156,000
Transient Occupancy Tax	$670,000
Other	$161,000
Annual General Fund Revenues	**$2,992,000**
Expenditures	
General Government	$33,100
Public Safety	$1,501,100
Public Services	$114,700
Non-Departmental	$15,000
Community Development	$0
Community Services	$21,400
Annual General Fund Expenditures	**$1,685,000**
Net Fiscal Impact (rounded)	**$1,307,000**

Comprehensive Project Benefits Description

Throughout this report, staff has described the positive impacts the Project will provide in contrast to maintaining the status quo condition of the obsolete and non-functioning mall. The wide range of benefits that the proposed Village at Laguna Hills project brings to the community are re-stated below to provide a comprehensive list of Project benefits in one place:

Financial Benefits

1. Fee payments of up to ~$26 million at full build-out that can be used to improve Laguna Hills public facilities:
   a. Phasing of Fees
      i. Assured fee payments of ~$15.1 million for public facilities in Phase 1; includes Quimby Fees, $350K in Public Art In-lieu Fees and an unrestricted $2,227,066 of Community Benefits fees due within the first 15 months
      ii. Fee payments of up to ~$5.6 million for public facilities in Phase 2
      iii. Fee payments of up to ~$5.3 million for public facilities in subsequent phases.

   b. Quimby fees can be used to fund a wide variety of potential park projects, such as community park improvements and other unfunded City recreation projects; Quimby fees must be used to develop new or rehabilitate existing neighborhood or community park or recreational facilities/amenities
   c. The $350,000 Public Art Fee - Advance Payment will fund the 3/5 Battalion Memorial at the Civic Center
   d. The $2,227,066 of Community Benefits fees can fund a variety of underfunded City operations and/or currently unfunded capital projects
2. Annual general fund revenues of $2.99 million:
   a. Includes $1 million in property tax, over $1 million in direct and indirect sales tax, and $670k in hotel / transient occupancy tax - long-term funding sources for the City generated by a diversity of land uses, businesses, and economic activities
   b. Compares favorably to the declining sales tax from the original mall (see appendix below)
   c. Tax revenue can be used for improved County Sheriff services (for example, the ability to add up to four new full-time officers and equipment)
   d. After accounting for some increased City expenses (~$1.69 million), annual net fiscal surplus of $1.3 million at buildout to be programmed for other needs

Benefits of Project as Community Asset

3. Blended, mixed-use project as proposed implements the UVSP vision, which land use policies were established via public participation and input. The UVSP envisions a mix of uses.
4. Project approval is consistent with City's General Plan, Zoning Code, and State law.
5. Without Project approval, the property will most likely sit vacant. Project proposes the replacement of a blighted 1970s era, failed indoor fortress mall with an outdoor oriented mixed-use retail, office, and residential project, connected internally by well- designed streets and sidewalks supporting a comfortable pedestrian walking environment, conducive to outdoor dining, entertainment, and retail, centered around a 2.6 +/- acre park supporting formal and informal community gatherings.
6. Designated space for continued operation of the community's weekly farmer's market, and seasonal Halloween pumpkin patch and Christmas tree lot.
7. Provides variety of new housing options, thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

8. Saddleback Hospital, a major employer and anchor institution in the City, supports the proposed Project -- synergy with the existing adjacent medical center. Provides a nearby housing option for nurses and resident doctors at Saddleback Medical Center, and also offers retail, dining, and entertainment opportunities for patients' families. The proposed hotel provides a nearby lodging opportunity for the families of patients.
9. Project includes actual public art - owner is required under the Development Agreement to commission, fabricate, and install actual public art in the Village, rather than making only in lieu payments into an art fund.
10. Project includes a privately constructed and maintained park, but the park will be publicly accessible and oriented for community/civic activities. No long-term park maintenance costs to the City. Annual park maintenance can be expensive, but the City avoided this additional cost.
11. Project is located up against the I-5 Freeway and away from any established residential neighborhoods or other sensitive receptors. No adverse impacts on any established neighborhoods or communities.
12. Improves appearance of major City gateway entrance - the vision behind the City entry monuments gets completed.

Residential Benefits

13. Adds student population to the Saddleback Valley Unified School District, resulting in increasing revenues through higher Average Daily Attendance figures (used by the state to fund schools), and one-time revenues of over $8,000,000 to the School District.
14. Provides 200 affordable apartment units with no City financial commitment, addressing State RHNA goals for low / moderate income housing.
    a. 100 Low Income Units (28.3% of RHNA allocation), for households with incomes ranging from 50-80% of the County's Area Median Income, adjusted for family size. As an example, the 2020 limit for a household of four people is $102,450.23.
    b. 100 Moderate Income Units (28.3% of RHNA allocation), for households with incomes ranging from 80-120% of the County's Area Median Income, adjusted for family size. As an example, the 2020 limit for a house of four people is $123,600.
    c. Preference for affordable units targeted toward seniors, veterans, and City residents.
15. These affordable units will offer rents that are affordable for area worker median annual wages:
    a. Registered Nurse: $90,000

b. Elementary School Teacher: $89,000
c. Firefighter: $79,000
d. Licensed Nurse: $54,000
e. Office Clerk: $33,000
f. Retail Worker: $25,000
g. Waiter / Waitress: $25,000

16. Project also addresses State RHNA goals for Above Moderate housing requirements - 1,300 units (over 100% of RHNA allocation), representing 60 percent of the City's total state housing obligation.
17. Development Agreement caps the number of apartments at 1,500 units; otherwise, the Urban Village Specific Plan would allow a different project with more units.
18. There is concern that future state housing laws may become more onerous on local governments, potentially allowing the entire site to be converted to all apartments (potentially by right). Uncertainty of future housing laws designed to facilitate mandatory approval of higher density housing, as well as potential state housing law that could mandate the housing units and waive all development fees (such as Quimby fees, traffic fees, etc.). State housing laws have already significantly restricted the City's local land use authority to deny or condition proposed housing projects. It is anticipated that future legislation will further preempt local authority, potentially eliminating any discretionary review of housing projects and/or mandating more housing units and the waiver of development impact fees.

Environmental / Traffic Benefits

19. CEQA analysis shows that there are generally less impacts with the proposed Project as compared to the approved 2016 Five Lagunas Project. Fewer vehicle trips as compared to the 2016 project -- the proposed Village at Laguna Hills project will result in a reduction in traffic of nearly 10,000 cars per day versus the approved Five Lagunas project.
20. The Project will result in improved water quality for Aliso Creek since redevelopment of the property will include underground stormwater filtration systems that remove pollutants from storm water runoff leaving the site.
21. Residential parking does not require stand-alone parking structures; the residential buildings are a unique wrap design which is an efficient design concept.

22. The Project promotes Active Transportation by adding connections to the surrounding land uses via pedestrian and bicycle paths and transit opportunities with the existing transit center, with connections to retail, restaurant, employment, and medical center.

Parks and Recreation

23. Included in the calculation of the overall $26 million-dollar financial benefit described above is funding for parks and recreation facilities through park in lieu funds, otherwise known as Quimby Act Funds, to be collected over the development timeframe of the project. A total of $23,454,000 of park in lieu funds are expected to be collected from the Village at Laguna Hills at build out.
24. These funds can be utilized by the City to create new and/or to refurbish existing park facilities and recreation opportunities. The currently approved City Budget includes the Capital Improvement Program (CIP) which is segregated into different types of infrastructure.
25. In the Parks category of the CIP, there are currently listed $4,565,000 of projects, the majority of which are not funded. This budget category does not currently include the full refurbishment of each City park. Over the next 20 years, it is conservatively estimated there is a funding need for refurbishment of all of the City's parks facilities in the $7,000,000 to $10,000,000 range. This expense is not reflected in the seven- year CIP.
26. In the Trails and Open Space category of the CIP, there are $20,425,000 of trails projects and recreational opportunities, none of which are funded. The listed projects in the Trails and Opens Space category were generated from the 2001 Bikeways, Trails and Open Space Master Plan.
27. Staff has a work program to update the City's Parks and Recreation needs to include a new "20-year look ahead" to help guide future funding decisions. In the meantime, it is reasonable and clear to recognize there will be a need to fully refurbish each neighborhood park and to build out the recreational trail components of the recreation infrastructure in the next 20 years. The estimated funding need for parks and recreation infrastructure is approximately $30,000,000. The Village at Laguna Hills Project will provide a vast majority of this funding need.

Community Support

28. Project implements the Urban Village Specific Plan's mixed-use concept, which was created with public input and community support.

29. Project is currently supported by the following: MemorialCare Saddleback Medical Center, multiple Laguna Hills business owners, and Former Mayor Joel Lautenschleger.

CONCLUSION:

Staff recommends approval of the proposed Village at Laguna Hills Project as it continues redevelopment of the former Laguna Hills Mall property and is consistent with the goals and objectives of the Urban Village Specific Plan. The proposed Project will facilitate additional retail/restaurant, office, and residential options within the City's core, and will further enable residents to live, work, shop, and enjoy the lifestyle amenities that currently exist in the Urban Village, as envisioned by the UVSP. The Project will also include enhanced pedestrian and vehicular circulation elements consistent with the UVSP. With the recommended Conditions of Approval, the Project meets development standards and design guidelines of the City's Zoning and Development Code and UVSP, and meets the goals, policies, and procedures of the General Plan. Thus, Staff is recommending approval of the proposed Village at Laguna Hills Project.

PUBLIC NOTICE:

Neighborhood Outreach

On April 24, 2019, prior to any application submittal to the City, the Applicant held a community open house at the Project site to introduce the initial redevelopment plans to the community. Nearly 300 people attended the forum. At the time, the proposal consisted of nearly 250,000 square feet of retail space, approximately 500,000 square feet of office space, approximately 2,100 apartment units, a hotel, a movie theater, and a three-acre park. The proposal was met with some opposition from those who attended the forum, citing a lack of restaurants and retail space, too much office space, the number of residential units, and the additional traffic the development would generate. Ultimately, as described in the staff report above, the application that was submitted to the City in November 2019 generally includes the same amount of proposed retail space, a reduction in office space, and a significant reduction in residential units.

On October 8, 2019, the Applicant attended a regularly-scheduled City Council meeting and provided an update of activities regarding the Project and responded to City Council requests for additional information. On November 12, 2019, the Applicant attended a regularly-scheduled City Council meeting and provided a PowerPoint presentation of the proposed Project and responded to City Council requests for additional information.

As of January 2020, the City posted the proposed Project site plans on the City's website and posted "frequently asked questions" for the public's information.

On October 28, November 10, and December 9, 2020, the Applicant conducted three 'virtual' community outreach presentations. The meetings were conducted as a video conference due to social distancing requirements during the COVID-19 pandemic. During these virtual meetings, the Applicant provided information about the proposed Project and responded to questions from the public about various aspects of the Project. Pre- registration was required to gain access to the events, and the Applicant has stated that a total of 183 people registered for the events.

Around the same time that the Applicant was considering an update to the 2016 Five Lagunas approval, a community organization known as the Future of Laguna Hills Advisory Group, or FLAG for short, was created. The goals of FLAG, as stated in their official Facebook page, are to "Be a community advocate that seeks to engage community participation in processes and decisions that shape the future of the City of Laguna Hills" and "Establish a healthy partnership and identify needs of community stakeholders, such as the City of Laguna Hills, its residents and businesses, land owners and developers, and more, to foster innovative thinking that creates a win-win for all parties." To that end, the Applicant has had ongoing dialogue and met at least twice with FLAG throughout the entitlement process. The previous City Manager met with FLAG four times, City Staff has had multiple discussions with FLAG throughout the entitlement process and the Interim City Manager has invited FLAG for a meeting to review the current Project proposal. Furthermore, when FLAG submitted to the City Council an extensive list of frequently asked questions, Staff provided answers to each question and posted the FAQs on the City website in order to provide greater transparency about the planning process and procedures. As of April 1, 2021, the Project's webpage has had over 6,200 unique views since November 2019.

Throughout the entitlement process, Staff has received over 100 emails/letters detailing opinions about the Project. Letters of support identify the urgency to redevelop the property, support the amenities included in the Project, and the demand for additional housing in the area. Letters of opposition identify the need for the Project to be broken down into smaller parts and postponing any public hearing to a later date when public participation is not as impacted by the Covid-19 pandemic. Other correspondence express opinions concerning the Project's design elements. Email correspondence submitted to the Planning Division has been included as Attachment l.

Public Notice

The Project was advertised in the Orange County Register on April 5, 2021, providing at least 21 calendar days notice of this public hearing (far in excess of the legal notice requirement timeframe). 59 mailed notices were also provided to property owners and tenants within 300 feet of the site in accordance with state and local law. Emailed notifications of the notice were also mailed to seven people who requested such notification. Staff also provided copies of the public hearing notice electronically to any person or group who contacted the City that requested notice for the Project public hearing. Any written comments received after the issuance of this report will be distributed at the joint Planning Agency and City Council Public Hearing. The Public Hearing is being held in the Heritage Room of the Community Center which, in accordance with current State guidance regarding the Covid-19 pandemic, will allow full public participation in the review of this project.

ATTACHMENTS:

- Attachment a - Resolution of Approval for Fifth Addendum to the Laguna
- Attachment b - Resolution of Approval for the Village at Laguna Hills Project
- Attachment c - Ordinance Approving and Adopting the Development Agreement
- Attachment d - UVSP Allowable Residential Units Memorandum KAMG
- Attachment e - Village at Laguna Hills Plan Set
- Attachment f - UVSP Cross Section Analysis PlaceWorks
- Attachment g - Parking Study Linscott Law Greenspan Engineers
- Attachment h - Village at Laguna Hills Master Sign Program
- Attachment i - Housing Accountability Act Memorandum PlaceWorks
- Attachment j - City and SVUSD Correspondence
- Attachment k - Fiscal Impact Analysis Kosmont
- Attachment l - Public Comments Received

The Village at Laguna Hills

Attachment a

Resolution of Approval for Fifth Addendum to the Laguna Hills General Plan Update EIR

Attachment: Attachment a - Resolution of Approval for Fifth Addendum to the Laguna (2402 : USE-0010-2019 (Village at Laguna Hills))

RESOLUTION NO. _____

A JOINT RESOLUTION OF THE PLANNING AGENCY AND THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING THE FIFTH ADDENDUM TO THE 2009 GENERAL PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT AS PREVIOUSLY ADDENDED FOR THE FIVE LAGUNAS PROJECT AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE VILLAGE AT LAGUNA HILLS PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The Planning Agency and the City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, MGP Fund X Laguna Hills, LLC (“Developer”) initiated an application with the City of Laguna Hills ("City") for approval of land use entitlements in order to continue to redevelop the existing approximately 68-acre former Laguna Hills Mall site generally located along the southerly side of El Toro Road and the westerly side of Avenida de la Carlota in the City of Laguna Hills (the “Property”) through the continued demolition and removal of the Laguna Hills Mall structure and the construction of a new retail and entertainment core, perimeter commercial pads, office buildings, a hotel, multifamily housing, parking structures, a central communal open space (Village Park) and related amenities, (the "Project"); and,

WHEREAS, the City Council serves as, and is, the Planning Agency of the City pursuant to Government Code Section 65100; and,

WHEREAS, in June 2009, in connection with an update to the General Plan ("Update"), the City prepared a Program Environmental Impact Report entitled "City of Laguna Hills General Plan Program Environmental Impact Report, June 2009, State Clearinghouse No. 20080811100" ("PEIR"). On July 14, 2009, the City Council certified the PEIR and adopted a Statement of Findings of Fact, a Statement of Overriding Considerations and Mitigation Monitoring Program. The City filed a Notice of Determination on July 15, 2009; and,

WHEREAS, on April 12, 2011, the City Council adopted an Addendum to the PEIR ("First Addendum") prepared in connection with the adoption of an amendment to the Urban Village Specific Plan ("Specific Plan Amendment"); and,

WHEREAS, on November 12, 2012, the City Council adopted an Addendum to the PEIR ("Second Addendum") prepared in connection with approval of the Oakbrook Village Shopping Center Redevelopment Project; and,

WHEREAS, on March 22, 2016, the City Council adopted an Addendum to

Attachment: Attachment a - Resolution of Approval for Fifth Addendum to the Laguna (2402 : USE-0010-2019 (Village at Laguna Hills))

the PEIR ("Third Addendum") prepared in connection with approval of Site Development Permit, Master Sign Program, Conditional Use Permit, Parking Use Permit, Vesting Tentative Tract Map, and Precise Plan No. 2-15-3114 for the Property, which authorized redevelopment of the existing Laguna Hills Mall with a mixed-use retail and residential project named as the "Five Lagunas Project"; and,

WHEREAS, on April 10, 2018, the City Council adopted an Addendum to the PEIR ("Fourth Addendum") prepared in connection with approval of modifications to the Oakbrook Village Shopping Center Redevelopment Project; and,

WHEREAS, the Village at Laguna Hills Project is a modification of the Five Lagunas Project previously approved in 2016; and,

WHEREAS, the continued redevelopment of Laguna Hills Mall through modification of the 2016 Five Lagunas Project is subject to the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, and California Code of Regulations, Title 14, Sections 15000 *et seq*. ("CEQA"); and,

WHEREAS, the City of Laguna Hills, as lead agency, has evaluated the Project's potential environmental impacts and has determined that the Project will not: (1) result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as compared to the environmental impacts of the Five Lagunas Project that were examined in the Third Addendum; or (2) require any new mitigation measures or alternatives. The applicable mitigation measures identified in the Third Addendum for the Five Lagunas Project are incorporated into the design of the Project or are imposed either as mitigation measures or as conditions of approval for the Project, or both, as appropriate. The City, therefore, has prepared a Fifth Addendum to the PEIR for the Project (the "Fifth Addendum") pursuant to Public Resources Code Sections 21166 and CEQA Guidelines Sections 15162 and 15164; and,

WHEREAS, on _____, 2021, the City caused public notice to be given of the City Council's intention to consider adoption of the Fifth Addendum for the Project, and on _____, 2021, the City Council held a public hearing on adoption of the Fifth Addendum; and,

WHEREAS, the City Council has considered the Fifth Addendum along with the PEIR as previously addended for the Five Lagunas Project in the Third Addendum pursuant to CEQA Guidelines Section 15164(d).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The City Council has independently considered the Fifth Addendum, along with the PEIR as previously addended for the Five Lagunas Project, and finds that no further environmental documentation is permitted or required because: (i) there are no substantial changes in the Project requiring major revisions of the PEIR as previously addended due to the involvement of new significant environmental effects or a substantial

Attachment: Attachment a - Resolution of Approval for Fifth Addendum to the Laguna (2402 : USE-0010-2019 (Village at Laguna Hills))

increase in the severity of previously identified significant effects; (ii) there are no substantial changes with respect to the circumstances under which the Project is being undertaken which will require major revisions of the PEIR as previously addended for the Five Lagunas Project due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; and (iii) there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the PEIR was addended for the Five Lagunas Project, showing that: (a) the Project will have one or more significant effects not discussed in the PEIR as previously addended for the Five Lagunas Project; (b) significant effects previously examined will be substantially more severe than shown in the PEIR as previously addended for the Five Lagunas Project; (c) mitigation measures or alternatives previously found not feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the mitigation measures or alternatives have not been adopted; or (d) mitigation measures or alternatives considerably different from those analyzed in the PEIR as previously addended for the Five Lagunas Project would substantially reduce one or more significant effects on the environment, but those mitigation measures or alternatives have not been adopted. (Public Resources Code § 21166 and CEQA Guidelines §§ 15162 and 15164.)

SECTION 2. The Fifth Addendum attached hereto as Exhibit "A" is hereby adopted.

SECTION 3. The City Council finds that the above recitations are true and correct and constitute the findings of the City Council and Planning Agency in this case.

SECTION 4. The Community Development Director is hereby directed and authorized to cause a Notice of Determination to be filed and posted pursuant to Public Resources Code Section 21152(a) and CEQA Guidelines Section 15094(a) within five (5) days after the adoption of the ordinance approving the Development Agreement for the Project.

SECTION 5. This Resolution shall take effect upon adoption by the City Council of an Ordinance approving the proposed Development Agreement for the Project.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2021.

_____
ERICA PEZOLD, MAYOR

ATTEST:

_____
MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)

Attachment: Attachment a - Resolution of Approval for Fifth Addendum to the Laguna (2402 : USE-0010-2019 (Village at Laguna Hills))

COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing Ordinance No. _____ was duly introduced and placed upon its first reading at a Regular Meeting of the City Council on the ____ day of _____, 2021, and that thereafter, said ordinance was duly adopted and passed at a Regular Meeting of the City Council held on the ____ day of _____, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

_____
MELISSA AU-YEUNG, CITY CLERK

Attachment: Attachment a - Resolution of Approval for Fifth Addendum to the Laguna (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

Attachment a, Exhibit A

Due to file size limitations, the 5th Addendum to the City of Laguna Hills General Plan Update EIR and Appendices for the Village at Laguna Hills Project can be viewed and downloaded at:

https://www.lagunahillsca.gov/474/2965/Environmental-Documents

Direct Download Links
Addendum to the City of Laguna Hills General Plan Update EIR Village at Laguna Hills Project
Appendix A - Mitigation Monitoring and Reporting Program
Appendix B - Air Quality and Greenhouse Gas Emissions Calculations
Appendix C - Cultural Resources
Appendix D - Geology and Soils
Appendix E - Preliminary Water Quality Management Plan and Drainage Study
Appendix F - Noise Data
Appendix G - Traffic Impact Analysis
Appendix H - Water Supply Assessment
Appendix I - Parking Study
Appendix J - Phase I Environmental Assessment
Appendix K - Biological Resource Tables
Appendix L - Preliminary Utility Plan

Attachment: Attachment a - Resolution of Approval for Fifth Addendum to the Laguna (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

Attachment b

Resolution of Approval for the Village at Laguna Hills Project

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

RESOLUTION NO. PA2021-

A JOINT RESOLUTION OF THE PLANNING AGENCY AND CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT, MASTER SIGN PROGRAM, CONDITIONAL USE PERMIT, VESTING TENTATIVE TRACT MAP, DEVELOPMENT AGREEMENT, PRECISE PLAN NO. USE-0010-2019, A REQUEST BY MGP FUND X LAGUNA HILLS, LLC TO MODIFY THE PREVIOUSLY APPROVED FIVE LAGUNAS PROJECT TO CONTINUE TO REDEVELOP THE FORMER LAGUNA HILLS MALL SITE LOCATED AT 24155 LAGUNA HILLS MALL, AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH

The Planning Agency and the City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, MGP Fund X Laguna Hills, LLC (“Applicant”) has filed an application for approval of land use entitlements in order to continue to redevelop the existing approximately 68-acre former Laguna Hills Mall property located at 24155 Laguna Hills Mall (“Project Site”). The irregularly-shaped Project Site is immediately west of I-5 and Avenida de la Carlota, south of El Toro Road, east of Calle de la Louisa, and north of Calle de los Caballeros and the Oakbrook Village Shopping Center; and

WHEREAS, on November 26, 2002, the City Council of the City of Laguna Hills adopted the Urban Village Specific Plan ("UVSP"). The development area covered by the UVSP (“UVSP area”) consists of 240 acres bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and Interstate 5 (I-5) on the east. The UVSP regulates development within the Village Commercial area (which encompasses the UVSP area) of Laguna Hills. The purpose of the UVSP is to develop a community core in which a variety of public, regional commercial, recreational, and high-density residential uses work in concert to create an "urban village." The UVSP provides for a continuing mix of land uses, including retail, residential, hotel, medical offices, and general offices. The allowed development intensity in the Urban Village is regulated based on vehicle trip generation limits, not land use type or size of the project, and the UVSP provides for flexibility in development options and the mix of land uses, provided established anticipated aggregate vehicle trip limits generated by new development are not exceeded. The City implements this aspect of the UVSP through a vehicle trip budget debiting process, pursuant to which additional peak hour vehicle trips generated by each new development or redevelopment project are subtracted from the current aggregate total additional peak hour vehicle trips available to accommodate future new development in the UVSP area (the "Trip Budget Allocation"). Pursuant to the UVSP, applicants for new development projects are authorized to develop to the maximum intensity of their plans

upon verification that the vehicle trip generation impacts created by the new development will not exceed the remaining Trip Budget Allocation. Proposed developments in the UVSP area that seek to incorporate a mix of uses also require approval of a precise plan of development, which regulates the exact mix of uses within a development site in order to allow the community to assess potential impacts from the project and to provide a balance of uses and purposes that promote community image, reduce undesirable environmental consequences, and improve the fiscal abilities of the City to meet locally-expressed needs; and

WHEREAS, in July 2009, the City Council adopted the 2009 Comprehensive General Plan Update ("Update"). The Update identified the UVSP area for expansion/revitalization and increased commercial and residential development. In connection with approving the Update, the City prepared a Program Environmental Impact Report entitled "City of Laguna Hills General Plan Program Environmental Impact Report, June 2009, State Clearinghouse No. 20080811100" ("PEIR"). On July 14, 2009, the City Council certified the PEIR, adopted a Statement of Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring Program; and

WHEREAS, in April 2011, the City Council adopted the Urban Village Specific Plan Amendment ("UVSP Amendment") in order to implement the Update. The UVSP Amendment updated the UVSP to reflect the development intensification approved in the Update; modify the Trip Budget Allocation to 1,243 additional AM Peak Hour Trips and 2,272 additional PM Peak Hour Trips consistent with the Update; modify the development standards in the UVSP in order to integrate and improve internal consistency between the existing commercial and residential development standards; incorporate the mixed-use application process and development standards already contained in the City's Development Code; and update the Public Art section of the UVSP to clarify the management of the funds collected. On April 12, 2011, the City Council adopted an Addendum to the PEIR prepared in connection with adoption of the UVSP Amendment (the "First Addendum"); and

WHEREAS, in November, 2012, the Planning Agency and City Council approved the Oakbrook Village Shopping Center Redevelopment Project, which proposed the redevelopment of a portion of the Oakbrook Village shopping center that is south of the Project Site (and also within the UVSP) with a multi-phase mixed use project consisting of residential units, renovated and expanded retail uses, public open space, pedestrian pathways, and private and public infrastructure improvements, and adopted an Addendum to the PEIR prepared in connection with the approval ("Second Addendum"); and

WHEREAS, in March 2016, the Planning Agency and City Council approved Site Development Permit, Master Sign Program, Conditional Use Permit, Parking Use Permit, Vesting Tentative Tract Map, and Precise Plan No. 2-15-3114 for the Project Site, which authorized redevelopment of the existing Laguna Hills Mall and Project Site with a mixed-use retail and residential project branded "Five Lagunas." The Five Lagunas Project included a plan to convert a portion of the existing enclosed mall space

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

into a pedestrian-oriented, open-air experience with connectivity to surrounding commercial and residential uses; demolition and reconstruction of portions of the existing mall structure, with other portions of the mall remaining in place and undergoing extensive renovations with updated design; construction of a number of additional uses around the central mall building, consisting of additional retail offerings and dining locations; and high-density multifamily dwelling units within three apartment-style buildings, one of which also included ground floor retail uses. On March 22, 2016, the Planning Agency and City Council adopted an Addendum to the PEIR prepared in connection with approval of the Five Lagunas Project (the "Third Addendum"); and

WHEREAS, in 2018, the Planning Agency and City Council approved a modification to the Oakbrook Village Shopping Center Redevelopment Project to permit the construction of additional commercial/retail buildings and adopted an Addendum to the PEIR prepared in connection with the approval (the "Fourth Addendum"); and

WHEREAS, the Applicant now desires to modify the 2016 Five Lagunas Project through implementation of land use entitlements and a development agreement in order to continue to redevelop Project Site through the continued demolition and removal of the remaining portions of the Laguna Hills Mall structure and the construction of a new retail and entertainment core, perimeter commercial pads, office buildings, a hotel, multifamily housing, parking structures, a central communal open space (Village Park), and related amenities, rebranded as "The Village at Laguna Hills" ("Project"). The application (USE-0010-2019) includes the following discretionary permits: a Site Development Permit for new development, a Master Sign Program for various on-site signs, a Conditional Use Permit for a new health club facility and a hotel, a Conditional Use Permit to allow shared parking, a Vesting Tentative Tract Map to subdivide the Project Site into 16 lots, and a Precise Plan for mixed use development of the Project Site. The Applicant has also voluntarily applied for and requested the City enter into a statutory Development Agreement in conjunction with its application for approval of the foregoing discretionary permits, and the Planning Agency and City Council have considered approval of these permits and the related conditions of approval in conjunction with the proposed Development Agreement. The Village at Laguna Hills Project envisions a mixed-use urban village that includes a combination of high-density residential, retail, office, lodging, entertainment, and open space and recreation uses. Project implementation involves the following development activities: demolition of the existing and remaining mall building, a few free-standing building pads, and various hardscape improvements (e.g., paved parking areas, walkways); development of approximately 225,000 square feet of new retail building space to accommodate retail, services, restaurants, a health club, and a 50,000 square-foot, 1,200-seat theater; development of five multi-story residential buildings (one mixed-use retail/ residential building and four residential buildings) containing a total of 1,500 dwelling units and associated structured parking wrapped into the buildings; development of four, four-story commercial office buildings totaling approximately 465,000 square feet; development of a 150-room, five-story boutique hotel with ground-level retail space; development of a centralized Village Park; development of numerous vehicular access, circulation and parking improvements, including new driveways (signalized and non-signalized), private streets and drive aisles,

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

parking lots/areas, and parking spaces (perpendicular and parallel) along key streets; reconfiguration and enhancement of existing parking areas to remain; development of various site improvements that include the renovation of existing landscape areas and installation of new landscaping and pedestrian walkways and paths throughout the Project Site; removal, replacement and/or construction of utility systems (water, sewer, storm drain, and other public utilities) necessary to support the Project; and installation of signage, including free-standing, building, poll-mounted, regulatory, street identification, and numerous directional, wayfinding, and advertising signs. The Project is more fully described in the document entitled "Addendum to the City of Laguna Hills General Plan Update EIR Village at Laguna Hills Project March 2021 ("Fifth Addendum"), which is incorporated by this reference; and

WHEREAS, the Village at Laguna Hills Project is a modification of the Five Lagunas Project previously approved in 2016; and

WHEREAS, the continued redevelopment of the Project Site through modification of the 2016 Five Lagunas Project is subject to the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.,* and California Code of Regulations, Title 14, Sections 15000 *et seq.* ("CEQA"); and

WHEREAS, the City of Laguna Hills, as lead agency, has evaluated the Project's potential environmental impacts and concluded that the Project will not result in any new significant effects or a substantial increase in the severity of previously identified significant impacts compared to the Five Lagunas Project. The applicable mitigation measures identified in the Third Addendum for the Five Lagunas Project are incorporated into the design of the Project or are imposed either as mitigation measures or as conditions of approval for the Project, or both, as appropriate. The City, therefore, has concluded that no further environmental review is required pursuant to Public Resources Code Sections 21166 and California Code of Regulations, Title 14, Sections 15162 and 15164; and

WHEREAS, a duly noticed public hearing regarding the Project was held on April 27, 2021; and

WHEREAS, concurrently with adoption of this Resolution, the Planning Agency and City Council jointly adopted Resolution No. ____ making findings regarding the Project's potential environmental impacts and compliance with CEQA pursuant to Public Resources Code Section 21116 and California Code of Regulations, Title 14, Sections 15162 and 15164, and adopting the Fifth Addendum; and

WHEREAS, concurrently with adoption of this Resolution, the City Council, introduced and conducted the first reading of an Ordinance approving the proposed Development Agreement between the City of Laguna Hills and MGP FUND X LAGUNA HILLS, LLC for the Project.

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NOW, THEREFORE, THE PLANNING AGENCY AND CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DO RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. That the required findings by the City for approval of USE-0010-2019 have been met and made as follows:

Site Development Permit

1. The site design complies with standards of the Development Code in that:

   The Project is located within the Village Commercial zoning district and is subject to the provisions of the UVSP. As conditioned, the Project will be in conformance with the development standards for properties within the Village Commercial zone and UVSP area, including density, building FAR, landscape requirements, parking requirements, setbacks, building height, and other development standards required.

2. The site is suitable for the proposed development in that:

   The Project Site presently consists of a vacant regional mall (with more than half of the mall building demolished), several outlying buildings, surface parking and drive aisles, and various hardscape and landscape improvements. The Project proposes to redevelop the Project Site into a mixed-use urban village that includes a combination of high-density residential, retail, office, lodging, entertainment, and open space and recreation uses, and to incorporate a network of pedestrian and bike-friendly paths throughout to serve the community's needs. The Project is consistent with the land use concept, design guidelines, and development standards in the UVSP and creates a village identity as envisioned in the UVSP.

   The Project represents an increment of the total development anticipated in the UVSP as called for in the Update. From an environmental standpoint, the Project is also suitable for the site in that it would not result in any new significant impacts or a substantial increase in the severity of previously identified impacts as compared to the Five Lagunas Project in any environmental area including: aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, transportation and traffic, and utilities and service systems Therefore, the Project will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts to the neighborhoods surrounding the Project Site.

3. The Project is consistent with the City's General Plan and applicable design guidelines in that:

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Within the General Plan Land Use Element, the Project Site is designated as "Village Commercial", which is envisioned as a master planned area (UVSP area) containing specific design standards and policies that enhance the pedestrian and vehicle circulation within a currently developed area. The intent of this designation is to establish a community core where commercial, civic, and high-density residential uses would be appropriate. The area should contain enhanced pedestrian areas that conveniently link commercial, residential, and civic activity areas. Typical uses include those associated with large regional malls, as well as a medical center, financial institutions, institutional and government uses, auto-related services, community facilities, professional offices, and high-density residential uses.

The Project implements the General Plan vision for the UVSP by providing for redevelopment of the existing, but vacant regional mall with a mixed-use project that will create a new urban village that will offer an array of entertainment, retail, restaurant, lodging, and residential uses and activity; a Village Park and multiple gathering spaces; and improved pedestrian and bicycle links that connect to and integrate the Civic Center, hospital area, adjacent Oakbrook Village shopping center, and Laguna Hills Transit Center.

The General Plan Land Use Element also identifies the UVSP area as a "future study area" for which intensification and redevelopment was expected to occur. The Project implements the General Plan vision for the area by providing for redevelopment of the Project Site with a mix of new land uses with various intensities, without exceeding the AM and PM peak hour vehicle trip budgets established by the UVSP.

Further, per the 2014-2021 General Plan Housing Element, the Project Site is identified as a potential housing development area with development intensity between 30 to 50 dwelling units per acre. As proposed, the Project's 1,500 residential units comply with the allowed development intensity and with the overall trip budget allocated to the UVSP area.

The proposed commercial, office, and hotel buildings illustrate a modern architectural style complementary to the proposed residential contemporary style. All proposed buildings will be of quality design, with strong and appropriately-scaled framework of architectural and landscape architectural elements and design that conform to the UVSP design guidelines. The massing of the buildings and landscaping within the Project Site will be designed to create a sense of unity. High-quality development features will be provided throughout the Project Site through site design (e.g., building orientation, screening and placement of service areas), architecture (e.g., mass, scale and form, style, material and color) and streetscape elements (e.g., lighting, street furnishings, paving materials). Project development will enhance and strengthen the character of the Project Site through landscaping, hardscape, and other improvements onsite and along the street edges.

The proposed Project is consistent with and help implement the following goals of the General Plan Land Use and Housing Elements:

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- *Goal LU-1. Create diverse and vibrant activity centers and events that bring people together as a community.*
- *Goal LU-2. Ensure development is compatible and interdependent with neighboring uses*
- *Goal LU-3. Encourage infill development that involves the revitalization of property in an economically and environmentally sustainable manner.*
- *Goal LU-4. Place a high priority on design, architecture, and landscaping that reflect the community's identity and gracious lifestyle.*
- *Goal LU-6. Expand the variety of services, shopping, and entertainment opportunities in the community.*
- *Goal LU-7. Facilitate the creation and expansion of private sector businesses and associated local career choices for Laguna Hills residents.*
- *Goal H-2. Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community for all economic levels and age groups and special needs groups.*

The proposed Project is also consistent with a number of policies set forth in the General Plan, including, but not limited to the following:

- Policy LU-1.1: Encourage new mixed-use developments in the Urban Village that complement and enhance Laguna Hills' existing community character.
- Policy LU-1.2: Encourage the compatible integration of residential and service retail uses in proximity to job centers.
- Policy LU-1.3: Promote intensified and revitalized land uses in the Urban Village within traffic, parking, and transit capabilities.
- Policy LU-1.4: Promote walkability throughout the community through enhanced pedestrian amenities, attractive streetscapes, plazas, and civic gathering spaces.
- Policy M-6.1: Reduce the amount of land devoted to parking, if feasible, by integrating multiple use and creative parking solutions that still provide adequate parking for all uses.
- Policy M-6.3: Develop flexible and creative solutions for parking in the Urban Village that respect its proximity to transit and park and ride, and its mix of uses.
- Policy M-6.4: Encourage parking in shared surface lots or parking structures to make the most efficient use of land.
- Policy M-6.5: Identify solutions to neighborhood- and activity-specific parking issues through implementation of a broad range of parking management tools and strategies.
- Policy H-2.1: Provide opportunities for higher density residential development, mixed use residential/commercial development, and transit-oriented development in appropriate areas of the City.

4. The site design and structural components are appropriate for the site and function of the proposed uses in that:

The proposed commercial, office, hotel and residential buildings will be of quality contemporary design with a strong and appropriately-scaled framework of

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architectural and landscape architectural elements and design. The new buildings have been placed in a manner that meet the development standards and design guidelines of the UVSP, while making the best use of available space and maintaining a cohesive 'flow' between old and new portions of the Project Site. The massing of the buildings and landscaping will be designed to create a sense of unity. The proposed office parking structures would be internal to the Project Site and incorporate architectural elements and design features that provide visually-appealing elements and reduce the overall massing and scale of the structures. High-quality development features will be provided throughout the project site through site design (e.g., building orientation, screening and placement of service areas), architecture (e.g., mass, scale and form, style, material and color) and streetscape elements (e.g., lighting, paving materials). Project development will enhance and strengthen the character of the Project Site through the addition of landscaping, hardscape, a network of pedestrian pathways and bicycle lanes, and other improvements onsite and along the street edges.

Master Sign Program

1. That the design and application of the sign criteria required by the development code are satisfied by the proposed sign program.

The City's Development Code provides for deviations from the standard sign criteria subject to the approval of a Master Sign Program by the Planning Agency. The Project's Master Sign Program ("MSP") proposes a variety of signs and monuments that are unique and both enrich the visual quality of the development and interest to the pedestrian environment. The proposed sizes and locations of the signs reinforce the contemporary character of the Project and are appropriate for this type of development.

2. That the sign program provides a compatible and harmonious design between advertising, landscaping, and building design.

The MSP is a comprehensive signage program designed to complement the proposed redevelopment Project by promoting a compatible and harmonious design between advertising, landscaping, and building design. The sign program is an integral part of the Project site's architectural features and crafted to complement the new buildings and landscaping in a manner consistent with the UVSP.

Freestanding signs will be finished in materials that are consistent with the major project entry and secondary entry features along El Toro Road in the Urban Village area and will complement the buildings on site, and will be placed in landscaped areas that will accent the signs. Wall signs make use of quality materials and construction and are proportional to the building façade to which they are attached. Therefore, the sign program provides a compatible and harmonious design between advertising, landscaping, and building design.

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Conditional Use Permit (Health Club and Hotel)

1. The proposed use is consistent with the General Plan in that:

   The General Plan Land Use Element designates the Project Site "Village Commercial" and the Project Site is located within the UVSP. The purpose of the Village Commercial land use designation is to develop a community core in which a variety of public, regional commercial, recreational, and high-density residential uses work in concert to create an urban village with uses interconnected through safe pedestrian pathways. A health club is consistent with the concept of an integrated urban village wherein residents and visitors engage in recreational activities and physical exercise. The health club promotes interaction among the various surrounding uses and provides an opportunity for residents and visitors to pursue fitness and other health-related activities in the same location where they shop, work, and/or live. A hotel is also consistent with the concept of an integrated urban village as it provides a means for guests to not only enjoy the amenities and services offered by the hotel, but also the array of entertainment, retail, restaurant uses throughout the Project Site. The hotel also provides an opportunity for its guests and workers to engage with Project residents and visitors and enjoy the open space and recreation uses offered in the Village Park.

2. The nature, condition and development of adjacent uses, buildings and structures have been considered and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures in that:

   The proposed health club and hotel would be integrated components of the Project meeting the needs of both the local residential and business communities, as well as the local need for lodging uses. The proposed site design integrates pedestrian pathways providing safe and convenient access to the health club and hotel and connectivity to the surrounding areas, contributing to the overall health, vitality, and sense of community. The health club and hotel, together with other proposed uses, will provide a strong community connection with emphasis on the creation of new community gathering areas and recreational and lodging opportunities that contribute to the quality of life for the residents of Laguna Hills and the region. The health club and hotel will be included within new buildings and will not have any adverse effect on, or be materially detrimental to, the adjacent uses, buildings, or structures.

3. The proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity in that:

   The Project Site comprises 68 acres and overall Project development includes a combination of high-density residential, retail, office, lodging, entertainment, and open space and recreation uses. All buildings and uses, including the health club and hotel, will comply with all design guidelines and land use and development standards (e.g., building setbacks and height) of the UVSP, applicable development standards of the City's Development Code. The health club and hotel will be well connected to surrounding retail, commercial, and residential uses through pedestrian

pathways and parking facilities integrating with the existing and planned uses in the vicinity.

4. All required development standards prescribed by the Laguna Hills Development Code can be achieved in that:

   The Project is located within the Village Commercial zoning district and is subject to the provisions of the UVSP. The health club and hotel will developed be consistent with the land use and development standards and design guidelines of the UVSP, and with the applicable development standards of the City's Development Code. Parking requirements will be satisfied pursuant to a shared parking approach authorized by Chapter 9-44 and Section V of the UVSP.

5. The conditions and limitations placed upon the use are necessary to ensure compatibility with adjacent or abutting uses and the preservation of the public peace, safety, and welfare in that:

   The health club and hotel will comply with the General Plan, the UVSP, and all relevant portions of the City's Development Code. The conditions imposed herein are intended to maintain continued functionality of the health club and hotel while ensuring compatibility with adjacent uses and the preservation of the public peace, safety, and welfare. Condition of Approval No. 37 requires the owner(s) of the Project Site to enter into and record a Covenant Agreement to ensure the Project Site, including the health club and hotel components, is adequately maintained and operated as an integrated development.

Parking Use Permit

1. The proposed joint parking permit is consistent with the intent and purpose of the development code in that:

   The purpose and intent of the Development Code (Chapter 9-44) is to ensure that all land uses provide safe access and onsite circulation with adequate off-street parking and loading facilities. By establishing required parking ratios for different types of commercial uses, the Development Code intends to anticipate the amount of parking that will be needed to adequately serve proposed uses, thereby ensuring parking availability and relative ease of parking for patrons, which is consistent with goals of the General Plan. Although slightly fewer parking spaces are proposed to serve the commercial components of the Project than would otherwise be required under a strict application of the parking ratios listed in the Development Code, the Applicant has demonstrated through completion of a shared parking analysis that adequate parking exists for all proposed uses on the site, thereby meeting the intent of the Development Code in establishing parking standards. A total of 3,126 commercial parking spaces are proposed. While strict application of the City parking code ratios would require 3,432 spaces for the proposed commercial uses, existing demand

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and future development are expected to result in an actual maximum peak demand of 2,814 spaces (occurring at 1:00 P.M.) under weekday conditions and 1,702 spaces (occurring at 1:00 P.M.) under weekend conditions, corresponding to a surplus of 312 and 1,424 spaces, respectively. Resident-dedicated parking spaces in excess of the number required under the Development Code will be provided in parking structures within each residential building.

2. The joint parking use permit provides a reasonable and enforceable means for all uses to share parking facilities in that:

Based on Section 9-44.050 of the Municipal Code, and as manifested in the shared parking analysis, the proposed Project includes 99,305 square feet of retail, 10,125 square feet of fine dining restaurants, 15,000 square feet of family restaurants, 35,570 square feet of fast-food restaurants, a 40,000 square foot health club, a 50,000 square foot cinema with 1,200 seats, a 150 room hotel, and 465,000 square feet of general office, which will be served by a 745 space five-level parking structure, a 937 space 4-level parking structure, and 1,444 parking spaces in numerous parking lots and along privately owned streets throughout the Project Site. In addition, the Project includes 2,813 residential parking spaces that will be in parking structures within each residential building to serve exclusively the 1,500 residential units proposed. The conditions of approval require the Applicant to implement a City approved Parking Management Plan to address potential parking issues prior to implementing shared parking. Further To ensure sufficient parking is maintained in the event of a change in the mix of non-residential uses on the Project Site, a condition has been included that authorizes the Community Development Director to require the preparation an updated shared parking analysis and implementation of any changes to the Project parking and circulation determined to be necessary.

3. The requirement for parking established by the joint parking use permit shall assure that parking demands for the participating uses are continually met:

The parking study conducted for the Project demonstrates that with the current proposed mix of uses, there is adequate parking for all uses, even at expected peak periods. To ensure sufficient parking is maintained in the event of a change in the mix of non-residential uses on the Project Site, a condition has been included that authorizes the Community Development Director to require the preparation an updated shared parking analysis and implementation of any changes to the Project parking and circulation determined to be necessary. This will allow the Community Development Director to ensure consistency with the established joint use parking permit, thereby assuring that parking demands continue to be met for all uses on the subject site.

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4. All the findings in support of a conditional use permit

(1) The proposed use is consistent with the General Plan in that:

The General Plan supports shared parking so as to make the most efficient use of available land by integrating multiple uses and creative parking solutions that provide adequate parking for all uses. Further, the General Plan encourages the use of innovative parking management solutions to avoid excessive parking requirements in areas that are highly walkable and well served by transit.

Per the shared parking analysis prepared by Linscott Law & Greenspan, the Applicant has demonstrated that adequate parking will be provided for all proposed commercial uses on the project site.

Supplementary to the use of shared parking, the development utilizes innovate parking solutions that incorporates a network of pedestrian and bike-friendly paths throughout to make efficient use of the site with access to surrounding areas. Additionally, the nearby City of Laguna Woods provides shuttle services for their residents to the project site and public transit bus service is provided in the project area by the Orange County Transportation Authority (OCTA).

(2) The nature, condition and development of adjacent uses, buildings and structures have been considered and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures in that:

The shared parking is an integrated component of the project and has been designed to supplement and enhance the multiple commercial uses proposed for the site. Per the shared parking analysis, the Applicant has demonstrated that the proposed site can accommodate enough parking to serve the existing and proposed uses on the subject site. Therefore, the parking use permit will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.

(3) The proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity in that:

The Applicant has demonstrated that the proposed site can accommodate enough parking to serve the existing and proposed uses on the subject site. Furthermore, the parking will not only be sufficient in size, but will be improved in quality due to attractive pedestrian connections, paseos, pedestrian plazas, design, and landscaping. For

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instance, pedestrian enhancements along all streets, specifically the Village Drive, pedestrian connections to the MemorialCare Saddleback Medical Center and offices across Calle de la Louisa, and pedestrian connections to the abutting Oakbrook Village mixed-use center demonstrate the integration between uses and properties envisioned by the UVSP.

(4) That all required development standards prescribed by this code can be achieved in that:

The project includes a total of 3,126 shared commercial parking spaces and 2,813 parking spaces strictly for residential uses. (The required residential parking will be gated off from the retail area and is not included in the shared parking request.) The Development Code sets forth parking ratios for individual uses. While the site would be slightly deficient in parking if each commercial use was considered by itself, the Code allows for shared use of parking facilities on sites containing multiple uses such as the proposed Project. Specifically, because more than 20 percent of the GLA within the Project Site results in restaurant, entertainment, or cinema use, the UVSP shared parking model must be applied in estimating the parking needs for the non-residential components of the Project. While strict application of the stand-alone parking ratios in the Development Code would require 3,432 parking spaces, the shared parking analysis determined that the future supply of 3,126 spaces for commercial uses will be adequate in meeting the Project's non-residential parking requirements. Further, the analysis determined that peak parking demand would result in a demand for 2,814 spaces (occurring at 1:00 P.M.) under weekday conditions and 1,702 spaces (occurring at 1:00 P.M.) under weekend conditions for non-residential, corresponding to a surplus of 312 and 1,424 spaces respectively.

(5) The conditions and limitations placed upon the use are necessary to insure compatibility with adjacent or abutting uses and the preservation of the public peace, safety, and welfare in that:

The conditions imposed on the parking use permit, including but not limited to Conditions 27, 28, and 29 are intended to maintain continued functionality of the parking use plan thereby insuring compatibility with adjacent uses and the preservation of public peace, safety, and welfare.

Vesting Tentative Tract Map

1. The proposed subdivision is consistent with the General Plan and Urban Village Specific Plan in that:

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The General Plan identifies the Project Site as a "future study area," in which intensification and redevelopment were expected to occur, and the site is designated in the General Plan Housing Element as a potential site for housing opportunities. The Project implements the General Plan vision for the Future Study Area by redeveloping the existing site with a mix of new land uses with various intensities, without exceeding the AM and PM peak hour vehicle trip budgets established by the UVSP. Likewise, the Project is consistent with the UVSP in that a mixed-use development is identified as the preferred land use for the Project Site in the UVSP. A trip budget assessment was conducted, given the Project's location within the UVSP area. After debiting all development projects that have been approved since the June 2009 General Plan Update, the remaining UVSP trip budgets (as of September 2020) are 335 AM peak hour trips and 1,680 PM peak hour trips. Subtracting the net Project AM peak hours trips (119 AM peak hour trips) and adding the net Project PM peak hour trips (910 PM peak hour trips) from the available UVSP trip budgets yields a residual UVSP trip budget after implementation of the Project of 216 AM peak hour trips and 2,590 PM peak hour trips, which is more than enough AM and PM Peak Hour Trips to support the Project.

2. The design or improvement of the proposed subdivision is consistent with the General Plan and Urban Village Specific Plan in that:

   The Project includes improvements such as a pedestrian-oriented Main Street promenade, pedestrian plazas and the Village Park, various pedestrian paseos and pathways, open space amenities, entry features and signage, public art, architectural design, and landscaping that are consistent with the UVSP land use and development standards and design guidelines. Given the Project's mixed-use urban village design—which includes a combination of high-density residential, retail, office, lodging, entertainment, and open space and recreation uses—the Project promotes smart growth and infill development, which are concepts that have been incorporated into the General Plan and UVSP.

3. The site is physically suitable for the type of development in that:

   The Project Site comprises 68 acres, is relatively flat and bounded by two major arterial streets, a private, street, and a private driveway, and is physically suitable for the proposed mix of land uses. The Project Site presently consists of a vacant regional mall (with more than half of the mall building demolished) originally developed in 1973, several outlying buildings, surface parking and drive aisles, and various hardscape and landscape improvements. The site is currently underutilized and mostly vacant, and the buildings and overall site design do not reflect consumer demand for retail centers or the character of the surrounding uses and communities. These conditions provide the perfect opportunity for redevelopment of the Project Site, which will enhance the community character, optimize City investments in infrastructure and community facilities, increase employment opportunities and tax revenues, ensure the long-term viability of the Project Site, and promote a more a pedestrian- and bicycle-friendly environment.

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4. The site is physically suitable for the proposed density of development in that:

The Project includes the construction of 1,500 residential dwelling units on five lots (Lots 11 through 15/16). Lot 11 comprises 4.6 acres and 230 dwelling units, for a density of 50 dwelling units per acre (du/ac); Lot 12 comprises 6.0 acres and 300 dwelling units, for a density of 50 du/ac; Lot 13 comprises 6.76 acres and 337 dwelling units, for a density of 49.9 du/ac; Lot 14 comprises 5.51 acres and 275 dwelling units, for a density of 49.9 du/ac; and Lots 15 and 16 are comprised of 7.17 acres and 358 dwelling units, for a density of 49.9 du/ac. The proposed residential density meets the General Plan and the UVSP density standard of 30 to 50 DUs/AC. In addition to allowable density, the Project is regulated based on vehicle trip generation limits to ensure that the City's Mobility Element Level of Service (LOS) Standard "D" is not exceeded at any of the intersections within the area (with the exception of Congestion Management Plan [CMP] intersections for which LOS "E" is the minimum acceptable LOS) and that the Project does not exceed the overall AM and PM peak hour vehicle trips allowed within the UVSP area. With integration of the Project traffic-related improvements designed as a part of the Project—which include lane geometry, driveway reconfiguration, median modifications, and signalization—the Existing Plus Project and Year 2024 Cumulative Plus Project scenarios are not expected to cause significant traffic impacts at any of the 61 intersections or at any of the freeway mainline segments analyzed. Further, after debiting all development projects that have been approved since the June 2009 General Plan Update, the remaining UVSP trip budgets (as of September 2020) are 335 AM peak hour trips and 1,680 PM peak hour trips. Subtracting the net Project AM peak hours trips (119 AM peak hour trips) and adding the net Project PM peak hour trips (910 PM peak hour trips) from the available UVSP trip budgets yields a residual UVSP trip budget after implementation of the Project of 216 AM peak hour trips and 2,590 PM peak hour trips, which is more than enough AM and PM Peak Hour Trips to support the Project. Also, all utilities are available to serve the Project Site, and adequate street access is provided.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat in that:

The Project Site presently consists of a vacant regional mall (with more than half of the mall building demolished), several outlying buildings, surface parking and drive aisles, and various hardscape and landscape improvements; there is no fish or wildlife habitat on, adjacent to, or within vicinity of the Project Site. The Project's potential environmental impacts were analyzed and it was determined that the Project will not result in any new significant impacts, or an increase in the severity of previously identified significant impacts compared to the Five Lagunas Project. No natural biological resources or communities existed on or in the vicinity of the Project Site when the Five Lagunas Project was approved and no such resources exist at the present time since the site conditions have not changed.

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6. The design of the subdivision or type of improvements is not likely to cause serious public health problems in that:

   The Project improvements have been designed in accordance with all applicable codes and standards. The design of the proposed land division will not cause public health problems since the proposed parcels are similar to other commercial and residential parcels adjacent to the site that are similarly served by existing improved roads and utilities.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public in that:

   The project will impact existing water lines and easements used by the El Toro Water District (ETWD) in providing water to the general area. However, conditions of approval require the Applicant to design, relocate, and build these facilities to the satisfaction of ETWD to ensure adequate water service is provided to the Project Site as well as any other areas adjacent to the site that might utilize the existing facilities. Further, prior to the approval of the final map(s), the Applicant is required to design water lines and associated infrastructure in accordance with ETWD standards and specifications.

8. The design of the subdivision, to the extent feasible, does have allowance for future passive or natural heating and cooling opportunities in that:

   The design and orientation of buildings to be constructed as part of the subdivision improvements provide the opportunity for passive and/or natural heating and cooling to be provided. For example, proposed buildings will have substantial vertical and horizontal separation between existing buildings in the area and proposed building onsite so that the installation of future solar improvements can occur. Also, buildings with sun-facing exposures are provided shade with canopies and overhangs. Dwelling unit structures that are part of the subdivision include opportunities for natural ventilation.

9. The design, density, and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs in that:
   The Project will result in housing production well in excess of the City's 2014-2021 regional housing needs assessment allocation of two dwelling units. The type of housing stock proposed will increase the supply of studios, one-, two-, and three-bedroom multi-family units for rent, a type of housing in limited availability within the community but in high demand in south Orange County. The Project provides a compact mixed-use housing development within an existing underutilized and mostly vacant retail shopping center that is already served by existing infrastructure and

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other public services. The Project location and design maximize the efficiency at which public agencies provide services to the area because of its high-density compact design. The design takes advantage of existing in-place public services and utilities that already serve the area.

10. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board in that:

The conditions of approval for on- and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded. Additionally, it has been determined that the Project will not result in new significant impacts or an increase in the severity of previously identified significant impacts related to utilities and service systems, including wastewater, as compared to the Five Lagunas Project.

Precise Plan

1. The plan and the uses proposed are consistent with the General Plan in that:

Within the General Plan, the site is designated as "Village Commercial" and is envisioned as a master planned area (USVP area) containing specific design standards and policies that enhance the pedestrian and vehicle circulation within a currently developed area. Typical uses in the Village Commercial land use designation include those associated with large regional malls, as well as a medical center, financial institutions, institutional and government uses, auto-related services, community facilities, professional offices, and residential uses.

The Project implements the General Plan vision for the UVSP by providing for redevelopment of the existing, but vacant regional mall with a mixed-use project that will create a new urban village that will offer an array of entertainment, retail, restaurant, lodging, and residential uses and activity; a Village Park and multiple gathering spaces; and improved pedestrian and bicycle links that connect to and integrate the Civic Center, hospital area, and Laguna Hills Transit Center.

The General Plan also identifies the Project Site as a "future study area" for which intensification and redevelopment was expected to occur. The Project implements the General Plan vision for the area by providing for redevelopment of the Project Site with a mix of new land uses with various intensities, without exceeding the AM and PM peak hour vehicle trip budgets established by the UVSP

Further, per the 2014-2021 General Plan Housing Element, the Project Site is identified as a potential housing development area with development intensity between 30 to 50 dwelling units per acre. As proposed, the Project's 1,500 residential units comply with the allowed development intensity and with the overall trip budget allocated to the UVSP area.

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2. The proposed plan is consistent with adopted development standards for the area in which proposed in that:

   As conditioned, the Project meets all of the development standards of the UVSP including lot size, lot width, lot depth, lot coverage, density, building height, open space and amenities, landscape coverage, parking (with approval of a CUP), and signage (with approval of an MSP).

3. The plan promotes community image and enhances compatibility of uses in the plan area in that:

   The proposed commercial, office, hotel and residential buildings will be of quality contemporary design with a strong and appropriately-scaled framework of architectural and landscape architectural elements and design. The new buildings have been placed in a manner that meet the development standards and design guidelines of the UVSP, while making the best use of available space and maintaining a cohesive 'flow' between old and new portions of the Project Site. The massing of the buildings and landscaping will be designed to create a sense of unity. The proposed office parking structures would be internal to the Project Site and incorporate architectural elements and design features that provide visually-appealing elements and reduce the overall massing and scale of the structures. High-quality development features will be provided throughout the project site through site design (e.g., building orientation, screening and placement of service areas), architecture (e.g., mass, scale and form, style, material and color) and streetscape elements (e.g., lighting, paving materials). Landscaping used in strategic places will help define the character of the edges, Main Street, paseos, parking lots, and adjacent roadways. Taken collectively, the architectural and landscape design features of the Project promote community image and enhance compatibility of uses in the plan area as envisioned in the UVSP.

4. The plan will reduce undesirable environmental consequences while improving economic needs of the area and community in that:

   The Project is a mixed-use infill project that enhances community character, optimizes City investments in infrastructure and community facilities, supports increased transit use, promotes a more walkable environment within its portion of the UVSP, and implements General Plan and UVSP policies for the area. The Project includes a mix of retail, office, lodging, entertainment uses that will bring additional revenue and employment opportunities. The City prepared a fiscal impact analysis to estimate the increase in recurring revenues to the City once the Project is built out, which predicts that the Project will result in an additional $1.3 Million per year in revenue to the City once the Project is fully operational. Additionally, as stated in the General Plan, infill projects reduce vehicle trips and associated air pollution, increase housing diversity, and enhance retail viability. The project will add 1,500 dwelling units within close proximity to job centers, shopping opportunities, health facilities, and existing transit infrastructure.

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5. The plan is sufficiently detailed to ensure design values and controls needed to achieve a balance and integration of uses in that:

   The Project as reflected in the proposed precise development plan combines retail, residential, office, lodging, dining, entertainment, and open space and recreational uses that greatly increase the balance of land uses in the project area. By integrating these compatible uses in proximity to one another, the Project creates a place for residents of Laguna Hills to live, work, shop, and play. The key to successful mixed-use projects is creating pedestrian-friendly environments, with connections to neighboring uses through the use of trails, pathways, bikeways, and safe crosswalks. The Project achieves this through the provision of a centralized Village Park that helps integrate the proposed mix of uses by providing an open space and recreational area that serves all uses and users of the Project. Additionally, the project includes a number of pedestrian and bicycle facilities, including the Main Street promenade, office boardwalk, and a network of paseos and pathways that connects the various commercial, office and residential uses to each other and to several smaller public spaces integrated into the Project Site, as well as to offsite uses and areas such as the Civic Center to the north, hospital and medical offices to the west, Oakbrook Village and Villa Valencia to the south, and Avenida de la Carlota to the east.

SECTION 3. The facts and findings set forth in the staff report made a part of the record of the public hearing is hereby incorporated herein by this reference.

SECTION 4. Based upon the above findings, the Planning Agency and City Council of the City of Laguna Hills do hereby approve USE-0010-2019 subject to the following conditions:

GENERAL CONDITIONS

1. The following Conditions of Approval ("Conditions") shall be binding and enforceable against, and, whenever used herein, the term "Applicant" shall mean and refer to, each of the following: the project applicant, MGP FUND X LAGUNA HILLS, LLC., the owner(s) and tenant(s) of the property, and each of their respective successors and assigns.

2. Unless the context dictates otherwise, whenever the term "this Permit" is used in the following Conditions of Approval, it shall collectively refer to USE-0010-2019 (SDPM/MSP/CUP/PUP/TTM/PREC/DEVA) approved pursuant to this Resolution. Failure to abide by and faithfully comply with all conditions of approval shall constitute grounds for revocation and/or termination of the Site Development Permit, the Master Sign Program, the Conditional Use Permits, the Parking Use Permit, the Vesting Tentative Tract Map, and/or the Precise Plan approved in conjunction with the Project, as applicable.

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3. Unless the context dictates otherwise, whenever the term “Project” is used in the following Conditions of Approval, it shall collectively refer to the plans dated March 26, 2021 (Plan or Plans), studies and exhibits submitted to the City by the Applicant to depict the improvements to be constructed on the Applicant’s property, consisting of approximately 68 acres located at 24155 Laguna Hills Mall (the “Subject Property”) as part of the Project, as modified by these Conditions of Approval.

4. Notwithstanding Conditions 5 and 9, as a condition of approval of this Permit, to the fullest extent permitted by law, the Applicant shall, at its sole cost and expense, protect, defend, indemnify, and hold harmless the City, its elected and appointed officers and officials, employees, agents, departments, agencies, authorized volunteers, consultants, attorneys, boards, commissions, and committees, and instrumentalities thereof ("Indemnitees"), from and against any and all claims, liabilities, losses, fines, demands, penalties, lawsuits, writs of mandamus, and any other claims or actions or proceedings of any kind whatsoever (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures), judgments, orders and decisions (collectively "Claims" and “Actions”), brought against the Indemnitees, which seek to attack, challenge, modify, set aside, void, or annul any action of or any permit or approval issued by the Indemnitees (including actions approved by the voters of the City) for, in connection with, or concerning the approval of this Permit. It is expressly understood and agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the defense of the Indemnitees for the Claims and Actions, and that the Applicant shall promptly reimburse the City for all costs and expenses directly and necessarily incurred by the City in the course of the defense, including reasonable attorneys' fees. The City shall promptly notify the Applicant of any Claims and Actions brought against the Indemnitees and shall cooperate in the defense of any such Claims and Actions. If the Applicant fails to so defend the Claims and Actions, the City shall have the right but not the obligation to do so and, if it does, the Applicant shall promptly pay the City's full cost thereof.

5. Pursuant to the Development Agreement, that certain Site Development Permit, Master Sign Program, Conditional Use Permit, Parking Use Permit, Vesting Tentative Tract Map, and Precise Plan No. 2-15-3114 approved by the City on March 22, 2016, as amended (“The 2016 Five Lagunas Entitlements”), and all of Applicant’s rights thereunder, whether vested or not, shall terminate and become null, void, and of no further force and effect at such time as all of the following have occurred: (i) the Development Agreement and the Ordinance adopting the Development Agreement have each taken effect and are no longer subject to referendum; (ii) the times for appeal of the City’s approval of this Permit and the Development Agreement have expired; (iii) all appeals, if any, by persons or entities other than Applicant of the City’s approval of this Permit and the Development Agreement have been heard and denied; (iv) the times in which to

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bring a legal challenge to the City's approval of this Permit and/or the Development Agreement have expired; and (v) any litigation filed attacking the City's approval of this Permit, the Project, or this Development Agreement has been finally resolved such that this Permit remains in full force and effect and the time in which to appeal has expired

6. Prior to the adoption of the Ordinance approving the Development Agreement the Applicant shall agree in writing to these Conditions of Approval.

7. The Community Development Director may administratively approve minor deviations to the Project subject to the limitations established by Laguna Hills Municipal Code (LHMC) Section 9-92.080(G), provided that: 1) no increase in the intensity of uses approved by this Permit is proposed; 2) the deviation will not result in a violation of the requirements of Title 9 or the Urban Village Specific Plan (UVSP); and 3) the deviation will not result in environmental impacts beyond those analyzed in the Fifth Addendum (March 2021) to the City of Laguna Hills General Plan Update EIR – State Clearinghouse No. 20080811100.

8. Pursuant to City Council Resolution No. 2016-09-13-4, the Applicant shall reimburse the City for any outstanding staff time spent on the processing of this Permit within 60 days of the Planning Agency's / City Council's approval.

9. The life of this Permit shall be conterminous with the term of the Development Agreement. However, the authorizations and the conditions of this Permit shall continue to apply to uses commenced and improvements completed while the Permit was valid.

10. Within 48 hours from Project approval, the Applicant shall submit to the City a check in the amount of $50.00, made payable to the Orange County Clerk-Recorder, for filing the Notice of Determination.

11. The conditions of Project approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees. The Applicant is hereby notified that the 90-day period in which the Applicant may protest the fees, dedications, reservations, or exactions imposed on this Project through the Conditions of Approval, commencing from the date of approval of the Project, has begun.

12. Prior to the commencement of any work, the Applicant shall provide a contact number to the Community Development Director for the public to call concerning dust, noise, or other construction-related impacts. The information shall also be posted on site in a manner approved by the Community Development Director.

13. The Project shall comply with LHMC Chapter 5-28 (Smoking and Sale of Tobacco Products). Required signage and notices shall be installed prior to the issuance of

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a Certificate of Use and Occupancy and commencement of any use.

14. For each grading permit issued by the Public Services Director, prior to the issuance of the permit, the Applicant shall submit the rough and precise grading plans to the Community Development Director for review and approval. Approved grading plans and approved architectural site plans shall reasonably match.

15. For all buildings, the Applicant shall provide final exterior colors and materials information sheets to the Community Development Director for review and approval prior to the issuance of building permits. The approved final colors and materials shall conform to the approved plans submitted in support of this Permit, and shall be reflected on plans submitted for building permit.

16. This Permit does not include the approval of construction of vertical improvements for Pad 2 (Pad 2 is located at the southeast corner of The Village Drive and El Toro Road). Prior to the issuance of a grading permit for Pad 2, which is an approved building pad that is authorized to accommodate a 7,900 square foot commercial building, Applicant shall obtain City approval of a Site Development Permit pursuant to the requirements of the UVSP which shall be processed in accordance with the provisions of LHMC Chapter 9-92. The Site Development Permit for Pad 2 shall be consistent with the requirements of the UVSP and this Permit.

17. The Applicant shall maintain the Subject Property in compliance with property maintenance standards as set forth in LHMC Chapter 9-74. This includes prohibitions on outdoor storage and maintenance of the premises that causes obnoxious odors.

18. No permanent overhead utilities shall be installed.

PERIODIC REVIEW

19. Annually, not less than forty-five (45) days nor more than ninety (90) days prior to the anniversary of the Development Agreement Date, the Applicant shall submit evidence to the City's Community Development Director demonstrating its good faith compliance with the terms and conditions of the Development Agreement pursuant to the requirements of LHMC 9-84.060 and the Development Agreement.

FINAL MAP APPROVAL PRIOR TO BUILDING PERMIT

20. Prior to the issuance of a building permit for any proposed building, the Applicant shall obtain Final Map approval from the City Council for the proposed lot on which a proposed building permit is requested and shall record the Final Map. Evidence of Final Map recordation shall be provided to the Public Services Director and Community Development Director prior to the issuance of the requested building permit.

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DISTRICT SEQUENCING PLAN

21. The Applicant's Plans include "District Sequencing Plans", the purpose of which is to separate the Project into specific development areas (hereinafter "Districts") for the purpose of identifying an orderly and efficient manner in which build out of the Project is anticipated to occur, since the Project could be built over an extended period of time. Pursuant to this Condition of Approval, the District Sequencing Plan shall be revised as follows, and submitted to the Community Development Director and Public Services Director for review and approval prior to the issuance of any permits:

    a. A portion of the Village Drive, as depicted by the Plans, may be partially completed with the build out of the Central Retail District. However, no later than the 7th anniversary of the approval of this Permit, the Applicant shall obtain the necessary permits to complete construction of The Village Drive as depicted in the Plans, and shall complete the improvements no later than the 8th anniversary of the approval of this Permit. The Applicant shall not be entitled to any further building permits for vertical construction after the 8th anniversary of this Permit until the improvements required by this condition are completed.

    b. Should the Applicant obtain a building permit for any residential building in the Southern Residential district prior to the completion of the Site Improvements in the Central Residential District or the Central Retail District, no certificate of occupancy shall be issued until all Site Improvements in the Central Retail District, Central Residential District and Southern Residential District are completed, except as provided for in Condition 26.

    c. Should the Applicant obtain a building permit for any building in the Northern Office District prior to the completion of the Site Improvements in the Central Retail District, Southern Office District and Central Office District, the Applicant shall complete all of the Site Improvements contiguous to the Northern Office District, including Calle Zocalo, the extension of Calle De La Magdalena, and the proposed extension of Calle De La Plata Drive from Calle Zocalo to Avenida De La Carlota prior to the issuance of a certificate of occupancy for any building in the Northern Office District.

    d. Should the Applicant obtain a building permit for any building in the Central Office District or the Southern Office District prior to the completion of the Site Improvements in the Central Retail District or Central Residential District, the Applicant shall complete all of the Site Improvements contiguous to both the Central Office District or the Southern Office District, including Calle Zocalo and the proposed extension of Calle De La Plata Drive from Calle Zocalo to Avenida De La Carlota, prior to the issuance of a certificate of occupancy for any building in either the Central Office District

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or the Southern Office District.

e. Should the Applicant obtain building permits for any combination of office or residential buildings that result in the issuance of at least three building permits, the Applicant shall commence the construction of Calle Zocalo in its entirety prior to the issuance of a fourth building permit for any combination of office or residential buildings. The Applicant shall not be entitled to a certificate of occupancy for the building associated with the fourth building permit issued (either office or residential) until the Site Improvements required to construct Calle Zocalo have been completed.

TEMPORARY SITE ACCESS AND PARKING PLAN

22. Prior to the issuance of the first building permit within a District, the Applicant shall provide a plan that demonstrates how existing tenants to remain in operation during Project construction will maintain adequate parking and parking lot circulation in addition to vehicle and pedestrian access. The plan shall ensure each building maintains the following: 1) adequate site access (vehicular and pedestrian); 2) adequate parking; 3) access to public and private transportation facilities; and 4) utility services. In approving the plan, the Public Services Director and Community Development Director may consider the historical vehicular and pedestrian connections between the Subject Property and adjacent properties, and the location of existing signalized driveway entrances/ exits. The Applicant shall ensure improvements to remain, or any new improvements required in the approved plan, are maintained in a safe condition for the use of vehicles and pedestrians for as long as the improvements are needed to serve affected buildings until the Project is completed. No new signalized driveway entrances/ exits shall be required as part of such plan. Prior to City approval of the plan, the Applicant shall obtain approval of the Orange County Fire Authority (OCFA) and provide proof of OCFA approval to the Community Development Director. As reasonably determined by the Community Development Director and Public Services Director, the plan shall be implemented and periodically updated prior to the approval of every subsequent demolition, grading, or building permit requested by the Applicant within a District until all Site Improvements are completed, or as otherwise permitted by Condition 26. Further, adjustments to the location of the visual barrier required by Condition 82 shall also be made subject to the reasonable review and approval of the Directors prior to the issuance of every grading or building permit.

CONSTRUCTION OF STREET AND SITE IMPROVEMENTS

23. Unless the context dictates otherwise, whenever a Condition herein requires the Applicant to construct and/ or install a street segment, such construction and/ or installation shall include travel lanes, sidewalks, bike lanes, parking, enhanced paving, street and pedestrian lighting, and landscaping as depicted on the Plans, consistent with the approved District Sequencing Plan described in Condition of

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Approval 21. Further, unless the context dictates otherwise, whenever a Condition herein requires the Applicant to construct and/ or install "Site Improvements", such construction and/ or installation shall include but not be limited to perimeter and interior parking lot landscaping and irrigation, pedestrian walkways, parking lot and pedestrian lighting, parking and their associated aisles, water quality and hydromodification improvements, and signs and entry features.

24. Except as provided for in Condition 26, prior to the issuance of the first building shell final or first certificate occupancy for any building in any District, whichever occurs first, the Applicant shall complete construction of the Site Improvements within the District as depicted in the approved Plans. Improvements to be constructed by the Applicant in conjunction with the construction of Calle de Los Caballeros between Calle de La Louisa and Avenida de la Carlota shall include, without limitation, drive aisles, bike lanes, bike paths, pedestrian walkways, crosswalks, lighting, landscaping, irrigation, signage, crosswalks, and ADA access improvements adjacent to the boundary between and/or connecting the Subject Property and the Oakbrook Village Shopping Center ("Oakbrook Village") property (including bike and pedestrian connections at the existing vehicular connection between the two properties and a pedestrian walkway that connects the Oakbrook Village property with the Laguna Hills Transportation Center) (collectively, the "coordinated improvements"). The coordinated improvements are intended to create coordinated and compatible linkages between the Subject Property and the Oakbrook Village property. Prior to the approval of grading or site improvement plans pertaining to Calle de Los Caballeros, the Applicant shall use reasonable commercial efforts to coordinate the planning, design, construction, and installation of the coordinated improvements with the owner(s) of the Oakbrook Village property and shall work with the Community Development Director and Public Services Director to facilitate such coordination. To the extent reasonably feasible, colors, materials, finishes, textures, concrete or concrete paver patterns (or similar materials), landscape planting palette, landscape design, plant spacing, and ground cover materials to be used in coordinated improvements shall match those to be constructed or installed on the portions of the Oakbrook Village property adjacent to the Subject Property. All coordinated improvements shall be depicted on Project improvement plans and shall be reviewed and approved by the Community Development Director prior to their construction or installation. The Community Development Director shall have the discretion to approve Applicant requested modifications to the planned vehicular, bicycle, and/or pedestrian connections or other coordinated improvements depicted on the Plans and/or to extend the time for the Applicant to complete construction and/or installation of any coordinated improvements to the extent reasonably necessary to facilitate coordination with the construction and/or installation of corresponding adjacent improvements on the Oakbrook Village property. In the event the time for Applicant to complete coordinated improvements is extended, the Applicant may install such temporary sidewalk, lighting, private street, or other improvements needed to ensure adequate interim access within the Subject Property and/or to the Oakbrook Village property, subject to the review and reasonable approval of the

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Community Development Director. Approved temporary improvements shall be removed or modified to conform to the final approved coordinated improvements on or before the approved extended date for completion of the construction or installation of the coordinated improvements. In complying with this condition, the Applicant shall only be responsible for improvements on the Subject Property.

25. Prior to the issuance of a certificate of occupancy for the Hotel, the Applicant shall complete construction of all of the Site Improvements associated with the Hotel District subject to the review and approval of the Community Development Director and Public Services Director.

26. Except as otherwise provided in these Conditions, no certificate of occupancy for any building shall be issued if required Site Improvements depicted on approved plans are incomplete within the District where the building is located. In Districts with multiple buildings, the Applicant may delay completion of the Site Improvements when only one building within the District is completed, provided that the internal streets within the District are complete, along with the required Site Improvements necessary to serve the building for which a certificate of occupancy has been requested, subject to the reasonable satisfaction of the Community Development Director and Public Services Director. As an alternative to completing the other required Site Improvements, parking areas and other areas designated for required Site Improvements not constructed shall be upgraded through the completion of interim improvements, to include, but not be limited to, parking lot re-surfacing, new parking lot striping, renovation of existing landscaping areas, and updated parking lot lighting photometry, to current standards to the reasonable satisfaction of the Community Development Director. However, such interim improvements may be deferred, postponed or otherwise not required in the reasonable discretion of the Community Development Director, provided the Applicant has commenced construction of a new building and the location of the interim improvements would also be the location of the new building and/or Site Improvements required to serve the new building. For purposes of this condition, “commenced construction” means construction and installation of a building foundation that is included as an element of construction for a building permit for vertical construction. Failure of the Applicant to construct the new building described above and its associated Site Improvements shall not excuse the Applicant from providing the interim improvements. The exceptions described herein shall not apply to the Village Park located in the Central Retail District, which shall be completed prior to the issuance of the first certificate of occupancy for new construction in the District.

PARKING

27. For purposes of the Project Parking Use Permit the Applicant has represented that the non-residential uses of the Project will include the following:
    a. 250,000 SF GLA of shopping center/mall uses, consisting of:
        i. 99,305 SF GLA of retail

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ii. 60,695 SF GLA of restaurants
iii. 40,000 SF GLA for a health club
iv. 50,000 SF GLA for a 1,200-seat cinema

b. Up to a 150-room hotel
c. 465,000 SF GFA of general office

If at any time in the future, the Community Development Director determines, in his or her reasonable application of the requirements of the Parking Use Permit, that a parking and circulation study is necessary to address parking and/or circulation issues relative to any change in any use or any portion of any use (i.e., a change in the mix of non-residential uses depicted above) in the Project, the Applicant shall, at its sole cost and expense, be responsible for the cost of a parking and circulation study prepared by a licensed/ registered traffic engineer. The Applicant shall, at its sole cost and expense, be responsible for implementation costs of any reasonable changes to Project parking and circulation deemed appropriate by the Community Development Director related to such impacts based on the findings of such study. If required by the Community Development Director, the Applicant shall provide funds to the City to allow the City to retain a licensed/ registered traffic engineer to review any studies prepared by the Applicant to satisfy this condition. The amount paid to the City by the Applicant shall be in accordance with a written proposal obtained by the City pursuant to its Purchasing Ordinance.

28. For each increment of development, the Applicant shall provide no less than the required parking in accordance with the requirements of the UVSP (Section V-Parking) as modified by these conditions of approval. The Applicant may construct interim parking areas on undeveloped portions of the site provided the interim parking areas comply with the requirements of the UVSP. For non-residential development and uses, at the issuance of every building permit or change in use or occupancy, the Applicant shall provide proof of compliance with the City's parking requirements to the Community Development Director utilizing the parking methodologies permitted within the UVSP for non-residential uses, (i.e. the "Consolidated Parking Ratio for shopping Centers" or "Shared Parking Model").

Residential uses shall provide all required parking in accordance with the requirements of the City's Development Code.

29. Prior to the implementation of any shared parking on the Subject Property, the Applicant shall prepare a Parking Management Plan for review and reasonable approval by the Public Services Director and the Community Development Director. The Parking Management Plan shall include the following strategies at a minimum.
    a. Valet service for the hotel, retail, and restaurants;
    b. Manage employee demand in more remote parking areas through an employee parking permit program;
    c. Coordinate special events;

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d. Install electronic parking counters and board in the new parking structures;
e. Add signage prohibiting hospital and other medical office parkers from parking on site;
f. Designate pick-up/drop-off areas on site;
g. Designate shuttle stops on site (that serve Laguna Woods, Laguna Hills Transportation Center, hospital, and medical office); and,
h. Provide bicycle racks, bike share facilities, and EV charging stations on site.

The Parking Management Plan shall include a description of how each strategy will be implemented, and include details describing when and how the strategies will be implemented including days of the week, time of day, locations, equipment and/ or personnel to be included, permanent and temporary fixtures, and any other information determined by the Community Development Director to be necessary.

LANDSCAPING

30. Prior to the issuance of the first building permit within a District, the Applicant shall submit a final landscape and irrigation plan for the District to the Community Development Director for review and approval. The District landscape design shall include any improvements the Applicant and Chief of Police Services mutually agree upon that improve pedestrian safety in Project open space areas accessible to the public (i.e. unrestricted access areas) using the principles of Crime Prevention Through Environmental Design (CPTED). Examples of design features to be considered can include, but not be limited to, low walls, steps, raised landscape planters, art, boulders, bollards, berms, and water features.

31. If applicable, for any building permit issued, the Applicant shall pay the full cost for the City to retain a licensed/ registered landscape architect to review the Applicant's proposed landscape and irrigation plans, and inspect the Applicant-installed landscaping to ensure compliance with the approved Project landscaped plans. The amount paid by the Applicant shall be in accordance with a written proposal obtained by the City pursuant to its Purchasing Ordinance. The Applicant shall pay the actual cost of the landscape plan check and inspection services to the City within 30 days of being invoiced by the City for such services.

PUBLIC ART

32. Applicant shall furnish Public Art in connection with the Project, and/or pay a Public Art In-lieu Fee, pursuant to the terms of the Development Agreement ("Owner's Public Art Obligation"). Pursuant to the UVSP, the minimum aggregate value of Owner's Public Art Obligation shall be one-half percent (0.5%) of the total aggregate construction costs of the Project, which will be based on the valuation as determined by the City's Community Development Director and indicated on the building applications submitted in order to obtain permits for construction of the Project components. Pursuant to the Development Agreement, Six Hundred Fifty Thousand Dollars ($650,000) of Owner's Public Art Obligation will be satisfied by:

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(a) a Three Hundred Thousand Dollar ($300,000) credit for Public Art In-lieu Fees previously paid by the Applicant in conjunction with the 2016 Five Lagunas Project; and (b) a Public Art In-lieu Fee payment of Three Hundred Fifty Thousand Dollar ($350,000) within ninety (90) days of the effective date of the Development Agreement. Pursuant to the Development Agreement, that portion of Owner's Public Art Obligation that exceeds Six Hundred Fifty Thousand Dollars ($650,000) must be satisfied through the provision of actual Public Art on the Subject Property, as approved by the City, and may not be satisfied through contribution to the City's Public Art In-Lieu Fund. Allowable expenses, construction and material standards, and general location restrictions for all Public Art shall be as set forth in the "Public Art" provisions of Section V, at pages 39-40, of the Specific Plan. The City shall have the right to approve, in advance, the proposed type, size, art medium, location, and content of all Public Art proposed to be constructed or installed in satisfaction of Owner's Public Art Obligation. The timing, procedures and requirements for preparation, submittal, review, and approval of plans and specifications for all Public Art shall be as specified in Exhibit H to the Development Agreement.

33. Prior to the issuance of the first building permit within a District, the Applicant shall submit a final landscape and irrigation plan for the District to the Community Development Director for review and approval. The plan shall demonstrate compliance with LHMC Chapter 9-46 (Landscaping Standards and Guidelines) and LHMC Chapter 9-47 (Landscape Water Efficiency), as may be amended from time to time, including installation of "Smart" landscape irrigation controllers, low precipitation-rate sprinkler heads, and water efficient landscaping, as applicable; and the requirements of the UVSP. Trees installed shall be a minimum one-inch caliper unless otherwise specified in the UVSP. Final landscape and irrigation plans shall include information on minimum spacing between all plant materials except for trees, which shall be planted as indicated on the preliminary landscape plan at a minimum. Upon final inspection of the installed landscaping, the Applicant shall provide additional plant material if approved landscaping is not installed using the correct plant spacing on the approved landscape plan. Final landscape plans shall integrate any future approved art pieces, or other public art from the Project's Public Art Program, in a manner consistent with the Development Agreement.

LIGHTING

34. Prior to the issuance of the first building permit within a District, the Applicant shall submit a lighting and photometric plan to the Community Development Director for review and approval. The Community Development Director may require additional lighting located in an adjoining District if lighting levels at approved pedestrian walkways and internal intersections within the District under construction are insufficient to comply with the requirements of LHMC Chapter 9-40 when completed. Pedestrian and parking lot lighting poles and fixture types shall be consistent with the types depicted in the Urban Village Specific Plan or as otherwise approved by the Community Development Director. The plan shall

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include a photometric analysis of proposed lighting and shall comply with lighting requirements of the Laguna Hills Municipal Code, including that light and glare shall not be projected beyond the boundaries of the Subject Property. Light fixtures used shall be consistent with Project architecture as reasonably determined by the Community Development Director. The City may withhold issuance of a certificate of occupancy for any building or portion thereof if the lighting associated with such building has not been installed. For parking areas permitted pursuant to the approved Temporary Site Access and Parking Plan, lighting levels shall be consistent with full build out of the Subject Property on the approved Project Photometric plan.

35. Prior to the commencement of construction of any on-site street, the Applicant shall submit a final lighting and photometric plan to the Community Development Director and Public Services Director for review and approval depicting the design and location of vehicle and pedestrian lighting to be installed. Street light poles and fixture types shall be consistent with the types depicted in the UVSP or as otherwise approved by the Community Development Director and Public Service Director. The plan shall include a photometric analysis of proposed lighting and shall comply with lighting requirements of the Laguna Hills Municipal Code, including that light and glare shall not be projected beyond the boundaries of the Subject Property.

36. Outdoor security and other lighting shall be designed and maintained so as not to illuminate beyond the Subject Property. All exterior lights shall be focused inward and away from surrounding uses and adjacent residential properties.

COVENANT AGREEMENT

37. The approved Project is a single, integrated mixed-use development consisting of a mix of residential, retail, hotel, restaurant, health club, cinema, and office uses, and related interconnected vehicular and pedestrian facilities, parking facilities, public plazas and open spaces, landscape areas, water features, and public art , on approximately 68 acres of property comprised of several contiguous, but separate, legal parcels and includes approval of a precise plan of development for the entire 68 acre development in accordance with the requirements of the Urban Village Specific Plan. Accordingly, simultaneously with the recordation of a Final Map, MGP FUND X LAGUNA HILLS, LLC and/or any successor owner of any portion of the Subject Property shall enter into and record a single Covenant Agreement (or other appropriate document acceptable to the City) with the City in a form approved by the City Attorney and City Manager. The City Manager shall be authorized to execute the Covenant Agreement on behalf of the City. The Covenant Agreement shall be recorded prior to the issuance of any certificates of occupancy. Evidence of the recordation of the agreement shall be provided to the City prior to the issuance of any certificate of occupancy. The Applicant shall provide City with a current title report and/or other evidence satisfactory to the City evidencing title ownership of any portion of the Subject Property at the time of

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recordation of the Covenant Agreement. The Applicant shall reimburse the City for all legal costs incurred by the City associated with implementation of and/or compliance with this condition.

At a minimum, the Covenant Agreement shall:

- Run with the land and be binding upon all current and future owners and tenants of any portion the Subject Property and their respective heirs, successors, and assignees;
- Evidence and provide record notice of the approved precise plan for development of all portions of the Subject Property as depicted on the plans and specifications submitted to the City in conjunction with this Permit;
- Require all portions of the Subject Property to be developed, used, and maintained in a manner consistent with this Permit, as it may be amended from time to time, and the pertinent specifications and standards contained in these Conditions of Approval, the UVSP, and the City's Development Code;
- Provide for, or reference and incorporate, all current or future reciprocal access and parking easements between and amongst the various parcels on the Subject Property that are necessary to implement the integrated mixed-use development reflected in the approved precise plan of development, including all fire lanes as required by the Orange County Fire Authority (OCFA);
- Establish maintenance standards acceptable to the City for all exterior Project components and areas of the Subject Property and adjacent portions of the right-of-way which Applicant is required to maintain pursuant to these Conditions, including, but not limited to, vehicular, bicycle and pedestrian facilities, parkways, parking facilities, public plazas and open spaces, landscape areas, furniture and shade structures, water features, public art, signage, bus shelters, utilities, sanitary sewer facilities, and storm water drainage devices, and provide for the allocation of responsibility for maintenance of such components and areas in compliance with such standards and the funding thereof;
- Include provisions identifying an entity or entities responsible for ongoing implementation and funding of the Operations and Maintenance (O&M) Plan associated with the Water Quality Management Plan (WQMP) for the Project and compliance with the LHMC Chapter 5-36 and other applicable National Pollutant Discharge Elimination System (NPDES) regulations;
- Provide that the Covenant Agreement may not be substantively amended or terminated without prior written City approval;
- Provide that the City may, but shall not be obligated to, enforce the provisions of the Covenant Agreement; and
- Address and assign responsibility for compliance with Covenant Agreement should portions of the Subject Property be, or in the future come, under separate ownership.

BUILDING CODE REQUIREMENTS

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38. The Applicant shall be responsible for ensuring all applicable building permits are obtained for any activity requiring a permit. Construction shall comply with the 2019 California Building, Plumbing, Mechanical, Electrical, and Green Building Codes, as may be amended, or the applicable California Building Code in effect at the time of building permit issuance. Any required documents submitted for the purpose of building permit issuance shall be accurately labeled and reflect all work to the reasonable satisfaction of the Community Development Director.

39. Prior to issuance of any building permit, the Applicant shall submit to the Community Development Director all required approvals from the Orange County Health Department.

40. Prior to issuance of each building permit, the Applicant shall submit to the Community Development Director all required approvals from the Orange County Fire Authority.

41. Prior to issuance of each building permit for the demolition of any existing building, the Applicant shall submit to the Community Development Director evidence of all required approvals from South Coast Air Quality Management District or provide verification of plan submittal, as applicable.

42. Prior to issuance of each building permit, the Applicant shall submit a Construction and Demolition Waste Recycling Program application to the Community Development Director, if applicable, as required by LHMC Chapter 5-48.

43. The Applicant shall demonstrate compliance with all applicable building energy efficiency standards established by the California Energy Commission that are in effect at the time of the issuance of any permit.

BUS FACILITIES

44. Prior to the construction of improvements on Calle de la Louisa, the Applicant shall work with the Orange County Transportation Authority (OCTA) and provide bus stops along Calle de la Louisa, as requested by OCTA or City. Bus stop locations for OCTA facilities shall be constructed in accordance with the OCTA standards. The Applicant shall provide bus stop furniture to the reasonable satisfaction of the Community Development Director and Public Services Director to include, but not be limited to, benches, trash receptacles and shade opportunities that will be maintained by the Applicant.

45. Prior to the issuance of a grading permit in each District, the Applicant shall prepare and submit plans for the review and reasonable approval of the Community Development Director and the Public Services Director demonstrating the ability of the Project to provide private bus stops, turn out lanes and related improvements for bus service access to the Subject Property during construction, without causing an impediment to traffic lanes, bicycle lanes or pedestrian facilities. At least one

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(1) permanent private bus stop shall be provided located on the west side of the Village Park. Other proposed permanent bus stops shall be provided with furniture to include, but not be limited to, benches, trash receptacles and shade structures, canopies, and/or landscaping that provide pedestrian shade. Proposed private bus stops shall be maintained by the Applicant. The features in the approved plans shall be installed concurrently with the construction of Site Improvements, and shall be constructed to the reasonable satisfaction of the Community Development Director and Public Services Director. Prior to issuance of a Certificate of Occupancy for the Cinema/ Anchor 1/2 building or final inspection of the Village Park, whichever occurs first, the private bus stop located on the west side of the Village Park shall be constructed, inclusive of furniture, trash receptacles and shade opportunities.

46. Prior to the issuance of the a certificate of occupancy for the third Residential Building or the first certificate of occupancy for the first Office Building, the Applicant shall reconstruct the OCTA El Toro Road Bus Stop, on the southerly side of El Toro Road easterly of Paseo de Valencia, to accommodate future projected ridership needs based on full Project buildout, to the reasonable satisfaction of the Public Services Director and OCTA, inclusive of street furniture, benches, waste receptacles, bicycle racks, shade structure, lighting and landscaping.

SIGNS

47. Lighted signs shall comply with LHMC Section 9-42.060 (lighting requirements).

48. No permit shall be issued for Sign Type A-1 or A-3 until after the first building permit for a tenant improvement is issued for the Anchor 1/ 2/ Cinema building shell (as identified on the approved Plan).

49. Prior to the issuance of the first building shell final or certificate of occupancy for new buildings in the El Toro Pad District, the Applicant shall design and construct a Perimeter Entry Feature for the southwest corner of El Toro Road and Avenida de la Carlota and on the second entry drive southbound on Avenida de la Carlota as shown on Figures 21 and 25 of the UVSP. Ledgestone used for the project shall be Bear Canyon ledgestone, or equivalent. Ledgestone shall be installed in a dry-stack application (no visible mortar joints). Construction plans shall denote the approved material. Plans are subject to the review and reasonable approval of the Community Development Director and Public Services Director.

50. The enhancement of the Entry Monuments, consisting of walls, pilasters, lighting and architectural elements on the southerly side of El Toro Road, on either side of Regional Center Drive, included within the Project Master Sign Program, shall require, in addition to any other permits, a Public Property Encroachment Permit issued by the Public Services Director prior to performing any work. The Applicant shall repair any damages incurred to the City maintained landscaping and irrigation

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at these locations as a result of the enhancements and shall maintain the new signage features to the reasonable satisfaction of the Public Services Director.

51. Except as otherwise approved by the Community Development Director, Directional Signage (Signs B1-B5) in the Project Master Sign Program shall be included as part of the completion of Site Improvements required in a District. The Community Development Director may exercise discretion in the timing of the installation of Directional Signage to accommodate construction of buildings, landscaping, and walkways located in close proximity to proposed signage, provided Directional Signage is not required for emergency access, in which case the requirements of the Orange County Fire Authority (if any) shall be met. Directional Signage to be installed in the Village Park shall be installed concurrently with the completion of the park improvements.

52. The 13' x 60' west facing wall sign depicted in Detail 3 on Page 092 of the Plans shall only be lit through indirect illumination (no interior sign illumination). Colors and materials of the indirect lighting fixtures shall be approved by the Community Development Director prior to the issuance of a sign permit for the proposed sign.

DIGITAL DISPLAY

53. The proposed 46' 9" x 24' digital display depicted on Page RT 2.04 of the Plans (Digital Display) is subject to the following requirements:
    a. For the purposes of this condition of approval, Digital Display shall mean the approximately 1,128 square foot digital screen located on the south elevation of the Cinema/ Anchor 1/2 building facing the Village Park.
    b. Prior to issuance of building permits for the Digital Display, the Community Development Director shall review and approve the design/materials, location, and operational details (e.g., illumination, maintenance plan, sound system, etc.).
    c. Digital Display Illumination Measurement Criteria: The illuminance of the digital display shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the Digital Display off, and again with the Digital Display displaying a white image for full color capable Digital Display. All measurements shall be taken perpendicular to the face of the Digital Display. The Community Development Director shall have the authority to review and approve proposed illumination for compliance with these conditions of approval and the Municipal Code, and may modify the illumination standards referenced herein provided that the illuminance measurements are prepared by a qualified engineer.
    d. Illumination Limits: The difference between the off and solid-measurements using the Digital Display Illumination Measurement Criteria shall not exceed 0.3 foot-candles.
    e. Dimming Capabilities: The Digital Display shall be equipped with a sensor or other device that automatically determines the ambient illumination and

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programmed automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.

f. City Content: From time to time the City may request, and Owner shall reasonably allow, the City to place content on the sign free of charge on a space available basis not to exceed five (5) percent of total operating hours of the sign.

g. Operating Hours: The operation of the Digital Display shall be prohibited between the hours of 10:00 pm to 7:00 am. Additional operating hours may be granted in conjunction with a request for a Temporary Use Permit for outdoor events pursuant to LHMC Chapter 9-62.

h. Maintenance: The Digital Display shall be properly maintained. Defective parts shall be replaced. The Community Development Director shall have the authority to order Applicant to repair the Digital Display if it is found to be defective, damaged, or substantially deteriorated, as established by visual inspection.

PARK FEES

54. Payment of the City's public park in-lieu fees shall be made by the Applicant as required by the terms and conditions of the Development Agreement. Otherwise, payment of the City's public park in-lieu fees shall be made by the Applicant pursuant to LHMC Chapter 8-06.

PUBLIC SAFETY

55. Prior to the issuance of a permit for the construction of any surface or structured parking, the Applicant shall confer with Orange County Sheriff's Department (OCSD) to identify the locations of preferential parking for police vehicles. Up to two (2) designated parking spaces for police vehicles shall be provided on each parcel subject to the approval of OCSD, including corresponding signage identifying the spaces for emergency vehicle parking only, which shall be subject to the approval of the Community Development Director. The number of spaces required for each parcel may be reduced or eliminated subject to the review and approval of the Chief of Police Services.

56. For any vehicle or pedestrian gate limiting access to any portion of the site, the Applicant shall install a limited access device allowing emergency access to OCFA and OCSD. Such vehicle and pedestrian gates shall be reviewed and approved by OCFA and OCSD prior to the issuance of a building permit for conformance with the respective agencies' requirements for limited access devices.

57. The Applicant shall comply with all requirements of OCFA which are attached to this resolution as Exhibit A, which conditions are incorporated herein by reference.

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PUBLIC SERVICES

58. No work shall be performed within the public right-of-way by the Applicant or its agents until a public property encroachment permit is issued by the Public Services Director and applicable fees have been paid.

59. Construction equipment and materials deliveries shall not access or depart the Subject Property during morning or evening peak periods, which are 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday through Friday. The Applicant shall provide a construction vehicle equipment and materials delivery routing plan for approval by the Public Services Director prior to any demolition, grading or construction work. The El Toro Road at I-5 Interchange shall not be utilized as a primary access point for construction vehicles equipment and materials delivery. El Toro Road shall not be utilized as a project access by any construction equipment. No work that may interfere with traffic flow along El Toro Road and/or access to the I-5, as determined by the Public Services Director, shall occur during the month of December of each calendar year.

60. It shall be the Applicant's responsibility to protect-in-place all existing public improvements. The Applicant shall repair or replace, to the reasonable satisfaction of the Public Services Director, any public improvements that are damaged, removed or destroyed as a result of the Project construction. Such replacement or repair work shall be implemented within 10 working days of notice by City and, in any event, shall be completed prior to issuance of any further certificates of occupancy.

61. All public improvements shall be constructed and completed to the reasonable satisfaction of the Public Services Director prior to the recordation of the first Final Map, or on a schedule as otherwise described herein, or the Applicant shall enter into the City's form Subdivision Improvement Agreement, including the posting of securities to guarantee the completion of the public improvements on a schedule as approved by the Public Services Director, and all as approved by the City Attorney and Public Services Director.

62. Final Maps shall be prepared in accordance with City, County, and State requirements, standards, and laws. The Applicant shall submit each Final Map for plan check to both the Public Services Director and County Surveyor and pay all applicable plan check fees to both agencies. The Applicant shall submit a current title report, supporting documents, and traverse closure calculations for plan check. Prior to recordation of any Final Map, for existing easements that directly conflict with future building locations, the Applicant shall provide executed quit claim, plat and legal extinguishment documents in recordable form to the reasonable satisfaction of the Community Development Director and Public Services Director. The approved executed extinguishment documents shall be recorded prior to building permit issuance and following removal of facilities that conflict with future building locations. Following the recordation of each Final Map,

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the Applicant shall provide the City with both an electronic copy, in a form acceptable to the Public Services Director, and a duplicate Mylar of the recorded Map.

63. The Applicant shall be limited to no more than six (6) phased Final Maps. Each Final Map shall substantially conform to the requirements of the approved Vesting Tentative Map as determined by the Public Services Director.

64. Any existing survey monumentation disturbed, destroyed, or removed during construction shall be restored by a California Licensed Land Surveyor, and Corner Records shall be filed with the Public Services Director and County Surveyor, within 180 days of disturbance of the monument, in accordance with State Law and standards of the County Surveyor.

65. The Applicant shall prepare and submit rough and precise grading plans, drainage improvement plans, site improvement plans and Storm Water Pollution Prevention Plan/Erosion Control Plans, under the supervision of a State of California licensed/ registered civil engineer, on 24"x 36" sheets at a scale acceptable to Public Services Director. Final plan sheets shall be printed on Mylar. Upon completion of construction, the Applicant shall provide the City with drawings of record in both an electronic copy, in a form acceptable to the Public Services Director, and a duplicate Mylar of the plans.

66. All grading plans shall be designed and all grading shall be performed in accordance with the City's Grading and Excavation Code and grading plan checklist. The applicable grading plan shall be approved by the Public Services Director prior to the issuance of any building permits for any new buildings on the Subject Property.

67. Concurrently with the submittal of any grading plan, a separate hydrology and hydraulic analysis report, in accordance with the then current County of Orange Hydrology Manual, for the Subject Property shall be provided to the Public Services Director for review and approval. The grading plan shall include a drainage plan, which shall provide 100-year storm protection at one foot below all finished floor elevations, collect 25-year storm flows in sump conditions into drainage devices and collect 10-year storm flows in all other cases into drainage devices, not including the required hydromodification retention of flows. During 100-year storm events, one travel lane in each direction on primary internal access roads shall be free of inundation, open and passable as approved by the Public Services Director. No onsite development shall impede the functionality of any existing drainage devices in the public right of way. The hydraulic analysis shall demonstrate the above specifications are met. No concentrated drainage shall be allowed onto public driveways or sidewalks and stormwater drainage shall be conveyed to the storm drain system prior to crossing of the public right of way.

68. Prior to the issuance of the last certificate of occupancy within a District, all existing

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private storm drain pipes of 18" diameter or greater to remain in place upon the completion of all Site Improvements in each District shall be inspected, photographed/videotaped and logged by the Applicant as to their condition, including but not limited non-destructive testing, to confirm their ability to support live and dead loads of the planned development and identify the long term viability of the existing drainage systems to function as designed. The design Civil Engineer and/or Soils/Materials Engineer shall attest to the condition of these drainage systems and submit their findings to the Public Services Director for review and approval. Prior to the issuance of each certificate of occupancy for any buildings on the portion of the Subject Property covered by the applicable grading permit, any storm drain pipes, private or public, determined by the Public Services Director to not meet current standards shall be removed and replaced, or rehabilitated, to the reasonable satisfaction of the Public Services Director.

69. The planned relocation of a portion of the 66" storm drain lines, as identified on the approved Plans, necessary to avoid conflict with Office Buildings 1-4, shall be accomplished such that the existing drainage patterns shall not be disturbed. The existing 66" storm drain line shall remain operational while the new storm drain alignment is constructed. The disconnection of the existing 66" storm drain line shall not occur between the months of October to April in any given year and shall not occur otherwise if there is a prediction of any precipitation within seven days of, or during, the planned disconnection of said 66" storm drain line. The connection of the existing 66" storm drain line to the relocated and new 66" storm drain line shall be fully completed within fourteen (14) calendar days. The 66" storm drain shall continue to accept public and private storm waters as it currently is configured and convey said water without disruption of the hydraulic grade line from the easterly boundary of the Project to Aliso Creek. Upon completion of the new 66" storm drain line located on the Subject Property, the Applicant shall have this storm drain system inspected, cleaned, and repaired, as needed, from the easterly boundary of the Subject Property to Paseo de Valencia.

70. Prior to the issuance of a building permit for any building, the Applicant shall demonstrate to the reasonable satisfaction of the Public Services Director that adequate building setbacks have been provided allowing construction excavation/access to, and maintenance of, private storm drains. Building setbacks may range from a minimum of 15' to an estimated maximum of 25' in width, depending upon the size and depth of the storm drain pipes, to the reasonable satisfaction of the Public Services Director.

71. Concurrently with the submittal of any grading plan, the Applicant shall submit a Final Geotechnical report prepared by a State of California registered/ licensed Engineering Geologist for approval by the Public Services Director. The report shall include an evaluation of area geology, onsite soils, and earthquake potential and provide recommendations on pavement sections, building foundations, water table impacts, and a discussion of the functionality of the hydromodification and water quality features relating to infiltration rates.

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72. All new parking lots, drive aisles, and private streets shall be constructed of asphalt concrete over crushed aggregate base over subgrade, or equal, and compacted to a relative compaction of 95% or as required by the soils engineer of record in the Final Geotechnical Report. The structural pavement thickness shall be equivalent to no less than 4" AC over 6" AB, or more, for drive aisles, and 4" AC over 4" AB for all other areas, or more, as required by the soils engineer of record and approved by the Public Services Director.

73. The final street improvement/grading plans involving Calle de la Louisa shall include a northerly bound lane transition beginning at Calle de la Plata, on a minimum basis of a 25:1 ratio for each foot of lane shift, to the reasonable satisfaction of the Public Services Director.

74. The intersection of Calle de la Plata at Calle de la Louisa shall be modified to directly align the centerline of Calle de la Plata on either side of Calle de la Louisa, taking into account the existing median island on the westerly side of this intersection, and include one westerly bound left turn lane and one westerly bound through/right turn lane, each with a minimum 100' lane length, not including transitions, to the reasonable satisfaction of the Public Services Director.

75. The intersection of Health Center Drive at Calle de la Louisa shall be modified to directly align the centerline of Health Center Drive on either side of Calle de la Louisa, taking into account the existing median island on the westerly side of the intersection, and include one westerly bound left turn lane and one westerly bound through/right turn lane, each with a minimum 100' lane length, not including transitions, to the reasonable satisfaction of the Public Services Director.

76. Any street improvement lane transitions utilized on the Subject Property shall be on the basis of a minimum 25:1 ratio for each foot of lane transition, or greater, matching the anticipated prevailing speed of traffic for the ratio value to one, to fully align the traffic lanes to the reasonable satisfaction of the Public Services Director.

77. The Project, as hereby approved, does not trigger payment of the traffic impact mitigation fee in accordance with Chapter 9-102 of the Laguna Hills Municipal Code. If, however, there are future amendments or modifications to the Project, prior to issuance of any building permits, the Applicant shall, pursuant to Chapter 9-102, pay a traffic impact mitigation fee, if applicable.

78. Prior to the issuance of any building permit, the Applicant shall pay, and provide City with evidence of payment of, all fees required by public agencies other than the City, whether or not collected by the City, including, but not limited to, the fees imposed pursuant to the County of Orange's major thoroughfare and bridge fee programs known as the Coastal Area Road Improvements and Traffic Signal (CARITS) program, and the Moulton Parkway/Laguna Niguel (MP/LN) programs,

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and by OCFA, the El Toro Water District (ETWD), the San Joaquin Hills Transportation Corridor Agency, and the Saddleback Valley Unified School District.

79. Concurrently with the submittal of any grading plan and prior to issuance of each grading permit, the Applicant shall submit for review and approval by the Public Services Director a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on-site to control predictable pollutant run-off. This WQMP shall identify Low Impact Development (LID) BMPs and routine structural and non-structural measures specified in the current Orange County Drainage Area Management Plan (DAMP) and the San Diego Regional Water Quality Control Board (SDRWQCB) requirements applicable to each parcel under development. This WQMP shall:

a. Address site design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, conserving natural areas, preserving trees, and retaining existing site hydrology to the maximum extent practicable;

b. Replicate the pre-development hydrologic functions through site preservation, infiltration, retention, detention, evapotranspiration, and filtration treatment systems (hydromodification).

c. Incorporate applicable routine source control BMPs as defined in the DAMP and provide a detailed description of their implementation;

d. Incorporate applicable treatment control BMPs as defined in the DAMP;

e. Implement Low Impact Development (LID) BMPs to reduce runoff to the maximum extent practicable.

f. Include full capture trash and debris systems consistent with SDRWQCB Order No. R9-2017-0077 (or as may be amended) and per the approval of the Public Services Director.

g. Include an Operation and Maintenance (O & M) plan that identifies the mechanism(s) by which long-term O & M of all post construction BMPs will be provided and funded, the schedule for O & M and the responsible party for the O & M.

h. Conform to hydromodification criteria. The Applicant shall document compliance with hydromodification criteria by providing calculations consistent with the Grading Plan and WQMP and in accordance with the SDRWQCB NPDES Order No. R9-2013-0001, Section E.3.c(2), as amended by Order Nos. R9-2015-0001 and R9-2015-0100, or as may

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be superseded or further amended. Hydromodification calculations shall only be made by using the South Orange County Hydrology Model as provided by the County of Orange.

80. Prior to issuance of the first grading permit, the Applicant shall submit a copy of the State issued Notice of Intent (NOI) indicating that coverage has been obtained under the National Pollutant Discharge Elimination System (NPDES) State General Permit for Storm Water Discharges Associated with Construction Activity from the State Water Resources Control Board. Evidence that the NOI has been obtained shall be submitted to the Public Services Department. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the Subject Property and be available for City review on request. In addition, the Applicant shall include notes on the grading plans indicating that the Project will be implemented in compliance with the Statewide Permit for General Construction Activities.

81. The Applicant shall overseed, irrigate, and/ or treat with a dust palliative any soil on the Subject Property exposed as a result of any demolition work and/or grading work, and which is not otherwise undergoing continuous construction for any 45-day period, such that blowing wind shall not generate soil movement of any kind. The growth of any plant material on any land not undergoing continuous construction shall always be controlled to a height of not more than 12 inches.

82. Consistent with the approved District Sequencing Plan, within 30 days of Project Approval the Applicant shall install a visual barrier facing all public streets, or install other comparable perimeter screening materials subject to the reasonable satisfaction of the Community Development Director and Public Services Director. At the reasonable request of the Community Development Director, the Applicant shall integrate temporary intermittent landscape planters into the design of the visual barrier to be constructed.

83. Each underground storm water storage device subject to traffic loads shall meet American Association of State Highway and Transportation Officials (AASHTO) H20 loading standards or higher, as may be amended, as recommended by the soils engineer of record and to the reasonable satisfaction of the Public Services Director.

84. Prior to the issuance of the first grading permit, the Applicant shall pay the City the full cost to purchase and install new debris gates and full capture trash screens to fit into existing catch basins, for all existing catch basin inlets serving Avenida de la Carlota and El Toro Road along the frontage of the Project, as determined by the reasonable discretion of the Public Services Director, to include the following:

    a. Catch Basin #97 located on the southerly side of El Toro Road approximately 152’ westerly of the centerline of Avenida de la Carlota.
    b. Catch Basin #61 located on the westerly side of Avenida de la Carlota

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approximately 709' southerly of the centerline of Plaza Lane / Project Driveway (private street intersection).

c. Catch Basin #178 located on the westerly side of Avenida de la Carlota approximately 448' northerly of the centerline of Oakbrook Village (private street intersection).

85. The Applicant shall install debris gates and full capture trash screens into all private catch basin inlets within the Subject Property simultaneously with the completion of Site Improvements within a District being improved, but not later than the issuance of the first certificate of occupancy of any building in a District. The Applicant shall include the regularly scheduled maintenance and cleaning of these private devices in the WQMP, all in accordance with the then current standards of the State of California Water Resources Control Board and the City of Laguna Hills.

86. Prior to the issuance of the third certificate of occupancy for any combination of Residential and/or Office Buildings (i.e. three residential buildings, two residential buildings and one office building, three office buildings, etc.), the Applicant shall prepare a current Traffic Signal Warrant Analysis following the procedures in the Caltrans Traffic Manual for the proposed new traffic signal at the intersection of Avenida de la Carlota and the extension of Health Center Drive (Intersection 35 referenced in the "Traffic Impact Analysis for the Village at Laguna Hills" dated September 1, 2020, in Section 6.0 Site Access) and submit it for review and approval by the Director of Public Services. If the traffic signal has not as yet met warrants, the Applicant shall repeat the Traffic Signal Warrant Analysis upon the issuance of the certificate of occupancy of each additional Residential or Office Building. If the traffic signal is deemed to be warranted, within six months of said Warrant Analysis approval, the Applicant shall prepare the design of the Traffic Signal by a State of California Licensed/ Registered Civil Engineer or Traffic Engineer and submit the plans to the Director of Public Services for review and approval. Within six months of the approval of said Traffic Signal design, the Applicant shall construct and install said Traffic Signal and all ancillary improvements and equipment to the reasonable satisfaction of the Director of Public Services. Prior to the completion of construction of the Traffic Signal, if needed, the Applicant shall dedicate a traffic signal maintenance easement for any traffic signal equipment located on the Subject Property.

87. Prior to the issuance of the final certificate of occupancy for the fourth Residential Building, the Applicant shall cause a Traffic Signal Warrant Analysis to be performed by a State of California Licensed/Registered Civil Engineer or Traffic Engineer to determine if the intersection of Paseo de Valencia at Calle de los Caballeros should be converted to a fully operational intersection and be provided with a traffic signal. If said Warrant Analysis does not meet at least one Warrant by this initial analysis, the Warrant Analysis shall be repeated prior to the issuance of the final certificate of occupancy for the final Residential Building and be submitted to the Public Services Director for review. If the Traffic Signal is now warranted, the City will reasonably evaluate if alternative traffic controls, other than

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a traffic signal, can be implemented to address the traffic conditions. However, if as reasonably determined by the Public Services Director the traffic signal is appropriate to address the traffic conditions, the Applicant shall contribute a pro-rata share of funding for the full cost of the design and construction of said signal and related ancillary improvements and equipment (as specified in Condition No. 88). Prior to the issuance of any further certificates of occupancy, Applicant shall deposit with the City an amount equal to the Project's pro-rata share of traffic contribution to the intersection of the cost of such design and construction, as reasonably determined by the Public Services Director. In the event the Project's pro-rata share of the full documented cost to design, construct, and install the signal and related improvements and equipment exceeds the amount of the deposit, Applicant shall pay City the difference within thirty (30) days of written request by City. In the event the Project's pro-rata share of the full documented cost to design, construct, and install the signal and related improvements and equipment is less than the amount of the deposit, City shall refund Applicant the difference within thirty (30) days after completion of the construction and installation of the signal and all related improvements and equipment, as evidenced by a notice of completion issued by the City.

88. The design of any new traffic signals shall be to the standards of the City of Laguna Hills and Caltrans Standard Plans and Specifications and shall include, but not be limited to, City required LED illuminated street name signs, hard wire fiber optic interconnection and communication equipment to all adjacent traffic signals, City selected traffic signal controller, City selected video detection equipment, City selected emergency vehicle preemption equipment, ADA accessibility improvements, and any other necessary ancillary improvements as determined by the Public Services Director. The Applicant shall provide the City the full cost to purchase the traffic signal controller, video detection equipment and emergency vehicle preemption equipment in advance of the Applicant's proposed construction. The schedule for the installation of said signals shall be subject to the reasonable discretion of the Public Services Director.

89. As reasonably determined by the Public Services Director, the Applicant shall be responsible for funding, in advance, the full cost of the purchase and installation by City of specified vehicular video detection equipment for retrofit of the Avenida de la Carlota at Plaza Lane / Plaza Drive traffic signal in accordance with City standards. The Applicant shall provide the City the full cost to purchase and install the equipment, prior to the issuance of the first certificate of occupancy for any building within the El Toro Pad District.

90. As reasonably determined by the Public Services Director the Applicant shall fund, in advance, the full cost of the replacement of the existing illuminated street name signs on existing traffic signals to match the new street name designations serving access to the Subject Property. Such illuminated street name signs shall be replaced with LED illuminated street name signs as selected by City. The Applicant shall provide the City the full cost to purchase and install the signs, as determined

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in the reasonable discretion of the Public Services Director, prior to the issuance of the first certificate of occupancy for any building within the El Toro Pad District.

91. The Applicant shall be responsible for funding, in advance, the full cost of replacement of any City Wayfinding signage to be modified from "Laguna Hills Mall" to "Village at Laguna Hills", or any other City approved Project name, at any location at which the name change is required. The Applicant shall deposit with the City an amount equal to the full cost to manufacture and install all such signs, as reasonably determined by the Public Services Director. In the event the full documented cost to manufacture and install said signs exceeds the amount of the deposit, Applicant shall pay City the difference within thirty (30) days of a written request by City. In the event the full documented cost to manufacture and install said signs is less than the amount of the deposit, City shall refund Applicant the difference within thirty (30) days after installation of the last such sign. The Applicant's deposit shall be made prior to the issuance of the first certificate of occupancy for any building located within the El Toro Pad District.

92. The Project's southerly driveway access to Avenida de la Carlota (the extension of Calle de Los Caballeros, a private drive) shall be constructed as a right turn in and right turn out only driveway. No left turn access at this location shall be allowed.

93. Prior to the issuance of the first certificate of occupancy for any building within the El Toro Pad District, or one year from the State's substantial completion of the westerly widening of Avenida de la Carlota associated with the Interstate 5 Segment 3 project, as reasonably determined by the Public Services Director, whichever occurs first, the Applicant shall construct the enhanced parkway along Avenida de la Carlota, from El Toro Road to Plaza Lane/Project Driveway, consistent with the UVSP, to the City's standards and specifications. The construction of these improvements shall include, as needed, the construction of retaining walls and pedestrian barriers at the top of the retaining wall and the modification, relocation and/or addition of Southern California Edison (SCE) street lighting, including the payment of fees to SCE. The construction of these improvements shall maintain the current Orange County Transportation Authority (OCTA) bus stop within the limits of this work. The Applicant shall dedicate a landscape and/or pedestrian access easement to the City for any area described herein not already included within the public right of way by an instrument in a form acceptable to the Public Services Director and City Attorney. The electrical meter and water meters serving the landscape areas described herein shall be separated from any other Project landscaping. The enhanced parkway improvement shall be designed and constructed to the reasonable satisfaction of the Community Development Director and Public Services Director and shall be maintained by the Applicant in a first class condition similar to the condition on the completion of the original construction and/or installation, reasonable wear and tear excepted, and in a manner and condition consistent with similarly situated developments in the UVSP area, as reasonably determined by the Public Services Director.

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94. Prior to (a) the issuance of the first Office Building certificate of occupancy, or (b) one year from the State's substantial completion of the westerly widening of Avenida de la Carlota associated with the Interstate 5 Segment 3 project, or (c) the completion of the required components of Phase One (as defined in the Development Agreement), whichever occurs first, as reasonably determined by the Public Services Director, the Applicant shall construct the enhanced parkway along the westerly side of Avenida de la Carlota from Plaza Lane / Project Driveway to the southern Project boundary, consistent with the UVSP, including the modification, relocation and/or addition of Southern California Edison (SCE) street lighting to the reasonable satisfaction of the Public Services Director, including the payment of fees to SCE, within the public right of way, to the City's standards and specifications, except as noted herein. The Applicant shall dedicate a landscape and/or pedestrian access easement to the City for any area described herein not already included within the public right of way, by an instrument in a form acceptable to the Public Services Director and City Attorney. The electrical meter and water meters serving the landscaping areas described herein shall be separate from any other Project improvements. The enhanced parkway improvement shall be designed and constructed to the reasonable satisfaction of the Community Development Director and Public Services Director and shall be maintained by the Applicant in a first class condition similar to the condition on the completion of the original construction and/or installation, reasonable wear and tear excepted, and in a manner and condition consistent with similarly situated developments in the UVSP area, as reasonably determined by the Public Services Director. In consideration of the existing driveway to/from Avenida de la Carlota (located approximately 300 feet from the south property line) within the Southern Office District being utilized for interim access to the Project, the enhanced parkway improvements impacting the driveway can be deferred until said driveway is removed from service. In addition, the enhanced parkway improvements at the intersection of Avenida de la Carlota and Calle de los Caballeros can be deferred until such time as the intersection is improved as required by any Condition requiring the construction of the Site Improvements in the Southern Residential District.

95. The Applicant shall dedicate a landscape maintenance easement to City to coincide with and matching the rear curb line of the corner Entry Monuments at the Subject Property's entrance on the southerly side of El Toro Road at Regional Center Drive. Such dedication shall be reflected on the applicable Final Map or in a separate dedication instrument in a form approved by the City Attorney and Public Services Director, to be recorded prior to the issuance of a certificate of occupancy for any building.

96. All of the existing and new Project entrances to the Subject Property along Avenida De La Carlota shall be reconstructed/constructed such that they are at 90 degrees to the centerline of Avenida de la Carlota and shall be brought up to current ADA ramp and sidewalk standards to the reasonable satisfaction of the Public Services Director, utilizing Armor Tile blue cast-in-place detectable warning surfaces at

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ramps.

97. Within one-year of the completion of the Avenida de la Carlota enhanced parkway improvements described herein (COA Nos. 93 and 94), the Applicant shall design and construct a 0.15' asphalt concrete overlay over the entire width of Avenida de la Carlota, from El Toro Road to the southerly Subject Property boundary. Said design shall include removal and replacement of deteriorated pavement, crack sealing, cold-planing, the pavement overlay, striping and advance traffic signal loop detector replacements as designed by a State of California registered/ licensed Civil Engineer to the reasonable satisfaction of the Public Services Director. The Applicant may, at its option, fund the full cost necessary for the City to perform this work. The terms for payment to City for performance of the work shall be within the reasonable discretion of the Public Services Director. Upon completion of the asphalt concrete overlay described herein, no further utility excavations or storm drain modifications shall be allowed within Avenida de la Carlota for a period of five years. Notwithstanding this five-year limitation on excavations, if there is no alternative to a critically necessary excavation as reasonably determined by the Director of Public Services, the Applicant shall construct and implement enhanced pavement repairs to restore the like new condition of the pavement following completion of the excavation. The enhanced pavement repairs shall, at a minimum, consist of the cold plane of 0.17' asphalt concrete for a total distance of 100', 50' beyond either side of the excavation location, from curb to the closest full lane width of the excavation location to the reasonable satisfaction of the Director of Public Services.

98. Except as otherwise provided in these Conditions, no work, excavations, or construction activity of any nature, either in, on, or under El Toro Road shall be permitted in conjunction with construction of the Project.

99. For every grading permit requested, prior to the issuance of said permit the Applicant shall provide an Americans with Disabilities Act (ADA) accessibility review for compliance with all applicable state and federal accessibility statutes, regulations and standards to the reasonable satisfaction of the Public Services Director. In addition, the accessibility review shall depict compliance with California Disabled Accessibility requirements as required by Chapter 11 of the California Building Code (as may be amended, or the applicable California Building Code in effect at the time of a request for building permit application). The accessibility review shall include all existing and future public and private sidewalks, walkways, pathways, access ramps hand rails and all other ADA regulated facilities for the area of the Property for which a grading permit is requested. The public streets to be included in this review are the southerly side of El Toro Road and the westerly side of Avenida de la Carlota coincident with all the Project boundaries. The report shall be prepared by a professional whose expertise lies in the field and shall include an implementation plan to correct all deficiencies noted as approved by the Public Services Director and Community Development Director. The Applicant shall install, construct or reconstruct to the City's standards and reasonable

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satisfaction of the Public Services Director, any existing public and private facilities identified in the accessibility review that are not in compliance with ADA standards, prior to the issuance of any certificate of occupancy. In complying with this condition, the Applicant may prepare a "CASp Masterplan" subject to the review and approval of the Community Development Director and Public Services Director. The Directors shall refer to the CASp Masterplan to determine the extent of existing improvements to be protected in place during construction that should be modified to join with new ADA improvements. Accessibility improvements which are the subject of a grading or building permit shall be constructed and installed prior to grading plan close out, issuance of a building shell final, or certificate of occupancy for a tenant improvement, (depending on the type of permit requested by the Applicant).

100. Prior to the issuance of any grading permit, the Applicant shall demonstrate to the reasonable satisfaction of the Public Services Director that all on-site access routes are capable of accommodating all truck access and truck turning radii.

101. The Applicant shall indicate on all grading and/or street improvement plans the location of bicycle pathways and lanes throughout the Project site, as depicted on the Bicycle Connectivity Plan (Sheet L5.11 of the Plans), including but not limited to connectivity to Oakbrook Village, to the reasonable satisfaction of the Public Services Director and Community Development Director. Approved bicycle pathways and lanes shall be constructed to the reasonable satisfaction of the Public Services Director and completed concurrently with construction of related street improvements.

102. Within each District, prior to the issuance of a certificate of occupancy for any building, or issuance of a building permit final (or similar approval) for a Site Improvement building permit, the Applicant shall demonstrate compliance with the applicable WQMP to the reasonable satisfaction of the Public Services Director, including:

    a. Demonstrates that all LID, hydromodification, and other structural BMPs described in the WQMP have been implemented, constructed, and installed in conformance with approved plans and specifications;

    b. Demonstrates that the Applicant has complied with and/or is prepared to implement all non-structural BMPs described in the WQMP;

    c. Demonstrates that an adequate number of copies of the Project's approved WQMP are available for the future occupants;

    d. Demonstrates that the Applicant has agreed to and recorded the Covenant Agreement, CC&R's, another agreement, or another legal instrument approved by the City Attorney that shall require the

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property owner, successors, tenants (if applicable), and assigns to fund, operate and maintain in perpetuity the post-construction BMPs described in the WQMP.

103. Should any grading, site or public improvement work require inspection services during non-standard City working hours and days, the Applicant shall be required to make payment of a daily fee per the City's adopted fee schedule for each day of the work prior to the work being performed, subject to the availability of City inspection personnel to provide the necessary inspection.

EL TORO WATER DISTRICT

104. For each Final Map approval requested by the Applicant, the Applicant shall comply with the requirements of the ETWD, including but not limited to, design of new water lines, sewers, and storm drains, and relocation of existing easements for which ETWD is a lienholder, successor in interest, assignee, or otherwise the legal beneficiary for the requested Final Map. The Applicant shall provide proof of compliance with the requirements of ETWD to the Public Services Director and Community Development Director prior to City Council approval of the requested Final Map.

105. For each Final Map filed, the Applicant shall obtain a "Will Serve" letter from ETWD prior to the approval of the Final Map. Existing water lines and sewer lines on the Subject Property shall be relocated to the satisfaction of ETWD. For existing easements to be vacated, the Applicant shall demonstrate the manner in which the easements will be vacated through separate instrument(s) upon completion of any new infrastructure construction and existing infrastructure removal. Prior to the issuance of building permits the aforementioned easements shall be vacated.

106. The Applicant shall design and secure, to the satisfaction of ETWD to ensure adequate water service is provided to the Project as well as any other areas adjacent to the Project that currently utilize the existing facilities that are located within the Subject Property. For each Final Map requested by the Applicant, the Applicant shall provide evidence to the Public Services Director prior to Final Map approval by the City Council that it has complied with all requirements of ETWD.

107. For each grading and building permit requested, prior to the issuance of any permits, the Applicant shall provide evidence of design approval of all required water and sewer improvements from ETWD to the reasonable satisfaction of the Public Services Director and Community Development Director.

108. Prior to the issuance of any building shell final or certificate of occupancy for any building, all water and sewer improvements serving the subject building shall be constructed to the satisfaction of ETWD and the reasonable satisfaction of the Public Services Director and Community Development Director.

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109. Prior to the issuance of a building permit for any new building, or approval of a change in use for an existing building, the Applicant shall obtain a "Will Serve" letter from ETWD. The Applicant shall provide to the Community Development Director evidence of ETWD's issuance of a "Will Serve" letter for the new building or use.

110. Water lines shall be sized to accommodate the total domestic requirements and fire-flow requirements of OCFA.

CONSTRUCTION ACCESS

111. During construction of the Project, the Applicant shall maintain adequate site vehicular and pedestrian ingress and egress for customers and utilize temporary directional signage in the public right-of-way as needed to the reasonable satisfaction of the Public Services Director and Community Development Director. Required directional signage shall comply with City standards and specifications, including but not limited to, the CalTrans design manual, the California Manual of Uniform Traffic Control Devices, and/or as recommended by the American Association of State Highway and Transportation Officials (AASHTO). Required private directional signage shall be provided as appropriate at the reasonable discretion of the Community Development Director.

112. During any construction, adequate emergency access for police, fire, and paramedic vehicles, to the standards of, and approval of, the OCFA, shall be maintained on the Subject Property at all times.

113. Prior to the issuance of any demolition, grading, building or other permit within a District, the Applicant shall submit a construction staging plan to the Community Development Director identifying areas to be used for equipment and material storage, placement of construction trailers, portable restrooms, delivery areas for loading and unloading of materials and equipment, construction waste diversion processing, and construction employee parking. The Applicant shall periodically submit an updated construction staging plan, as needed and/or when reasonably requested by the Community Development Director. Appropriate pedestrian and vehicular safety barriers shall be installed in all areas as required by the Community Development Director prior to the issuance of permits. In addition, prior to the issuance of any permits within a District, an on-site pedestrian and vehicle parking circulation plan shall be submitted to the City for review and approval by the Public Services Director and Community Development Director identifying pedestrian and vehicle access, including temporary parking for disabled patrons for businesses that will remain open during construction.

114. During the course of construction, the Applicant shall immediately respond to requests made by a City inspector to reasonably resolve any public safety or access issues identified during the work. Modifications to an approved construction

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staging plan shall be made when requested by a City inspector within 48 hours, or as soon as possible as determined by the Community Development Director.

PARKING STRUCTURES

115. Parking structures shall be designed to include pavement treatments/materials or finishing techniques that reduce noise generated by automobile tire squeal. All pavement treatments and materials shall be subject to the reasonable approval of the Community Development Director prior to building permit issuance for any parking structure.

116. For Parking Structures A and B, construction shall include an electronic parking data display board at each entrance identifying available parking spaces, which is subject to the reasonable approval of the Community Development Director. Equipment for this requirement shall be shown on the parking structure plans approved as part of the issuance of a building permit and completed prior to the issuance of a certificate of occupancy for the parking structure for which the certificate of occupancy is requested.

117. Prior to building permit issuance for each parking structure, the Applicant shall confer with OCSD to identify features consistent with best practices identified in "Crime Prevention Through Environmental Design in Parking Facilities" or other standards acceptable to OCSD that could be incorporated into the parking structure for which a building permit is requested.

MECHANICAL EQUIPMENT

118. Mechanical equipment, storage, trash areas, and utilities installed at ground level shall be architecturally screened by a solid or semi-solid material from public view to the reasonable satisfaction of the Community Development Director. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground. For rooftop mechanical equipment, building parapet walls shall be at least as high as the equipment and vents installed on each building. For any roof-top equipment, in lieu of fully screening the equipment, the Applicant may provide a "line of sight" study to the Director that indicates no screening is required given the location of mechanical equipment on the roof of a building relative to one or more viewpoints within the Project (as reasonably determined by the Community Development Director) at finished grade. Roof mounted solar panels are excluded from this requirement so long as the overall height of the equipment is as close to the height of building parapet walls as possible, or where integrated into an accessory building such as a roof top carport.

RESIDENTIAL BUILDINGS

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119. Prior to the issuance of a building permit for any Residential Building, the Applicant shall provide final details and specifications identifying the amenities of all outdoor landscaped courtyards and pool courtyards to the Community Development Director for review and approval. The building plans shall label the location of pools, spas, cabanas, barbeques, fire pits, wet bars, seating areas and other amenities as depicted on the Plans.

STREET FURNITURE

120. Within any District, prior to the issuance of the first building permit, the Applicant shall submit a final street furniture plan (site location, specification sheets, dimensions, and materials board) to the Community Development Director and Public Services Director for review and approval for the District in its entirety as modified by Condition 26. Such plan shall include pet waste stations, benches, water fountains, free standing landscape planters, trash receptacles, tree grates, bike racks, bollards, shade structures, and light poles and fixtures consistent with the UVSP or as otherwise approved.

121. Unless specified otherwise in these Conditions, the timing of the installation of pet waste stations, benches, water fountains, free standing landscape planters, trash receptacles, tree grates, bike racks, bollards, shade structures and light poles identified in an approved final street furniture plan shall be installed to the reasonable satisfaction of the Community Development Director and Public Services Director.

OUTDOOR DINING

122. To ensure adequate accessibility, and pedestrian safety and security, for any restaurant use with a designated outdoor dining or patio area, the Applicant shall provide an outdoor dining/ patio plan for review and approval by the Community Development Director prior to the issuance of building permits for the use depicting the size of the space, number of chairs and tables, and separation between public areas and the patio area. Where outdoor service of alcohol is proposed, the Applicant shall provide a barrier a minimum of 42-inches in height and of a length necessary to delineate the public areas from the outdoor dining/patio area subject to the approval of the Community Development Director and the Department of Alcoholic Beverage Control ("ABC") prior to commencement of alcohol service in outdoor dining/patio areas. All requirements of the Community Development Director and ABC shall be implemented prior to the commencement of the restaurant use.

SOLID WASTE

123. Prior to the issuance of any building permits for the Project, the Applicant shall submit a Waste Management Plan that includes the specifications for the collection and diversion of municipal solid waste, recycling, and organic materials at the

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Project. The plan shall be reviewed and approved by the Community Development Director and shall demonstrate conformance with the requirements of the City's Municipal Code and state law, and shall specifically address the state-mandated diversion requirements set forth in AB939, AB 341, AB 1826, AB 827 and the regulations implementing SB 1383 (California Code of Regulations Title 14, Division 7, Chapter 3). The Waste Management Plan shall include the following elements and demonstrate compliance with the conditions provided below:

a. Locations and dimensions of bin/cart storage areas, and/or the bin(s) cart(s) designated enclosure areas.
b. Projected weights and volumes of the following material streams using the conversion factors provided in this section:
    i. Recyclables (as defined by AB 341, including recoverable paper, cardboard, plastic, metal, etc.)
    ii. Organic materials (as defined by AB 1826/SB1383, including food scraps, landscaping waste, wood waste, and food-soiled paper),
    iii. Municipal solid waste (MSW or trash).
c. Proposed service levels, including type of waste container (MSW, recycling, or organics material), size of container, and frequency of collection.
d. Demonstration that adequate clearance is provided for the waste and recycling hauler vehicle to safely and efficiently service the carts/bins/receptacles.
e. Demonstrated paths of residents/tenants depositing of designated materials into the correct cart/bin and sufficient storage enclosure areas for containment until collection.
f. If underground and/or garage areas are designated enclosure/aggregation points, those areas need to be accessible for movement, placement and storage of bins/containers for waste, recyclables, and organic materials. Adequate space needs to be provided for safely accessing containers for service by the collection company and not require movement of carts/bins more than 25 feet to the location of the collection vehicle on level access with no inclines.
g. Location requirements for tenants' trash enclosures shall be subject to state issued guidelines or requirements, if any. If chutes are utilized for multifamily properties, all SB 1383 mandated three bin/cart types (MSW, recyclables, organics) will be adjacent to each other and in sufficient quantity to handle each of the specific material types without causing an overflow into one of the other material types. No more than a 20% level of cross contamination between the three material types shall be permitted. If chutes are utilized to convey the materials there will be a designated chute for each (MSW, recyclables, and organics.)
h. Any generator (business) that elects to self-haul its own recyclables or organics, must demonstrate a diversion level as required by CalRecycle regulations governing all diversion legislation.

124. The enclosures and or storage areas shall have adequate space to accommodate

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containerization of the projected levels of the three materials streams generated by the Project (recyclables, organic waste, and municipal solid waste). The Waste Management Plan shall include projected weights and volumes of generation for each business type at the Project (retail, restaurant, residential, hotel, office, etc.) calculated using the generation and density factors shown in Tables 1 and 2 below. In addition, using the factors in Tables 1 & 2 below, the Waste Management Plan shall show adequate dedicated space in the recyclable, organics, and trash storage areas to ensure that all applicable state mandated diversion requirements are met. Any deviation from the standards in Table 1 shall need specific approval from the City staff overseeing the permit application and approval. All enclosures shall be covered, include an inlet/drain to the sanitary sewer system, and shall prohibit any liquids from leaving the site or entering a storm drain. Please refer to the City's 'Covered Trash Enclosure Detail' (https://www.ci.laguna-hills.ca.us/DocumentCenter/View/373/Trash-Enclosure-Detail-PDF) for further guidance.

Table 1.
Generation Rates and Material Stream Percentages per Business Type

	Project Generation Rates	Waste Generation Rates by Material Stream*		
		MSW	Recyclables	Food Scraps
For retail establishments*:	3,250 lbs. per 1000 sq. ft. per year	25%	70%	5%
For restaurants*:	6,483 lbs. per employee per year or 1825 lbs. per 1000 sq. foot per year	20%	35%	45%
For multi-family housing units:**	2,278 lbs. per unit per year	35%	45%	20%
Office*	2,190 lbs. per 1,000 sq. feet per year	25%	70%	5%
Hotel*	1,460 lbs. per room per year	20%	35%	45%

Table 2. Density Factors for Material Streams (used to convert weight to volume)

Density Factors (in lbs. per cubic yard)***	
Dry MSW - retail	80
MSW - residential	100
Commercial Mixed Recycling	40
Residential Mixed Recycling	45
Food Scraps	500
Green waste	110

Sources:
*CalRecycle Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups;
**Multi-family generation rates found in multi-family units in Mission Viejo;
***CR&R 2015 annual route audit results in Laguna Hills and weigh-based field audits;

Example 1: How to Calculate Projected Weekly Waste Generation:

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Step 1: Determine total annual waste generation based on business use and square footage. If the applicant's project will have 10,000 square feet of retail business use, the applicant would calculate the total generation per year of waste materials. In this case, using the 'Project Generation Rates' value for retail in Table 1, the retail space would generate a projected 3,250 lbs. per 1000 square feet, or 32,500 lbs. per year of waste for a 10,000 square foot retail space. Applicant will calculate generation rates by waste stream in Step 2.

Step 2: Calculate projected annual material weights by stream. Next, the applicant would apply the values of 'Waste Generation Rates by Material Stream' to this annual generation projection to determine the weights of each stream that are expected to be generated each year. For the retail space, applicant would multiply the total projected weight generation by the percentages included in Table 1. The applicant can project the following weights:

- 8,125 lbs. of MSW per year (32,500 lbs. of waste per year x 25% MSW coefficient);
- 22,750 lbs. of recyclables per year (32,500 lbs. of waste per year x 70% recyclables coefficient);
- 1,635 lbs. of organic materials per year (32,500 lbs. of waste per year x 5% organics coefficient).

Step 3. Convert projected material weights into weekly volumes. To convert weights of projected material streams into volumes, the applicant will divide the projected annual weights of each material generated by the material density factors in Table 2. For the retail space example, the applicant would project the following weekly generation volumes:

- 101.5 cubic yards per year of MSW (8,125 lbs. of MSW per year divided by 80 lbs. per cubic yard) divided by 52 weeks per year equals **2 cubic yards per week of MSW generation**
- 568.75 cubic yards per year of recycling (22,750 lbs. of recyclables per year divided by 40 lbs. per cubic yard) divided by 52 weeks per year equals **11 cubic yards per week of recyclables generation**
- 3.25 cubic yards per year of organic materials (1,625 lbs. of organic materials per year divided by 500 lbs. per cubic yard) divided by 52 weeks per year equals **.0625 cubic yards per week of organic materials generation.**

125. The Applicant shall demonstrate in its Waste Management Plan that any recycling and/or trash areas used on site to consolidate materials shall provide adequate square footage and clearance within the recycling/ trash area to safely service receptacles, and that will not require staging or handling of materials that may obstruct pedestrian walkways, bike paths, on-site vehicle circulation, or otherwise

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create adverse conditions on the Project resulting from the handling of containers outside of enclosure areas resulting in noise disturbances, odors, or outdoor storage.

126. Diagram 1 and Table 3 below provides photos and dimensions for MSW, recycling, and organics recycling containers provided by the City's franchised hauler. These bin dimensions can be used to ensure there is adequate space in the enclosure to containerize the projected volumes that will be generated by the Project.



Diagram 1 – Carts and Bins Available for Project

Table 3: Bin Dimensions and Material Stream Availability

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Container	Width	Depth	Height	Cubic Yards	Streams Available
64-gallon	24.25"	31.75"	41.75"	0.3	MSW, Recycling, Organics
96-gallon	29.75"	32.25"	43.25"	0.5	MSW, Recycling
2-yard	7'	3'6"	3'10"	2	MSW, Recycling, Organics
3-yard	7'	4'	4'	3	MSW, Recycling
4-yard	7'	5'6"	5'	4	MSW, Recycling
3-yard split	7'	4'	4'	1.5 yd for each stream, 3 yd bin total	MSW, Recycling
4-yard split	7'	5'6"	5'	2 for each stream, 4 total	MSW, Recycling

Example 2: How to determine containers sizes and frequency needed to adequately containerize projected materials generations

Step 1: Determine appropriate container size and frequency needed. Using the weekly projected generation levels calculated in example 1, the applicant projects that the 10,000 square foot retail operation will generate approximately 2 cubic yards per week of MSW, 11 cubic yards per week of recyclables, and 0.0625 cubic yards per week of organic materials. Using the bin sizes in Diagram 1 and Table 3, identify the needed frequency and size of containers. In this case, the applicant would likely need the following service configurations:

- **MSW Service Needs:** One 2-yard MSW dumpster serviced one day per week (2 yards of weekly MSW service matches the projected MSW generation levels of 2 cubic yards per week). Applicant may opt for one 3-yard bin serviced 1 day per week to allow for a slight volume buffer for high-waste-volume events, such as the holiday shopping season.
- **Recycling Service Needs:** One 4-yard recycling dumpster serviced 3 days per week or 1 3-yard recycling dumpster serviced 4 days per week (12 yards of weekly recycling service exceeds the projected recycling generation levels of 11cubic yards per week).

- **Organic Material Recycling Service Needs:** One 64-gal organics cart serviced 1 day per week (0.3 yards of weekly organics recycling service exceeds the projected organics generation levels of 0.0625 cubic yards per week).

Step 2: Determine approximate footprint of needed service equipment. Using the bin and cart dimensions included in Table 3, determine the size of the enclosure space needed to accommodate the projected number of MSW, recycling, and organics containers calculated in Step 1. Diagram 2 includes some examples of bin configurations for the applicant's consideration. For example, a 10,000 square foot retail space would have to provide an enclosure plan to the City that could house one (1) 2-yard MSW dumpster with a 7"x3.5" footprint; one (1) 3-yard recycling dumpster with a 7"x4" footprint; and one (1) 64-gallon organics receptacle with a

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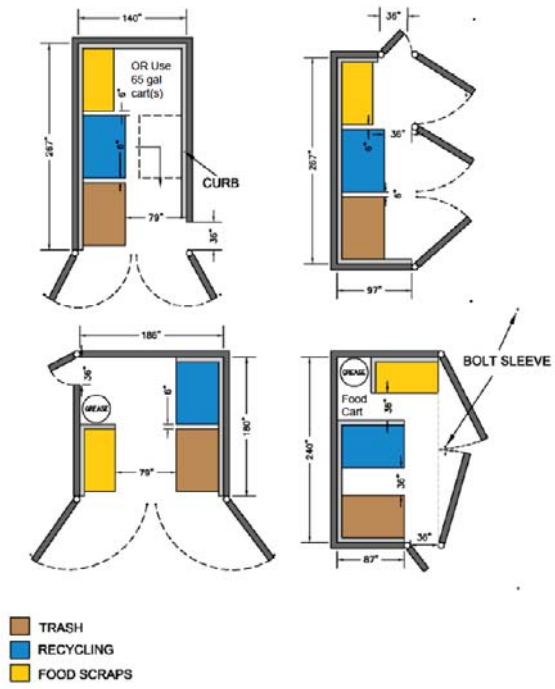
24.25” x 31.75” footprint. The enclosure would also need to require room for users to easily access each bin type and or the hauler to service each container. **Note**: the applicant’s retail business or project may require more or less dedicated capacity and enclosure space than the above example.

127. For enclosures servicing all SB 1383 identified three material streams (MSW, Recyclable Materials, organics materials, and a cooking oil/grease tank if the location generates oil and grease), Diagram 2 below provides suggested enclosure configurations to house bins or 65-gallon food scrap carts, as necessary to serve the Project. The Waste Management Plan shall also incorporate the ability to accommodate seasonal changes and any future changes in types of tenants that may increase the amount of material generated. Applicant may need enclosures with space for more than 1 of each recycling, organics, and MSW bin, depending on projected material volume generation. If feasible, one or two 65-gallon food scrap carts could be substituted in for a food scrap bin. It is the applicants’ responsibility to provide enclosure plans that provide adequate space for projected generation levels and that are in compliance with the City’s design standards.

Diagram 2: Possible Enclosure Configurations for 3 Waste Streams



ALL FIGURES INCLUDE TWO 4 CUBIC YARD DUMPSTERS AND ONE 2 CUBIC YARD DUMPSTER.
GREASE BARREL MEASURES 36" IN DIAMETER. DIMENSIONS TO INSIDE WALLS. NOTE: 65 gal FOOD CART Dimension equal to grease barrel

128. The figures provided in Table 1 provide annualized generation rates and do not take into account seasonal fluctuations in waste and recyclables generation volumes that may especially impact retail, multi-family, and hospitality business uses. The volume of recyclables and waste generated fluctuates over the course of the year. For retail and hospitality uses, peak generation occurs October through January and potentially June – August. For multi-family, generation will peak

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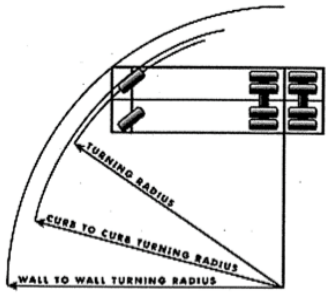
around all holiday seasons and usually tends to be higher during winter months when compared to summer months. The tables provided assume that annualized figures. Enclosures will need to be able to accommodate larger bins or additional pick-ups to avoid bin overfilling during peak seasons. For retail and hospitality business uses, the applicant shall demonstrate that a volume capacity increase of 30% can be obtained through either 1) adding additional collection containers to the enclosures used by retail generators or by 2) increasing collection frequency of existing collection containers in the enclosures used by retail generators without having to place containers outside of the enclosure or expanding the enclosure. For multi-family uses, the applicant shall demonstrate that a volume capacity increase of 20% can be obtained through either 1) adding additional collection containers to the enclosures used by multi-family generators or by 2) increasing collection frequency of existing collection containers in the enclosures used by multi-family generators without having to place containers outside of the enclosure or expanding the enclosure.

129. To ensure service vehicles can access Project waste facilities, service areas intended to be serviced by vehicles shall provide the following turning radius requirements and be able to accommodate the following truck dimensions:

- The turning radius shall be adequate for a 3-axle truck. The overall length, including the forks is 36 feet. Construction plans shall include the appropriate details prior to the issuance of building permits.
- The following truck turning dimensions shall be used as depicted in the diagram below.

TURNING RADIUS



Description	Dimension (inches)
Turning radius	37.39
Curb to curb turning diameter	76.86
Wall to wall turning diameter	85.04

*Note: the numbers above are a compilation of maximum numbers for the fleet.

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

130. The Project shall provide adequate space for both the receiver and the compaction equipment. The chart below provides the clearances required for compactors.

Required Clearances for Compactors	
Vertical (Approach & Exit)	14' high
Vertical (Rails raised w/compactor)	25' high
Lateral	2' around compactor
Service Area Length	75' long

131. For all compactors used on-site, the Applicant shall meet the manufacturer's recommended specifications for minimum dimensions required to operate the equipment. If none are listed, the Applicant may use the following as a guide subject to the review and approval of the Community Development Director:

Front Load Truck Emptied Compactor Dimensions*			
Compactor Size	**Height**	**Width**	**Depth**
2 yds.	8.5'	8'	5'
3 yds.	7'	8'	7'
4 yds.	8'	8'	9'

132. In addition to the City's standard requirements that provide for trash enclosures to be covered with an in-place constructed roof, the Applicant shall ensure that enclosure roof heights do not obstruct direct collection truck access to bins and that each enclosure include an inlet/drain to the sanitary sewer system for any liquids or leakage from the bins.

133. The Applicant shall install signage in all enclosures to indicate the type of material that can be disposed of in the bin. Signage for multifamily portion of project shall comply with residential requirements of SB 1383. Signage for commercial portions of the project will comply with the commercial requirements of SB 1383.

134. The Applicant will reasonably cooperate with the City in providing information for the City's annual reporting to CalRecycle on the Project's collective SB 1383 recycling programs and efforts.

135. The Applicant will implement all diversion programs that are required by statutory requirements and will cooperate with the city in overseeing and maintaining programs as required by SB 1383 in the Project.

136. The Applicant will conform to the provisions of the City's SB 1383 Mandatory Commercial and Residential Recycling Ordinance.

REMEDIATION

137. Any and all contamination identified in the Phase I Environmental Site Assessment completed in July of 2020 for the Project, or encountered during construction of

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

the Project, shall be remediated as required by all applicable federal, state and local laws and regulations.

MITIGATION MEASURES

138. The Applicant shall comply with all mitigation measures applicable to the Project as set forth in the Mitigation Monitoring and Reporting Program attached to these Conditions as Exhibit B.

SECTION 5. This Resolution shall take effect upon adoption by the City Council of an Ordinance approving the proposed Development Agreement for the Project.

PASSED, APPROVED, AND ADOPTED this 27th day of April, 2021.

_____

ATTEST:

_____
MELISSA AU-YEUNG, CITY CLERK

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. PA2021- adopted by the Planning Agency and City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 27th day of April, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
MELISSA AU-YEUNG, CITY CLERK

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

Attachment b, Exhibit A

OCFA Conditions of Approval

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Department
P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

Date: January 19th , 2021

To: Jay Wuu
City of Laguna Hills

From: Shawn Fraley, Fire Prevention Analyst

Subject: **City Reference #USE-0010-2020**
OCFA Service Request SR #205187
Village at Laguna Hills-24155 Laguna Hills Mall, Laguna Hills, CA 92653
Service Code: PR105 Site Development Review/CUP/City Master Plan

The applicant must address the comments, corrections, and/or concerns listed below before conditions can be issued for this project. If you need additional information or clarification, please contact me by phone or email: (714) 573-6132, shawnfraley@ocfa.org.

The OCFA has reviewed the proposed project and based on the assessments there does not appear to be any concerns that cannot be finalized during the architectural reviews. Solutions will be based in requirements from OCFA Guideline B-09. Upon approval of the CUP by the Planning Department/Planning Commission, the conditions listed below are applicable to this project; please provide them in the resolution issued to the applicant. If you need additional information or clarification, please contact me by phone or email: (714) 573-6132, shawnfraley@ocfa.org.

CONDITIONS OF APPROVAL

Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Pad 1

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- **fire master plan (service code PR145)**

Prior to issuance of a building permit:

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **sprinkler monitoring system (service code PR500)**
- **fire alarm system (service code PR500-PR520)**
- **hood and duct extinguishing system (service code PR335)**
  Special Condition: if applicable comply with 2019 CFC 5307 for Carbon Dioxide beverage dispensing 100lbs. or greater.

Pad 2

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- **fire master plan (service code PR145)**

Prior to issuance of a building permit:

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **sprinkler monitoring system (service code PR500)**
- **fire alarm system (service code PR500-PR520)**
- **hood and duct extinguishing system (service code PR335)**
  Special Condition: if applicable comply with 2019 CFC 5307 for Carbon Dioxide beverage dispensing 100lbs. or greater.

Pad 3

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- **fire master plan (service code PR145)**

Prior to issuance of a building permit:

- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **sprinkler monitoring system (service code PR500)**

Anchor/Shops 4

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- **fire master plan (service code PR145)**

Prior to issuance of a building permit:

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **fire alarm system (service code PR500-PR520)**
- **hood and duct extinguishing system (service code PR335)**

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

Special Condition: if applicable comply with 2019 CFC 5307 for Carbon Dioxide beverage dispensing 100lbs. or greater.

Prior to occupancy:

- **emergency responder radio system testing (service code PR928);DAS/BDA per CFC 510 OCC/OCFA**

Shops 1

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- **fire master plan (service code PR145)**

Prior to issuance of a building permit:

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **sprinkler monitoring system (service code PR500)**
- **hood and duct extinguishing system (service code PR335)**

Special Condition: if applicable comply with 2019 CFC 5307 for Carbon Dioxide beverage dispensing 100lbs. or greater.

Hotel

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- **fire master plan (service code PR145)**

Prior to issuance of a building permit:

- **architectural (service codes PR200-PR285)**
- **architectural (service codes PR264-PR272, full review)**
- **hazardous materials compliance and chemical classification (service codes PR315-PR328)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **fire alarm system (service code PR500-PR520)**
- **hood and duct extinguishing system (service code PR335)**
  Special Condition: if applicable comply with 2019 CFC 5307 for Carbon Dioxide beverage dispensing 100lbs. or greater.

Prior to occupancy:

- **emergency responder radio system testing (service code PR928);DAS/BDA per CFC 510 OCC/OCFA**

Residential/Multiuse 1

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

fire master plan (service code PR145); alternate methods and materials (AM&M) request (PR910) *Prior to issuance of a building permit:*

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **fire alarm system (service code PR500-PR520)**
- **hood and duct extinguishing system (service code PR335)**
  Special Condition: if applicable comply with 2019 CFC 5307 for Carbon Dioxide beverage dispensing 100lbs. or greater.

Prior to occupancy:

- **emergency responder radio system testing (service code PR928); DAS/BDA per CFC 510 OCC/OCFA**

Residential II

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required: **fire master plan (service code PR145)** *Prior to issuance of a building permit:*

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **fire alarm system (service code PR500-PR520)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928);DAS/BDA per CFC 510 OCC/OCFA**

Residential III

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
fire master plan (service code PR145);OCFA does not recommend alternative surfaces: alternate methods and materials (AM&M) request (PR910) *Prior to issuance of a building permit:*

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **fire alarm system (service code PR500-PR520)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928) DAS/BDA per CFC 510 OCC/OCFA**

Residential IV

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
fire master plan (service code PR145); OCFA does not recommend alternative surfaces: alternate methods and materials (AM&M) request (PR910) *Prior to issuance of a building permit:*

- **architectural (service codes PR200-PR285)**
- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction***:**
- **fire alarm system (service code PR500-PR520)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928) ;DAS/BDA per CFC 510 OCC/OCFA**

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Residential V

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required: **fire master plan (service code PR145)** *Prior to issuance of a building permit:*

- **architectural (service codes PR200-PR285);** • **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **fire alarm system (service code PR500-PR520)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928) DAS/BDA per CFC 510 OCC/OCFA Office 1**

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

fire master plan (service code PR145); OCFA does not recommend alternative surfaces: alternate methods and materials (AM&M) request (PR910) *Prior to issuance of a building permit:*

- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **sprinkler monitoring system (service code PR500)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928) DAS/BDA per CFC 510 OCC/OCFA**

Office 2

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

fire master plan (service code PR145); OCFA does not recommend alternative surfaces: alternate methods and materials (AM&M) request (PR910) *Prior to issuance of a building permit:*

- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **sprinkler monitoring system (service code PR500)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928) DAS/BDA per CFC 510 OCC/OCFA**

Office 3

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

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Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

fire master plan (service code PR145) *Prior to issuance of a building permit:*

- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)** *Prior to concealing interior construction:*
- **sprinkler monitoring system (service code PR500)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928) DAS/BDA per CFC 510 OCC/OCFA**

Office 4

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

fire master plan (service code PR145); OCFA does not recommend alternative surfaces: alternate methods and materials (AM&M) request (PR910) *Prior to issuance of a building permit:*

- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)**
  DAS/BDA per CFC 510 OCC/OCFA

Prior to concealing interior construction:

- **sprinkler monitoring system (service code PR500)** *Prior to occupancy:*
- **emergency responder radio system testing (service code PR928)**

Parking Structure A

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required: **fire master plan (service code PR145)** *Prior to issuance of a building permit:*

- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)**

Parking Structure B

Prior to approval of a tentative map or issuance of precise grading permit, whichever comes first; or, at the discretion of the planning department, prior to approval at public hearing if this precedes map approval or grading permit issuance:

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required: **fire master plan (service code PR145)** *Prior to issuance of a building permit:*

- **underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)**
- **fire sprinkler system (service codes PR400-PR465)**

Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

(temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

Emergency Access Easements: Irrevocable reciprocal access easements for emergency access purposes shall be reserved or recorded concurrently with the final map or, where no final map is required, prior to approval of the fire master plan.

Secured Fire Protection Agreement: Prior to clearance of a final map for recordation, or issuance of a building permit, whichever comes first, the applicant or responsible party shall enter into a secured fire protection agreement with OCFA Strategic Services (714-573-6199) to mitigate additional fire service impacts resulting from the project.

Traffic Pre-emption Devices: Prior to issuance of a final map, grading permit, or building permit, whichever comes first, the applicant or responsible party shall arrange with the appropriate city, county, or state public works department or agency for installation of traffic pre-emption devices on each traffic signal installed, relocated, or similarly modified as part of this project.

Pre-submittal Meeting: Prior to issuance of grading permit or submittal of any fire master plans or architectural plans to the OCFA, the applicant or responsible party shall attend a pre-submittal meeting with an OCFA plan reviewer. Call OCFA Planning & Development Services at 714 573-6108 at least two weeks in advance to arrange for scheduling and payment for the pre-submittal meeting.

Preconstruction Meeting: Before commencement of construction, the applicant or responsible party shall attend a pre-construction meeting with an OCFA inspector. Call OCFA Inspection Scheduling at 714 5736150 at least five days in advance to schedule and pay for the pre-construction meeting.

Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714 573 6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

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The Village at Laguna Hills

Attachment b, Exhibit B

Mitigation Monitoring and Reporting Program

Attachment: Attachment b - Resolution of Approval for the Village at Laguna Hills Project (2402 : USE-0010-2019 (Village at Laguna Hills))

Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168(c)(3), the 2016 Five Lagunas Addendum identified and incorporated feasible mitigation measures from the 2009 General Plan Update Program Environmental Impact Report (EIR). The Village at Laguna Hills Project is a modification of the Five Lagunas project. The mitigation measures from the City of Laguna Hills General Plan that were identified in the 2016 Five Lagunas Addendum and that remain applicable to the Village at Laguna Hills Project will be (or have been) implemented as specified in the following table.

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Addendum (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
Aesthetics						
MM A-1. The City shall plan and encourage strong unifying gateways at major entrances to the City and in community activity centers, and new private and public infrastructure and development projects to achieve strong gateway features through the use of signage and iconic design, architecture, and/or landscaping components that communicate Laguna Hills' identity and character.	Applies; no change. The Project site is located at a gateway of the City at El Toro Road and Interstate (I) 5. The applicant has provided a Master Sign Program (MSP) that will rejuvenate the site and provide modern signage and new lighting.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM A-2. Enhance the City's identity and promote walkability by developing a program whereby businesses or residents may sponsor street furniture, public art, and/or landscaped areas; continue to install public amenities such as streetscape, lighting, and landscaping.	Applies; no change. The applicant will implement a public art program that includes, among other aspects, art from local artists.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM A-3. The City shall require that as new development and revitalization projects come forward, the city will work with developers to preserve scenic views and vistas of natural and man-made landmarks visible from public locations and streets.	Applies; no change. The Project site is located approximately 25 miles south of the nearest designated state scenic highway and 1.5 miles away from the closest General Plan-designated landscape corridor. Because of intervening natural topography and urbanized development	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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	between these roadways and the Project site, the Project site is not located within the viewshed of these roadways. Conclusion to be further verified during plan check.					
MM A-5. Review discretionary proposals to assess the compatibility of proposed development with adjacent/surrounding uses and activities, including the requirement of site design, buffers, architectural and buffering techniques, and other measures to be incorporated into projects to ensure compatibility between uses and activities.	Applies; no change. The City has reviewed the Project design to ensure that it is consistent with the applicable design guidelines and development standards set forth in the Urban Village Specific Plan (UVSP). These guidelines and standards have been put in place by the City to ensure compatibility of proposed developments, including the Project, with adjacent/surrounding uses and activities. At the time of site plan check, the City will review and confirm that all proposed construction is consistent with the Project's Site Development Permit and Precise Development Plan, which incorporate applicable building form and site design standards from the Municipal Code and the UVSP.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM A-6. Review development and revitalization projects for consistency with Zoning Ordinance Section 9-40, Design Regulations and Standards.	Applies; no change. The City has reviewed the Project design to ensure that it is consistent with the applicable design guidelines and development standards set forth in the UVSP. The UVSP design guidelines and standards are compatible	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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	with those outlined in Section 9-40, Design Regulations and Standards, of the City's Zoning Ordinance. At the time of site plan check, the City will review and confirm that all proposed construction is consistent with the Project's Site Development Permit and Precise Development Plan, which incorporate applicable building form and site design standards from the Municipal Code and the UVSP.					
Air Quality						
MM AQ-1. The City shall implement the following measures to reduce the amount of fugitive dust that is re-entrained into the atmosphere from unpaved areas, parking lots and construction sites. 1. Require the following measures to be taken during the construction of all projects to reduce the amount of dust and other sources of PM_{10}, in accordance with SCAQMD Rule 403: • Dust suppression at construction sites using vegetation, surfactants and other chemical stabilizers • Wheel washers for construction equipment • Watering down of all construction areas	Applies; no change. The Project must adhere to South Coast Air Management District (SCAQMD) Rule 403 and all applicable requirements set forth by the rule, including, but not limited to, the requirements listed in MM AQ-1, section 1.	During construction	Site inspection	Project applicant and their contractor(s)	City of Laguna Hills	

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• Limit speeds at construction sites to 15 miles per hour • Covering of aggregate or similar material during transportation of material 2. Adopt incentives, regulations, and/or procedures to reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings. 3. Pave currently unpaved roads and parking lots or establish and enforce 15 miles per hour speed limits on low-use unpaved roads as permitted under California Vehicle Code section 22365.						
MM AQ-2. The City shall require each project applicant, as a condition of project approval, to implement the following measures to reduce exhaust emissions from construction equipment. 1. Commercial electric power shall be provided to the Project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment. 2. Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically	Applies; no change. The Project's commitment that diesel-powered equipment greater than 50 horsepower shall meet or exceed Tier 4 Final emission standards is designed to address the last sentence of MM AQ-2.	During construction	Site inspection	Project applicant and their contractor(s)	City of Laguna Hills	

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driven equivalents (provided that they are not run via a portable generator set). 3. To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions. 4. On-site equipment shall not be left idling when not in use. 5. The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited. 6. Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors. 7. Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with SCAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x						

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and PM_{10} control equipment will be available.						
MM AQ-6. The City shall work with project proponents to ensure that safe and attractive sidewalks, walkways, bike lanes, and cross walks that facilitate use are provided in accordance with City standards. The City shall work with developers to construct links to adjacent communities, using open space easements and utility easements when appropriate.	Applies; no change. The requirements set forth by the City and the UVSP related to safe and attractive sidewalks, walkways, bike lanes, and cross walks are applicable to the Project and design of the Project's pedestrian and non-motorized transportation facilities. The City will evaluate site plans to ensure conformance with the Project's Vesting Tentative Map, Site Development Permit, and Precise Development Plan, which require conforming sidewalks, walkways, bike lanes and cross walks, and easements, including for purposes of connectivity with adjacent communities.	During plan check and at the time of approval of any phased final map.	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM AQ-7. The City shall provide bike support facilities (e.g., bicycle racks, personal lockers, showers, and other bicycle support facilities) in new development and revitalization projects to encourage bicycle riding as a transportation mode. The City shall adopt a formal bike support facility ordinance and/or guidelines applicable to private and public development.	Applies; no change. The City has not yet adopted a formal bike support facility ordinance or guidelines. However, the Project includes bicycle racks and bike-share facilities to encourage the use of bicycling by residents, patrons, and visitors..	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM AQ-11. The City shall provide incentives such as preferential parking for alternative fuel vehicles.	Applies; no change. As required by state and local building codes, the Project will provide the required number of parking and	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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	charging stations for electric vehicles and other alternative fuel vehicles.					
MM AQ-12. The City shall actively encourage the development and maintenance of mixed uses, particularly in the Mixed Use and Neighborhood Mixed Use areas, by maintaining a list of sites available for mixed use and infill development and making the list available to developers. The City shall establish developer incentives to encourage well-designed mixed use and infill development projects in these areas.	Applies; no change. The Project is a mixed-use project consisting of a mix of complementary land uses, including commercial/retail, hotel, office, residential, and passive recreation.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM AQ-13. The City shall adopt a sustainable development program with the goal of reducing ownership costs, reducing water and energy consumption, reducing driving, and reducing greenhouse gas and criteria pollutant emissions. This Sustainable Development program shall incorporate the following programs that address environmental sustainability: Green Building Standards; Mixed Use; Bikeways, Sidewalks, Walkways, Crosswalks; Orange County Transportation Authority; Climate Action Plan; Water Conservation; Recycled and Reclaimed Water; and Community Gardens. In addition, the City will consider incorporating the following measures in the program:	The City did not adopt a sustainable development program. However, the Project advances these sustainability goals. By complying with contemporary Title 24 standards, the Project will incorporate aggressive Green Building Standards, including for energy and water conservation, that did not exist either when the City adopted MM AQ-13 in 2009 or when the City incorporated MM AQ-13 into Five Lagunas in 2016, By providing a mix of on-site uses, the Project will allow residents to walk to jobs, retail services, and other amenities without getting into their vehicles. The Project enhances bicycle and pedestrian connectivity in the UVSP area by providing Class II bicycle lanes along Calle	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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1. Adopt a formal green building program, such as Leadership in Energy and Environmental Design (LEED), GreenPoint Rated and/or other programs applicable to Laguna Hills. 2. Provide developer incentives for green buildings. 3. Adopt a native tree preservation ordinance and encourage planting of new, drought-tolerant trees. 4. Promote and incentivize alternative energy such as wind and solar in new development and revitalization projects. 5. Institute green purchasing practices in all City operations, including alternative or very fuel efficient vehicles. 6. Establish a marketing and education plan for City residents to encourage green building standards, alternatives to driving, energy conservation through high efficiency lighting and appliances, and alternative energy such as wind and solar. 7. Measure annual progress in City operations, and private development as applicable. 8. During the development review process for large development projects (greater than 10 units and/or 10,000 square feet), the City will coordinate with energy providers to	de la Louisa, Calle de los Caballeros, and Health Center Drive, which connects the site to Paseo de Valencia and the adjacent Oakbrook Village development, as well as to the off-site hospital and office uses. Three Class III bicycle paths would be extended between Calle de la Louisa and Main Street Promenade (the primary interior street), and a portion of Calle de la Louisa would be extended northwest from the intersection of Calle de la Plata to serve as a fourth Class III bicycle lane.					

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determine if additional energy efficiency measures can be incorporated into the project design.						
MM AQ-14. The City shall evaluate proposed development projects throughout the City using LEED standards, GreenPoint Rated, and/or other green building standards. The City encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification, and/or other green certifications: High Density Residential, Village Commercial, Freeway Commercial, Community Commercial, Office Professional, Mixed Use, Neighborhood Mixed Use, and Community/Private Institution. The City shall investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification, and other green certifications and ratings.	Applies; no change. The Project will be designed consistent with the contemporary versions of state and local building codes, which includes all applicable Title 24 requirements, including California Green Building Standards (CALGreen). The current (2019) requirements are more stringent than the green building standards envisioned in the General Plan Program EIR. Thus, the Project is consistent with this mitigation measure. The City will ensure that the buildings conform to the applicable Title 24 requirements as part of site plan and building permit review.	During plan check	Site plan and building permit review	Project applicant and their contractor(s)	City of Laguna Hills	
MM AQ-15. The City shall support, through the use of development standards, the use of fuel-efficient heating equipment, and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, boiler units, and low or zero-emitting architectural coatings.	Applies; no change. The Project will be designed consistent with the contemporary versions of state and local building codes, which includes all applicable Title 24 requirements, including CALGreen. These current standards require the installation and use of energy-, fuel-, and water-efficient fixtures, appliances, and other Project components. The City will ensure that the buildings conform to the applicable Title 24	During plan check	Site plan and building permit review	Project applicant and their contractor(s)	City of Laguna Hills	

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	requirements as part of site plan and building permit review.					
MM AQ-16. The City shall work with the SCAQMD and the SCAG to implement the AQMP and meet all federal and state air quality standards for pollutants. The City shall participate in any future amendments and updates to the Plan. The City shall also implement, review, and interpret the General Plan and future discretionary projects in a manner consistent with the Air Quality Management Plan to meet standards and reduce overall emissions from mobile and stationary sources.	Applies; no change. An Air Quality Management Plan (AQMP) consistency analysis has been provided as part of the Project's air quality analysis, as detailed in the Air Quality section of the Addendum.	During CEQA review	Review of Air Quality analysis/section in the Addendum	City of Laguna Hills and CEQA consultant	City of Laguna Hills	
MM AQ-17. The City shall continue to implement solid waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element required by Assembly Bill 939. As part of this program, the City shall work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community. The City shall develop programs to maximize recycling of waste products generated by the community to reduce the amount of solid waste disposed and prolong useful life of the local landfills.	Applies; no change. The Project is consistent with all applicable state and local solid waste regulations, as detailed in the Utilities and Service Systems section of the Addendum. The City will review the Project to ensure that the appropriate number and size of solid waste disposal areas (e.g., trash enclosures) are provided on the Project site consistent with the Site Development Permit.	During plan check	Site plan and building permit review	Project applicant and their contractor(s)	City of Laguna Hills	

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MM AQ-18. The City shall review all future development proposals for potential regional and local air quality impacts per CEQA. If potential impacts are identified, mitigation will be required to reduce the impact to a level less than significant, where technically and economically feasible.	Applies; no change. An air quality analysis has been conducted for the Project, as detailed in the Air Quality section of the Addendum. Mitigation measures identified in the General Plan Program EIR and incorporated into the Five Lagunas approvals apply to the Project.	During CEQA review	Review of Air Quality analysis/section in the Addendum	City of Laguna Hills and CEQA consultant	City of Laguna Hills	
MM AQ-19. The City shall implement the following measures to minimize exposure of sensitive receptors and sites to health risks related to air pollution. 1. Encourage site plan designs to provide the appropriate set-backs and/or design features that reduce TACs at the source. 2. Encourage the applicants for sensitive land uses to incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize the potential impacts of air pollution on sensitive receptors. 3. Actively participate in decisions on the siting or expansion of facilities or land uses (e.g., freeway expansions), to ensure the inclusion of air quality mitigation measures. 4. Where decisions on land use may result in emissions of air contaminants that pose significant health risks, consider options,	Applies; no change. Project design includes (1) appropriate setbacks between land uses, (2) landscaping areas/buffers and current indoor ventilation technology, and (3) the application of air quality-related mitigation measures from the General Plan, as incorporated into the Five Lagunas approvals, including the requirement that truck loading zones be located as far away and as much downwind as feasible from existing or proposed sensitive receptors. In addition, during Project operations, existing state regulations set forth by the California Air Resources Board govern truck idling, requiring that trucks not idle their primary diesel engine longer than 5 minutes at any given location.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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including possible relocation, recycling, redevelopment, rezoning, and incentive programs. 5. Activities involving idling trucks shall be oriented as far away from and downwind of existing or proposed sensitive receptors as feasible. 6. Strategies shall be incorporated to reduce the idling time of main propulsion engines through alternative technologies such as IdleAire, electrification of truck parking, and alternative energy sources for transportation refrigeration units (TRUs) to allow diesel engines to be completely turned off.						
Biological Resources						
MM B-1. Activities implemented under the General Plan will undergo project-specific review for potential impacts to biological resources in accordance with CEQA. The City shall require that all General Plan implementation activities adhere to California and federal legislation that protects all sensitive plants, wildlife, habitats and wetlands. The City shall work closely with the USACE [U.S. Army Corps of Engineers], USFWS, RWQCB, and the CDFG during the discretionary project permitting and CEQA review of any project that may result in the alteration of a stream bed, involve the removal of vegetation in	Applies; no change. A biological resources assessment has been conducted for the Project, as detailed in the Biological Resources section of the Addendum. Due to the presence of mature, ornamental trees throughout the Project site, any disturbance to these existing landscape trees would need to comply with the California Fish and Game Code and the Migratory Bird Treaty Act. To adhere to the regulatory requirements, should ground	During CEQA review and Prior to and during construction	Review of Biological Resources analysis/section in the Addendum If construction activities commence during the nesting bird season, submittal of a	City of Laguna Hills and CEQA consultant	City of Laguna Hills	Biological resources assessment completed as part of the CEQA process

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wetland and riparian habitats, disturb waters of the U.S. or otherwise impacts sensitive biological resources. If recommended or required by the resource agencies, project-specific measures to mitigate potential impacts to sensitive species, such as native birds and bats, will be established as conditions of project approval. Mitigation measures for habitat and species may include, but are not limited to, avoidance, enhancement, restoration, or a combination of any of the three.	disturbance, vegetation trimming/ removal activities, or other construction activities need to commence during the nesting bird season (February 1 through August 31), additional considerations would be implemented. Typically, standard considerations implemented to comply with the California Fish and Game Code and the Migratory Bird Treaty Act regulations include having a qualified biologist conduct a pre-construction nesting bird survey to ensure that no active nests are found on site. In the event that an active nest is found, the nest location is mapped and a no-disturbance buffer, as determined by the qualified biologist based on the species, is created around the nest until the nest is no longer active (i.e., no eggs or young). As a result, direct or indirect impacts to nesting birds would be less than significant.		memorandum or report summarizing any measures undertaken to comply with the applicable provisions of the California Fish and Game Code and the Migratory Bird Treaty Act			
MM B-2. The City shall continue to implement the National Pollutant Discharge Elimination System (NPDES) stormwater permits issued by the State and Regional Water Quality Control Board. Require new development and revitalization projects to incorporate Best Management Practices (BMPs) pursuant to the NPDES permit to ensure that the	Applies; no change. The Project is required to comply with all applicable provisions of the NPDES stormwater permit and will incorporate BMPs pursuant to the NPDES permit.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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City complies with applicable state and federal regulations.						
MM B-3. As a condition of project-specific approval, the City shall require new development and redevelopment to provide adequate on-site and off-site stormwater and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments. To determine the facility and Best Management Practices (BMP) needs, the City will require, when necessary, a hydrological/drainage analysis be performed by a state licensed and City-approved engineer, with the cost of said analysis the responsibility of the project applicant.	Applies; no change. A Preliminary Water Quality Management Plan and Drainage Study are included as Appendix E to the Addendum consistent with MM B-3. Appendix E evaluates stormwater and drainage management and recommends BMPs, among other recommendations. The Project shall comply with all applicable recommendations of Appendix E.	During plan check.	Review of site plans for conformance with Appendix E recommendations	Project applicant and their contractor(s)	City of Laguna Hills	
MM B-4. In accordance with the City of Laguna Hills Tree Protection Ordinance, a permit shall be required from the Public Services Director to plant, move, spray, trim, remove, prune, replace, cut, or otherwise disturb any tree in any public place. Section 8-08.050 of the Laguna Hills Tree Protection Ordinance requires that City trees be replaced by the caliper inch measured at diameter breast height (DBH). For every inch of DBH removed, an equal number of caliper inches shall be replaced. For example, the removal of one 12-inch tree shall necessitate the planting of a total of 12 inches of new tree(s) (e.g., one 12-inch tree, six 2-inch trees, or four 3-inch trees).	Applies; no change. The Project applicant will apply for and secure a permit from the City to plant, move, spray, trim, remove, prune, replace, cut, or otherwise disturb any tree in any public place. Any trees removed as a result of the Project would be replaced pursuant to Section 8-08.050 of the Laguna Hills Tree Protection Ordinance.	Prior to approval of first grading or site permit that requires removal of any qualifying tree	Review of tree removal permit	Project applicant and their contractor(s)	City of Laguna Hills	

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Geology, Soils, and Mineral Resources						
MM GS-3. The City shall require geologic and/or geotechnical studies for proposed new development and redevelopment projects located in areas identified as susceptible to landslides and liquefaction, and binding mitigation strategies must be adopted. Compliance with the recommendations set forth in site-specific geologic and/or geotechnical studies will be made a condition of the site development permit for subsequent projects. In addition, the City may require applicants to incorporate measures to stabilize and maintain slopes on a site-by-site basis, such as, but not limited to, proper planting, irrigation, retaining walls, and benching.	Applies; no change. The project applicant submitted a Geotechnical Study that is included as Appendix D to the Addendum. Recommendations from that study are incorporated into Project design. Further, the Project shall comply with the recommendations in the Geotechnical Study (Appendix D).	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM GS-5. The City shall require detailed groundwater studies in areas with known or suspected high groundwater levels that identify site-specific conditions. Where groundwater is identified as a potential site-specific hazard, construction approaches shall be incorporated into the design of projects to protect structures from the potential hazard, to the satisfaction of the City Engineer and Building Official.	Applies; no change. The Project site is subject to potential high groundwater that could be encountered during deeper on-site excavations. The Project shall comply with the recommendations in the Geotechnical Study (Appendix D), including those that address construction in areas impacted by high groundwater.	During plan check	Site plan review for conformance with Appendix D	Project applicant and their contractor(s)	City of Laguna Hills	

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Global Climate Change (Greenhouse Gas Emissions)						
MM GCC-2. The City shall evaluate proposed development projects throughout the City using LEED standards, GreenPoint Rated, and/or other green building standards. The City encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification, and/or other green certifications: High Density Residential, Village Commercial, Freeway Commercial, Community Commercial, Office Professional, Mixed Use, Neighborhood Mixed Use, and Community/Private Institution. The City shall investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification and other green certifications and ratings.	Applies; no change. The Project will be designed consistent with the contemporary versions of state and local building codes, which includes all applicable Title 24 requirements, including CALGreen. These current requirements are more stringent than the green building standards envisioned in the General Plan Program EIR. Thus, the Project is consistent with this mitigation measure, given that the Project meets – and in many cases exceeds – the green building standards assumed in the Program EIR. All site and building permit applications will be reviewed for conformance with the Site Development Permit and Precise Development Plan.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM GCC-3. The City shall actively encourage the development and maintenance of mixed uses, particularly in the Mixed Use and Neighborhood Mixed Use areas, by maintaining a list of sites available for mixed use and infill development and making the list available to developers. The City shall establish developer incentives to encourage well-designed mixed use and infill development projects in these areas.	Applies; no change. The Project is a mixed-use project consisting of a mix of complementary land uses, including commercial/retail, hotel, office, residential, and passive recreation.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

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MM GCC-6. The City shall work with project proponents to ensure that safe and attractive sidewalks, walkways, bike lanes, and crosswalks that facilitate use are provided in accordance with City standards. The City shall work with developers to construct links to adjacent communities, using open space easements and utility easements where appropriate.	Applies; no change. The requirements set forth by the City and the UVSP related to safe and attractive sidewalks, walkways, bike lanes, and cross walks are applicable to the Project and design of the Project's pedestrian and non-motorized transportation facilities. The City will ensure that site improvements conform with the Project's approved Site Development Permit, Precise Development Plan, and Vesting Tentative Map with respect to proposed sidewalks, walkways, bike lanes, crosswalks and any necessary easements.	During plan check and review of phased final maps.	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM GCC-7. The City shall provide bicycle support facilities (e.g., bicycle racks, personal lockers, showers, and other bicycle riding support facilities) in new development and revitalization projects to encourage bicycle riding as a transportation mode. The City shall adopt a formal bike support facility ordinance and/or guidelines applicable to private and public development.	Applies; no change. The City has not yet adopted a formal bike support facility ordinance or guidelines. However, the Project includes bicycle racks and bike-share facilities to encourage the use of bicycling by residents, patrons, and visitors.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	
MM GCC-11. The City shall encourage water conservation throughout Laguna Hills in the following ways: 1. Encourage water developments to apply water-conserving principles, including such techniques and materials as native or low water use (drought-tolerant) plants, low	Applies; no change. The Project will comply with all applicable state and local water efficiency requirements, including those provisions pertaining to both indoor and outdoor (landscape) use.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Project (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. 2. Support the production of recycled water and develop new uses for recycled water. 3. Apply water conservation techniques/project "water budgets" to achieve a significant reduction over historic use and over average uses for the proposed type of development by incorporation of water conservation devices, such as low-flow toilets, flow restriction devices, and water conserving appliances in new public and private development and rehabilitation projects.	The Project site is not served by recycled water.					
MM GCC-14. The City shall continue to implement solid waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element required by Assembly Bill 939. As part of this program, work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community. Develop programs to maximize recycling of waste products generated by the community to prolong useful life of the local landfills.	Applies; no change. The Project will be consistent with all applicable state and local solid waste regulations, as detailed in the Utilities and Service Systems section of the Addendum. The City will review site plan and building permit applications to ensure that the appropriate number and size of solid waste disposal areas (e.g., trash enclosures) are provided on the Project site.	During plan check	Site plan review	Project applicant and their contractor(s)	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Project (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
Hydrology and Water Quality						
MM HWQ-1. The City shall adopt, amend, and/or continue to enforce City policies, regulations, and programs to decrease stormwater and urban runoff pollution while considering the following: 1. Promote the use of low impact development standards in new development and redevelopment projects. 2. Continue to implement the National Pollutant Discharge Elimination System (NPDES) stormwater permits issued by the State and Regional Water Quality Control Board. Require new development and revitalization projects to incorporate Best Management Practices (BMPs) pursuant to the NPDES permit to ensure that the City complies with applicable state and federal regulations. 3. Educate residents regarding surface water quality pollutants, especially those that may result from community activities, such as car washes. Further, as a condition of Project approval, require new development and redevelopment to provide adequate on-site and off-site stormwater and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments. To determine the facility and Best	Applies; no change. Appendix E includes a Preliminary Water Quality Plan and Drainage Study and associated recommendations for stormwater management. The Project shall comply with all applicable NPDES requirements.	Prior to approval of first grading or site permit	Confirmation that plans conform to associated conditions of approval and Appendix E.	Project applicant and their contractor(s)	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Project (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
Management Practices (BMP) needs, the City will require, when necessary, a hydrological/drainage analysis be performed by a state licensed and City-approved engineer, with the cost of said analysis the responsibility of the Project applicant.						
			Noise			
MM N-1. The City shall review development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element are met. The City shall consult Noise Element guidelines and standards for noise compatible land uses to determine the suitability of proposed developments relative to existing and forecasted noise levels. The City shall enforce California Title 24 Noise Standards to ensure an acceptable interior noise level of 45 dBA CNEL in habitable rooms. The City shall require acoustical analysis for all discretionary projects where any of the following apply: 1. The project will create or impact noise sensitive land uses and is located within the existing or future 60 dBA CNEL or higher contour. 2. The addition of more than 10% to the volume of average daily traffic of any arterial street. 3. The addition of 1,000 or more vehicles in the peak hour on adjacent roadways.	Applies; no change. A noise analysis has been conducted for the Project, as detailed in the Noise section of the Addendum. As applicable, mitigation measures identified in the General Plan Program EIR have been applied to the Project, as outlined herein. A subsequent acoustical analysis would be required prior to approval of building permits, ensuring that noise from on-site noise-generating activities is in compliance with the City's Municipal Code and General Plan noise standards at on-site noise-sensitive receptors and complies with the Municipal Code at existing off-site noise-sensitive receptors. This subsequent acoustical analysis would ultimately determine which additional design features are needed, if any, to comply with General Plan standards.	During CEQA review and plan check	Review of Noise analysis/section in the Addendum and review of subsequent acoustical analysis.	City of Laguna Hills, CEQA consultant, and Project applicant and their contractor(s)	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Project (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
4. The project will introduce noise or vibration sources associated with mechanical equipment operations, entertainment, maintenance, and facility operations. 5. The project is a proposed residential use in the vicinity of existing and proposed commercial areas. 6. The project is a mixed use development that includes a residential component. The focus of this type of acoustical study is to determine likely interior and exterior noise levels and recommend appropriate design features to reduce noise. The City shall require mitigation measures, where necessary, to reduce noise levels to meet the adopted standards and criteria. Such measures may include landscaped berms, barriers, walls, enhanced parkways, increased parkways, and other sound attenuating architectural design and construction methods. The City will only permit new development if adopted noise standards and regulations can be met.						
MM N-2. The City shall implement provisions of the California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multifamily residential living spaces shall not exceed 45 dB CNEL. The standard is defined as the combined effect of all noise sources and is implemented when	Applies; no change. A noise analysis has been conducted for the Project, as detailed in the Noise section of the Addendum. A subsequent acoustical analysis shall be required prior to approval of building	During CEQA review and plan check	Review of Noise analysis/section in the Addendum and review of subsequent	City of Laguna Hills, CEQA consultant, and Project applicant and their contractor(s)	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Project (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
existing or future exterior noise levels exceed 60 dB CNEL. Title 24 further requires that the standard be applied to all new hotels, motels, apartment houses, and dwellings other than single-family dwellings. The City shall also apply this standard to single-family dwellings and condominium conversion projects.	permits, ensuring that noise from on-site noise-generating activities is in compliance with the City's Municipal Code and General Plan noise standards at on-site noise-sensitive receptors and complies with the Municipal Code at existing off-site noise-sensitive receptors. This subsequent acoustical analysis would ultimately determine which additional design features, are needed, if any, to comply Title 24 indoor noise standards.		acoustical analysis			
MM N-3. The City shall review the locations of proposed projects with the potential to generate noise in relation to sensitive receptors through the discretionary project review process. The City shall limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, or gain access on driveways next to residential and other noise sensitive areas. The City shall only approve exceptions if full compliance with the nighttime limits of the noise regulations is achieved.	Applies; no change. A noise analysis has been conducted for the Project, as detailed in the Noise section of the Addendum. A subsequent acoustical analysis shall be required prior to approval of building permits, ensuring that noise from on-site noise-generating activities is in compliance with the City's Municipal Code and General Plan noise standards at on-site noise-sensitive receptors and complies with the Municipal Code at existing off-site noise-sensitive receptors. Based on the results of the acoustical analysis, the City will have the ability to review truck delivery operations and to	During CEQA review and plan check	Review of Noise analysis/section in the Addendum and review of subsequent acoustical analysis	City of Laguna Hills, CEQA consultant, and Project applicant and their contractor(s)	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Project (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
	place time-of-use restriction (if warranted) on truck delivery activities with the potential to result in adverse noise effects.					
MM N-4. The City shall require all construction activity to comply with the limits (maximum noise levels, hours, and days of allowed activity) established in City noise regulations to reduce impacts associated with temporary construction noise to the extent feasible. Trucks associated with construction activities shall follow designated truck routes, where appropriate.	Applies; no change. Project construction will be required to adhere to the City's limits (maximum noise levels, hours, and days of allowed activity) established in City noise regulations.	During construction phase	Site inspection	Project applicant and their contractor(s)	City of Laguna Hills	
Public Services and Utilities						
MM PSU-1. The City shall review all development projects in consultation with the appropriate water district to ensure adequate water supplies, treatment, and distribution capacity for all projects will be achieved without a negative impact to the community. For those projects subject to SB 610 and/or SB 221, the City shall require a Water Supply Assessment or water supply verification demonstrating available water supplies exist to support the proposed development project. In the event that sufficient uncommitted capacity does not exist, the City shall not grant discretionary approval until capacity becomes available.	Applies; no change. A water supply assessment (WSA) has been prepared and approved by El Toro Water District (ETWD, the Project's water purveyor) and is included as Appendix H to the Addendum. The WSA concluded that adequate current and future water supplies are available to meet the Project's water demands.	During plan check	Review of WSA	ETWD and Project applicant	City of Laguna Hills	
MM PSU-2. The City shall implement applicable provisions in the MNWD [Moulton Niguel Water District] and ETWD Urban Water Master Plans to	Applies; no change. A WSA has been prepared and approved by ETWD and is included as Appendix H to the Addendum.	During plan check	Review of WSA	ETWD and Project applicant	City of Laguna Hills	

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Village at Laguna Hills Mitigation Monitoring and Reporting Program (MMRP)

General Plan Program EIR Mitigation Measure Incorporated in the 2016 Five Lagunas Project (14 CCR 15168[c][3])	Application of this Mitigation Measure to the Village at Laguna Hills Project	Implementation Timing	Method of Verification	Party Responsible for Implementation	Party Responsible for Monitoring	Date of Completion
ensure that adequate water supplies are available to meet the needs of current and future growth, as well as during an emergency event or drought. The City shall support efforts by these agencies to research and employ new technologies that improve water services and/or sustainability of water supplies in Laguna Hills.	The WSA concluded that adequate current and future water supplies are available to meet the Project's water demands.					

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The Village at Laguna Hills

Attachment c

Ordinance Approving and Adopting the Development Agreement

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

ORDINANCE NO. ORD 2021-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING AND ADOPTING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAGUNA HILLS AND MGP FUND X LAGUNA HILLS, LLC FOR THE VILLAGE AT LAGUNA HILLS PROJECT.

WHEREAS, MGP Fund X Laguna Hills, LLC (“Owner”) initiated an application with the City of Laguna Hills ("City") for approval of a development agreement to implement land use entitlements in order to continue to redevelop the existing approximately 68-acre former Laguna Hills Mall site generally located along the southerly side of El Toro Road and the westerly side of Avenida de la Carlota of in the City of Laguna Hills (the “Property”) through the demolition and removal of the remaining portions of the Laguna Hills Mall structure and the construction of a new retail and entertainment core, perimeter commercial pads, office buildings, a hotel, multifamily housing, parking structures, a central communal open space (Village Park) and related amenities, (the "Project"); and,

WHEREAS, on April 27, 2021 the City adopted Resolution No. PA2021-04-27-2 approving land use entitlements for the Project delineated as Case No. USE-010-2019, which consist of a Site Development Permit for new development, a Master Sign Program for various on-site signs, a Conditional Use Permit for a new health club facility, a Conditional Use Permit for a new hotel, a Conditional Use Permit to allow shared parking, a Vesting Tentative Tract Map to subdivide the property into 16 lots, and a Precise Plan for mixed use development of the site, along with conditions of approval with respect thereto; and

WHEREAS, the City has evaluated the Project’s potential environmental impacts and, on April 27, 2021, adopted Resolution No. PA2021-04-27-1 making corresponding findings regarding the Project’s compliance with the California Environmental Quality Act pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Sections 15162 and 15164, and adopting a Fifth Addendum to the Laguna Hills General Plan Program Environmental Impact Report for the Project; and,

WHEREAS, the City Council serves as, and is, the Planning Agency of the City pursuant to Government Code Section 65100; and

WHEREAS, on April 2, 2021 and April 5, 2021, as required by Government Code Section 65867, the City caused public notice to be given of the City Council's intention to consider adoption of the development agreement for the Project as provided in Government Code Sections 65090 and 65091 and Chapter 9-96 of the Laguna Hills Municipal Code, and on April 27, 2021, as required by Government Code Section 65867,

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

the City Council held a public hearing on adoption of the development agreement, and introduction and first reading of this ordinance; and,

WHEREAS, on May 11, 2021, the City Council considered the adoption of this ordinance approving and authorizing the execution of the development agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The development agreement with the Owner for the Project attached hereto as Exhibit "A" is hereby APPROVED based on the following statement of findings:

A. The development agreement and the Project are consistent with the objectives, policies, general land uses, and programs of the Laguna Hills General Plan and the Urban Village Specific Plan encouraging an urban village identity to include a variety of high quality public, regional commercial, recreational, and high density residential uses working in concert to create an "urban village" with enhanced pedestrian areas conveniently linking commercial, residential, and civic areas.

   The Project includes modifications to the Five Lagunas Project approved in 2016 that will result in Development of the following on the Property:

   i. up to 250,000 square feet of space within Retail Buildings;
   ii. up to 465,000 square feet of space within Office Buildings;
   iii. two Parking Structures to serve the office uses;
   iv. a Hotel containing between 100 to 150 rooms;
   v. up to five (5) Residential Buildings containing up to 1,500 multiple family residential units, 200 of which will be Affordable Units;
   vi. the construction of park and open space improvements within the Village Park; and
   vii. the construction of associated pubic improvements, parking facilities, streets, pedestrian pathways, and other infrastructure.

B. The development agreement and the Project are consistent and compatible with the densities and uses authorized for the Project site specified in the Laguna Hills General Plan, the Urban Village Specific Plan, and the Zoning and Development Code of the City.

C. The development agreement provides for the orderly development of the Project property. The development agreement identifies the different phases and timing for construction of the Project and public improvements.

SECTION 2. The City Council finds that the above recitations are true and correct and constitute the findings of the City Council and Planning Agency in this case.

SECTION 3. The City Manager is hereby directed and authorized to take all necessary actions to implement this ordinance, including but not limited to, to execute the development agreement attached hereto as Exhibit "A" and other related documents, and to make minor clerical or non-substantive changes thereto.

SECTION 4. A fully executed copy of the development agreement attached hereto as Exhibit "A" between the City and the Owner shall be filed and maintained in the office of the City Clerk.

SECTION 5. The City Clerk shall record a copy of the development agreement with the Orange County Clerk-Recorder within 10 days of the effective date of this ordinance, on or before June 21, 2021.

SECTION 6. This ordinance shall become effective 30 days after its adoption, on June 11, 2021.

SECTION 7. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 8. The City Clerk shall certify to the adoption of this ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative, the City Clerk may cause to be published a summary of this ordinance and a certified copy of the text of this ordinance shall be posted in the office of the City Clerk five days prior to the date of adoption of this ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this ordinance, together with the vote for and against the same, in the office of the City Clerk.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2021.

_____
ERICA PEZOLD, MAYOR

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

ATTEST:

_____
MELISSA AU-YEUNG, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing Ordinance No. ORD 2021-1 was duly introduced and placed upon its first reading at a Regular Meeting of the City Council on the ____ day of _____, 2021, and that thereafter, said ordinance was duly adopted and passed at a Regular Meeting of the City Council held on the ____ day of ____, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

_____
MELISSA AU-YEUNG, CITY CLERK

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

EXHIBIT "A"

DEVELOPMENT AGREEMENT

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Laguna Hills
c/o City Clerk
24035 El Toro Road
Laguna Hills, California 92653

(Space Above Line for Recorder's Use)
Exempt from Recorder's Fees Pursuant to
Government Code §§ 6103 and 27383

DEVELOPMENT AGREEMENT
(Village at Laguna Hills Mixed Use Project)

BY AND BETWEEN

THE CITY OF LAGUNA HILLS, a municipal corporation, duly organized and existing under the Constitution and laws of the State of California

AND

MGP FUND X LAGUNA HILLS, LLC, a Delaware limited liability company

THIS DEVELOPMENT AGREEMENT SHALL BE RECORDED WITHIN TEN DAYS OF ITS EFFECTIVE DATE PURSUANT TO THE REQUIREMENTS OF GOVERNMENT CODE §65868.5

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

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DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF LAGUNA HILLS
AND
MGP FUND X LAGUNA HILLS, LLC

This Development Agreement ("Development Agreement") is made and entered into this _____ day of _____, 2021 ("Development Agreement Date"), by and between the City of Laguna Hills, a municipal corporation, duly organized and existing under the Constitution and laws of the State of California ("City") and MGP FUND X Laguna Hills, LLC, a Delaware limited liability company ("Owner"), pursuant to the authority set forth in Article 2.5 of Chapter 4 of Division I of Title 7, Sections 65864 through 65869.5 of the California Government Code (the "Development Agreement Statute").

RECITALS

This Development Agreement is predicated upon the following facts:

A. City is authorized, pursuant to California Government Code §§65864 through 65869.5 (the "Development Agreement Statute") and Chapter 9-84 of the Laguna Hills Municipal Code (the "Development Agreement Ordinance") to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property in order to, among other things: encourage and provide for the development of public facilities in order to support development projects; provide certainty in the approval of development projects in order to avoid the waste of resources and the escalation in project costs and to encourage investment in and commitment to comprehensive land use planning, which will make maximum efficient utilization of resources at the least economic cost to the public; provide assurance to the applicants of development projects: (i) that they may proceed with their projects in accordance with existing policies, rules and regulations, subject to the conditions of approval of such projects and provisions of such development agreements, and (ii) encourage private participation in comprehensive planning and reduce the private and public economic costs of development.

B. These Recitals refer to and utilize certain terms which are defined in this Development Agreement. The Parties intend to refer to those definitions in conjunction with the use thereof in these Recitals.

C. Owner represents that it owns in fee the approximately 68-acre former Laguna Hills Mall site (the "Property") located in the City of Laguna Hills, within the Specific Plan area, which is more particularly described and depicted in **Exhibit A** to this Development Agreement.

D. City desires that the approximately 240 acre area bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and I-5 on the east be developed in a manner consistent with the Village Commercial land use designation of the City's General Plan, which generally envisions the development of this area as a community core in which a variety of public, regional commercial, recreational, and high density residential uses work in concert to

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create an "urban village" with enhanced pedestrian areas conveniently linking commercial, residential, and civic areas.

E. In order to carry out the goals and policies of the General Plan for the Village Commercial area, on November 26, 2002, the Laguna Hills City Council adopted the Urban Village Specific Plan (the "Specific Plan"), establishing a land use concept, plans for additional public open space and pedestrian pathways, design guidelines, and development standards for new developments in the Specific Plan area aimed at creating an urban village identity. The allowed development intensity in the Specific Plan area is determined based upon vehicle trip generation limits, rather than land use type or size, and the Specific Plan provides for flexibility in development options and the mixture of land uses, provided established anticipated aggregate vehicle trip limits generated by new development are not exceeded. The City implements this aspect of the Specific Plan through a vehicle trip budget debiting process pursuant to which additional peak hour vehicle trips generated by each new development or redevelopment project are subtracted from the current aggregate total additional peak hour vehicle trips available to accommodate future new development in the Specific Plan area (the "Specific Plan Area Trip Budget Allocation"). Pursuant to the Specific Plan, applicants for new development projects are authorized to develop to the maximum intensity of their plans upon verification that the vehicle trip generation impacts created by the new development will not exceed the remaining Specific Plan Area Trip Budget Allocation. In July 2009, the Laguna Hills City Council adopted a comprehensive update to the City's General Plan, which authorized increased development intensity, and a corresponding increased number of authorized aggregate additional vehicle trips to accommodate future development projects, within the Specific Plan area. In April 2011, the Laguna Hills City Council approved amendments to the Specific Plan in order to implement the General Plan update.

F. In March 2016, the City Council approved Site Development Permit, Master Sign Program, Conditional Use Permit, Parking Use Permit, Vesting Tentative Tract Map, and Precise Plan No. 2-15-3114 for the Property, which authorized redevelopment of the Laguna Hills Mall and the Property with a mixed-use retail and residential project branded "Five Lagunas."

G. Owner now desires to modify the 2016 Five Lagunas Project through implementation of land use entitlements in order to continue to redevelop the Property through the demolition and removal of the former Laguna Hills Mall structure and the construction on the Property of a new retail and entertainment core, perimeter commercial pads, office buildings, a hotel, multifamily housing, parking structures, a central communal open space (Village Park) and related amenities, all as more particularly defined herein (hereinafter collectively referred to as the "Project").

H. The City has evaluated the Project's environmental potential impacts and, on April 27, 2021 adopted Resolution No. PA2021-04-27-1 making corresponding findings regarding the Project's compliance with the California Environmental Quality Act pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Sections 15162 and 15164, and adopting a Fifth Addendum to the Laguna Hills General Plan Program Environmental Impact Report for the Project.

I. In order to implement the Project, Owner has submitted, and City has approved, Case No. USE-010-2019 for the Project, which includes the following discretionary permits: a Site Development Permit, a Precise Plan, a Master Sign Program, a Vesting Tentative Tract Map, a Parking Use Permit, a Conditional Use Permit for a hotel, and a Conditional Use Permit for a health club, along with associated conditions of approval.

J. City desires to accomplish the goals and objectives set forth in City's General Plan and the Specific Plan and finds that the Project will accomplish said goals and objectives. The City has determined that the Project is consistent with the General Plan, the Specific Plan and the Existing Land Use Regulations, as defined below.

K. In accordance with the Specific Plan, a traffic impact analysis dated September 1, 2020 (the "Traffic Impact Analysis") was prepared by Linscott, Law & Greenspan, Engineers, which analyzes the potential traffic impacts of the Project in comparison to the Five Lagunas Project, calculates the net change in peak hour vehicle trips that will be generated as a result of the Project, and demonstrates that there are sufficient remaining additional peak hour vehicle trips available in the current Specific Plan Area Trip Budget Allocation to accommodate the Project.

L. As consideration for the benefits gained by Owner from the vested rights acquired pursuant to the Development Agreement Statute and to conform with the requirements of the Specific Plan, City is requiring that Owner construct and install as part of Development of the Project certain public improvements and provide other public benefits.

M. In order to avoid any misunderstandings or disputes which may arise from time to time between Owner and City concerning the proposed Development of the Project and to assure each party of the intention of the other as to the processing of any land use entitlements which now or hereafter may be required for such development, the Parties believe it is desirable to set forth their intentions and understandings in this Development Agreement. In order for both City and Owner to achieve their respective objectives, it is imperative that each be as certain as possible that Owner will develop and that City will permit Owner to proceed with Development of the Project and public improvements and other public benefits as approved by City within the time periods provided in this Development Agreement, except as otherwise indicated herein.

N. On April 2, 2021 and April 5, 2021, as required by Section 65867 of the Development Agreement Statute, the City caused public notice to be given of the City Council's intention to consider adoption of a development agreement for the Project.

O. On April 27, 2021, as required by Section 65867 of the Development Agreement Statute, the City Council held a public hearing on the Development Agreement.

P. The City Council hereby finds and determines that this Development Agreement: (i) is consistent with the objectives, policies, general land uses, and programs contained City's General Plan and Urban Village Specific Plan; (ii) is compatible with the uses authorized in the Village Commercial land use district; (iii) provides for the orderly development of the Property; and (iv) is entered into pursuant to and in compliance with the requirements of Section 65867 of the Development Agreement Statute.

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Q. In preparing and adopting the General Plan and in granting the Existing Development Approvals, City considered the health, safety and general welfare of the residents of City and prepared in this regard an extensive environmental impact report and other studies. Without limiting the generality of the foregoing, in preparing and adopting the General Plan and in granting the Existing Development Approvals, the City Council carefully considered and determined the projected needs (taking into consideration the planned development of the Project and all other areas within the City) for water service, sewer service, storm drains, electrical facilities, traffic/circulation infrastructure, police and fire services, paramedic and similar improvements, facilities and services within the Specific Plan area, and the appropriateness of the density and intensity of the development comprising the Project and the needs of City and surrounding areas for other infrastructure.

R. On May 11, 2021, the City Council adopted the Authorizing Ordinance approving and authorizing the execution of this Development Agreement.

NOW, THEREFORE, pursuant to the authority contained in the Development Agreement Statute, and pursuant to the Development Agreement Ordinance, and pursuant to the mutual promises and covenants herein contained, the Parties hereto agree as follows:

SECTION 1 DEFINITIONS

The following words and phrases are used as defined terms throughout this Development Agreement, and each defined term shall have the meaning set forth below.

1.1 Affordable Housing Implementation Plan. "Affordable Housing Implementation Plan" or "AHIP" means the Village at Laguna Hills Affordable Housing Implementation Plan attached as **Exhibit F** to this Development Agreement.

1.2 Affordable Unit(s). "Affordable Unit(s)" means a unit or units of housing that is/are located within a Residential Building and is/are affordable to Moderate Income Households or Lower Income Households, as those terms are defined herein.

1.3 Authorizing Ordinance. The "Authorizing Ordinance" means Ordinance No. ORD 2021-1 approving and authorizing this Development Agreement.

1.4 CEQA. "CEQA" means the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, and the regulations adopted pursuant thereto (Title 14 of the California Code of Regulations, Section 15000 *et seq*.), as they may be amended from time to time.

1.5 Commence Construction or Commenced Construction. With respect to Residential Buildings, Retail Buildings, and Office Buildings, "Commence Construction" or "Commenced Construction" means Owner has begun actual construction of vertical components of buildings. With respect to the Village Park, "Commence Construction" or "Commenced Construction" means Owner has completed precise grading of the portion of the Property designated for the Village Park and begun actual installation of the landscaping and irrigation required to be included in the Village Park pursuant to the Existing Development Approvals.

1.6 Complete Construction, Completed Construction, or Completion of Construction. With respect to Residential Buildings, Retail Buildings, and Office Buildings, "Complete Construction," "Completed Construction," or "Completion of Construction" means that the Owner (i) has requested and is entitled to issuance of a certificate or certificates of occupancy, and (ii) has obtained written approval from the appropriate City officials for all Public Improvements required to be completed prior to issuance of the relevant certificate(s) of occupancy pursuant to the Existing Development Approvals. With respect to the Village Park, "Completed Construction," or "Completion of Construction" means that Owner has installed all landscaping, irrigation, lighting, pedestrian pathways, water features, shade structures, seating, equipment, and/or other infrastructure required to be included in the Village Park pursuant to the Existing Development Approvals.

1.7 City. "City" means the City of Laguna Hills, a municipal corporation, duly organized and existing under the Constitution and laws of the State of California.

1.8 City Manager. "City Manager" means the City Manager of the City of Laguna Hills or his or her designee.

1.9 Community Benefit Fees. "Community Benefit Fees" shall have the meaning ascribed in Section 10.5 of this Development Agreement. Because Community Benefit Fees are an obligation arising from this Development Agreement, they are not subject to the Mitigation Fee Act or the Quimby Act, and City may deposit such payments into the City's general fund and expend such funds for any lawful purpose.

1.10 Develop, Developed, or Development. "Develop," "Developed," or "Development" means the improvement or renovation of the Property for the purposes of completing the structures, improvements and facilities comprising the Project, including, without limitation: grading; the construction of infrastructure and public facilities related to the Project, whether located within or outside the Property; the construction of buildings, structures, and other facilities; the installation of landscaping; and the construction of other facilities and improvements necessary or appropriate for the Project. "Develop," "Developed," or "Development" does not mean the maintenance, repair or reconstruction of any building, structure, improvement, landscaping or facility after the initial construction and completion thereof.

1.11 Development Agreement. "Development Agreement" means this Development Agreement and any subsequent amendments to this Development Agreement which have been made in compliance with the provisions of this Development Agreement, the Development Agreement Statute, and the Development Agreement Ordinance.

1.12 Development Agreement Date. The "Development Agreement Date" means the effective date of the Authorizing Ordinance, which date is shown on page 1, paragraph 1 of this Development Agreement.

1.13 Development Agreement Ordinance. The "Development Agreement Ordinance" means Chapter 9-84 of the Laguna Hills Municipal Code.

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1.14 Development Agreement Statute. The "Development Agreement Statute" means Sections 65864 through 65869.5 of the California Government Code as it exists on the Development Agreement Date.

1.15 Development Fees. "Development Fees" shall have the meaning ascribed in Section 10.1 of this Development Agreement, as specified in **Exhibit B** to this Development Agreement.

1.16 Development Plan. "Development Plan" means Development of the Property pursuant to this Development Agreement, the Existing Development Approvals, and the Existing Land Use Regulations, as well as all Subsequent Development Approvals, and all Subsequent Land Use Regulations to which Owner has consented to in writing, which consent shall be in Owner's sole and absolute discretion.

1.17 Discretionary Action(s), Discretionary Approval(s), or Discretionary Permit(s). "Discretionary Action(s)", "Discretionary Approval(s)", or "Discretionary Permit(s)" means an action which requires the exercise of judgment, deliberation or discretion on the part of the City, including any board, agency, commission or department and any officer or employee thereof, in the process of approving or disapproving a particular activity, as distinguished from an activity which is defined herein as a Ministerial Action, Ministerial Approval, or Ministerial Permit.

1.18 Existing Development Approvals. "Existing Development Approvals" means those certain land use entitlements associated with Case No. USE-010-2019, which were approved for the Project by the City on April 27, 2021, and which include a Site Development Permit, a Precise Plan, a Master Sign Program, a Vesting Tentative Tract Map, a Parking Use Permit, a Conditional Use Permit for a Hotel, and a Conditional Use Permit for a health club, along with all conditions of approval with respect thereto. To the extent any of the land use entitlements approved for the Project are amended from time to time upon application by Owner, "Existing Development Approvals" shall include such matters as so amended. If this Development Agreement is required by law to be amended in order for "Existing Development Approvals" to include any such amendments, "Existing Development Approvals" shall not include such amendments unless and until this Development Agreement is so amended.

1.19 Existing Land Use Regulations. "Existing Land Use Regulations" means all ordinances, laws, resolutions, codes, rules, regulations, moratoria, initiatives, policies, requirements, or guidelines of the City in effect on the Development Agreement Date, which govern the permitted uses of land, the density and intensity of use, and the design, improvement, construction standards and specifications applicable to the development of the Property, including, but not limited to, the General Plan, the Zoning Code, the Specific Plan, Mitigation Monitoring Program, and all other ordinances of City establishing subdivision standards, park regulations, impact or Development Fees and building and improvement standards. Existing Land Use Regulations do not include non-land use regulations, which include, without limitation, all City ordinances, resolutions, rules, regulations or official policies governing: business licenses issued by the City for the conduct of businesses, professions, and occupations; taxes and assessments; the control and abatement of nuisances; the granting of encroachment permits and the conveyance of rights and interests which provide for the use of the entry upon public property; and/or the exercise of the power of eminent domain.

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1.20 Final Map(s). "Final Map(s)" refers to one or more final maps which may be filed with respect to the vesting tentative tract map approved as part of the Project Approvals, as provided in Government Code Sections 66456 et. seq.

1.21 Five Lagunas Project. "Five Lagunas Project" means development of the Property in the manner authorized by the Five Lagunas Entitlements.

1.22 Five Lagunas Entitlements. "Five Lagunas Entitlements" mean that certain Site Development Permit, Master Sign Program, Conditional Use Permit, Parking Use Permit, Vesting Tentative Tract Map, and Precise Plan No. 2-15-3114 approved by the City on March 22, 2016, as amended, and all permits and approvals implementing the foregoing granted by the City.

1.23 General Plan. "General Plan" means the General Plan of the City.

1.24 Hotel. "Hotel" means the hotel structure and related use(s) and associated parking facilities and infrastructure authorized to be Developed pursuant to the Existing Development Approvals. The approximate size and location of the Hotel is depicted on the Site Plan attached as **Exhibit C** to this Development Agreement as "Hotel."

1.25 Litigation Delay. "Litigation Delay" means any period of excusable delay described in Subsection 22.1.1(D) of this Development Agreement.

1.26 Lower Income Households. "Lower Income Households" has the meaning set forth in California Health and Safety Code Section 50079.5.

1.27 Major Project Modification(s). "Major Project Modification(s)" means any Discretionary Approval or Discretionary Permit requested by Owner that is approved, granted, or issued after the Development Agreement Date, which would result in the authorization for any of the following: (i) the Development of more than five (5) Residential Buildings and/or more than 1,500 residential units on the Property; (ii) the Development of fewer than four (4) Residential Buildings on the Property; (iii) the Development of fewer than 200 Affordable Units on the Property; (iv) the Development of fewer than one hundred (100) hotel rooms on the Property; (v) the Development of less than 210,000 square feet of space within Retail Buildings on the Property; (vi) the Development of more than four (4) Office Buildings and/or 465,000 square feet of space within Office Buildings on the Property; (vii) the Development of a Village Park that is less than two (2) acres in size; and/or (viii) the construction or relocation of any Residential Building, Retail Building, Office Building, or Parking Structure to a location on the Property different from that authorized by the Existing Development Approvals, provided, however, that a minor change to the orientation, location, and/or building footprint of such a structure within the boundaries of the same legal lot shall not be deemed to be a Major Project Modification.

1.28 Milestones. "Milestones" means the outside dates by which specified obligations of Owner under this Development Agreement are required to have been performed. The Milestones are summarized in **Exhibit D** to this Development Agreement, with reference to the section of the Development Agreement stating each obligation. **Exhibit D** shall be incorporated into this Development Agreement and considered an enforceable part thereof.

1.29 Ministerial Action(s), Ministerial Approval(s), or Ministerial Permit(s). "Ministerial Action(s)", "Ministerial Approval(s)", and "Ministerial Permit(s)" means a permit approval or clearance in conformance with the Existing Land Use Regulations, including, without limitation, conformance maps for tentative maps, determinations of compliance with the Project conditions of approval of the Existing Development Approvals, grading plans, improvement plans, buildings plans and specifications, and ministerial issuance of one or more Final Maps, zoning clearances, grading permits, improvement permits, wall permits, building permits, demolition permits, lot line adjustments, encroachment permits, temporary use permits, and certificates of use and occupancy as necessary for completion of the Development of the Property in accordance with the Development Plan, as distinguished from an activity which is defined herein as a Discretionary Action, Discretionary Approval, or Discretionary Permit.

1.30 Mitigation Fee Act. "Mitigation Fee Act" shall mean California Government Code Section 66000 et. seq., as it may be amended from time to time.

1.31 Mitigation Monitoring Program. "Mitigation Monitoring Program" means those portions of the Mitigation Monitoring and Reporting Program adopted by the City Council on July 14, 2009 in conjunction with certification of the Program Environmental Impact Report prepared in connection with the 2009 Comprehensive Update of the City's General Plan ("PEIR") and as made applicable to the Five Lagunas Project. The Five Lagunas Project's mitigation measures apply to the Project as indicated in the Fifth Addendum to the PEIR and Exhibit B of Resolution No. PA2021-2 approving the Existing Development Approvals.

1.32 Moderate Income Households. "Moderate Income Households" means persons and families whose income does not exceed one hundred twenty percent (120%) of the then-current median income of the County of Orange adjusted for family size by the State Department of Housing and Community Development in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937, as amended, and California Health and Safety Code Section 50093, as it may be amended from time-to-time.

1.33 Mortgage. "Mortgage" means a mortgage, deed of trust or sale and leaseback arrangement or other transaction in which the Property, or a portion thereof or an interest therein, is pledged as security.

1.34 Mortgagee. "Mortgagee" means the holder of the beneficial interest under a Mortgage, or the owner of the Property, or interest therein, under a Mortgage.

1.35 Office Buildings. "Office Buildings" means the office structures intended to house business, medical, and professional office, financial institution, and ancillary office-serving supportive retail and service uses, and associated parking facilities and infrastructure, authorized to be Developed pursuant to the Existing Development Approvals. The Office Buildings do not include the Hotel, the Retail Buildings, or the Residential Buildings. The approximate size and location of the Office Buildings are depicted on the Site Plan attached as **Exhibit C** to this Development Agreement as "Office."

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1.36 Owner. "Owner" is MGP FUND X Laguna Hills, LLC and any person or entity with which or into which MGP FUND X Laguna Hills, LLC may merge, and any person or entity who may acquire substantially all of the assets of MGP FUND X Laguna Hills, LLC and any person or entity who receives any of the rights or obligations under this Development Agreement in accordance with the provisions of Section 21 (Assignment) of this Development Agreement.

1.37 Parking Structure(s). "Parking Structure(s)" means the two (2) parking structures authorized to be Developed pursuant to the Existing Development Approvals. The approximate size and location of the Parking Structures are depicted on the Site Plan attached as **Exhibit C** to this Development Agreement as "Parking Structure."

1.38 Owner's Public Art Obligation. "Owner's Public Art Obligation" shall have the meaning ascribed in Section 7.4 of this Development Agreement.

1.39 Parties; Party. "Parties" means the Owner and the City. A "Party" refers to either the Owner or the City.

1.40 Phase One. "Phase One" means the Development of the portions of the Project described in Subsection 5.4.1 of this Development Agreement. Phase One generally includes, without limitation, Development of the following, including the associated demolition of existing improvements, on the Property: (i) the Village Park; (ii) at least 140,000 square feet of space within Retail Buildings, and up to 250,000 square feet of space within Retail Buildings; (iii) a Hotel of Upscale quality containing between 100 and 150 rooms; (iv) at least two (2), but no more than four (4), of Residential Buildings I, II, III, and/or V; (v), up to 200 Affordable Units; (vi) up to 465,000 square feet of space within up to four (4) Office Buildings and associated Parking Structures; and (vii) associated public improvements, parking facilities, streets, pedestrian pathways, and other infrastructure required to be Developed prior to Completion of Construction of the foregoing improvements pursuant to the conditions of approval of the Existing Development Approvals.

1.41 Phase Two. "Phase Two" means the Development of the portions of the Project described in Subsection 5.4.2 of this Development Agreement. Phase Two generally includes, without limitation, Development of the following, including the associated demolition of existing improvements, on the Property: (i) sufficient additional space within Retail Buildings, such that the aggregate total amount of space within Retail Buildings Developed in Phase One and Phase Two, combined, is at least 210,000 square feet, and up to the entire 250,000 square feet of space within Retail Buildings authorized by the Existing Development Approvals; (ii) each of Residential Buildings I, II, III and/or V that are not Developed as part of Phase One and, at Owner's option, Residential Building IV; (iii) the remainder of the 200 Affordable Units that are not Developed as part of Phase One; (iv) up to the entire 465,000 square feet of space within up to four (4) Office Buildings and the associated Parking Structures authorized by the Existing Development Approvals that are not Developed as part of Phase One; and (v) associated public improvements, parking facilities, streets, pedestrian pathways, and other infrastructure required to be Developed prior to Completion of Construction of the foregoing improvements pursuant to the conditions of approval of the Existing Development Approvals.

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1.42 Project. The "Project" means those certain improvements described in the Existing Development Approvals, the Subsequent Development Approvals, and any Major Project Modifications approved by the City in its sole discretion. In general, the Project consists of the Development of the Property with a multi-phase, mixed-use project generally consisting of multiple family residential units, retail uses, office uses, a hotel, park and public/communal open space improvements, parking structures and lots, pedestrian pathways, private and public infrastructure improvements, and the public improvements required to be constructed pursuant to the Existing Land Use Regulations and the conditions of approval to the Existing Development Approvals. The Project generally includes modifications to the Five Lagunas Project that result in Development of the following on the Property (i) up to 250,000 square feet of space within Retail Buildings; (ii) up to 465,000 square feet of space within Office Buildings and associated Parking Structures; (iii) a Hotel containing between 100 to 150 rooms; (iv) up to five (5) Residential Buildings containing up to 1,500 multiple family residential units, 200 of which will be Affordable Units; (v) the construction of park and open space improvements within the Village Park; (vi) and the construction of associated pubic improvements, parking facilities, streets, pedestrian pathways, and other infrastructure. The approximate locations and/or building envelope of the Residential Buildings, Retail Buildings, Hotel, Office Buildings, Parking Structures, Village Park, and other improvements authorized by the Existing Development Approvals are generally depicted on **Exhibit C** to this Development Agreement.

1.43 Project Trip Budget Allocation. "Project Trip Budget Allocation" means the total aggregate net change in AM and PM peak hour vehicle trips anticipated to be generated as a result of full development of the Project, as determined by the Traffic Impact Analysis and in accordance with Section 5.6. As set forth in the Traffic Impact Analysis, as of the Development Agreement Date, the Project is anticipated to generate 119 total additional AM peak hour vehicle trips and 910 total fewer PM peak hour vehicle trips than the Five Lagunas Project.

1.44 Property. The "Property" means the real property described and depicted in **Exhibit A** to this Development Agreement.

1.45 Public Art. "Public Art" has the meaning ascribed to this term in the "Public Art" provisions of Section V, at pages 39-40, of the Specific Plan. As specified in the Specific Plan, Public Art includes, but is not limited to, sculptures, paintings, graphic arts, mosaics, photographs, fountains, decorative arts, and the preservation of historical or cultural resources.

1.46 Residential Buildings. "Residential Buildings" means the five (5) multiple-family residential structures and associated parking facilities and infrastructure authorized to be Developed pursuant to the Existing Development Approvals. For purposes of this Development Agreement, the Residential Buildings are separately identified as "Residential" or "Residential Building" I, II, III, IV, and V. The approximate locations of the Residential Buildings and the approximate number of residential units currently anticipated to be constructed within each Residential Building are depicted on the Site Plan attached as **Exhibit C** to this Development Agreement.

1.47 Retail Buildings. "Retail Buildings" means the commercial structures intended to house retail, restaurant, service, health club, theatre, and similar uses, and associated parking facilities and infrastructure, authorized to be Developed pursuant to the Existing Development

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Approvals. The Retail Buildings include those ground floor portions of the structures housing the Hotel and Residential Building I which contain retail or service uses that are intended to serve the general public, but do not include any other portion of the Hotel, any portion of the Office Buildings, or any other portions of Residential Building I or the other Residential Buildings. The approximate size and location of the Retail Buildings are depicted on the Site Plan attached as **Exhibit C** to this Development Agreement as "Retail," "Shops," "Anchor," "Pad," (E) Restaurant," and "(E) Building."

1.48 Quimby Act. "Quimby Act" shall mean California Government Code Section 66477, as it may be amended from time to time.

1.49 Senior(s). "Senior(s)" means an individual(s) that is(are) fifty-five (55) years of age or older.

1.50 Specific Plan. "Specific Plan" means the Urban Village Specific Plan approved by the City Council on November 26, 2002, and amended by the City Council in 2011.

1.51 Specific Plan Area Trip Budget Allocation. "Specific Plan Area Trip Budget Allocation" means the then current number of remaining AM and PM peak hour vehicle trips available to accommodate future new development in the Specific Plan area as calculated by the City in accordance with the vehicle trip budget debiting process contemplated by the General Plan and the Specific Plan.

1.52 Subsequent Development Approvals. "Subsequent Development Approvals" means all Ministerial Actions, Ministerial Approvals, Ministerial Permits, Discretionary Actions, Discretionary Approvals, and Discretionary Permits, which do not constitute Major Project Modifications, that are approved, granted, or issued for the Project after the Development Agreement Date, which are required or permitted by the Existing Land Use Regulations, or by the Subsequent Land Use Regulations to which Owner has consented in writing (which consent shall be in Owner's sole and absolute discretion), the Existing Development Approvals, and this Development Agreement. Subsequent Development Approvals include, without limitation: (i) Final Maps; (ii) grading, building and other similar permits necessary to implement the Existing Development Approvals; (iii) design, landscaping, lighting, or similar plans expressly contemplated or required by the conditions of approval to the Existing Development Approvals; (iv) design approvals, site plans, site development permits, or similar Discretionary Approvals necessary for the Development of the Village Park, Retail Buildings, Residential Buildings, Office Buildings, Parking Structures, and/or associated infrastructure and parking facilities in the locations authorized by the Existing Development Approvals; (v) conditional use permits; (vi) parking use permits; (vii) master sign programs; and (vii) amendments to the Existing Development Approvals that do not constitute Major Project Modifications.

1.53 Subsequent Land Use Regulations. "Subsequent Land Use Regulations" means any change in or addition to the Existing Land Use Regulations adopted or becoming effective after the Development Agreement Date, including, without limitation, any change in any applicable general or specific plan, zoning, subdivision, or building regulation, including, without limitation, any such change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever by the City Council or any other

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board, agency, commission or department of City, or any officer or employee thereof, or by the electorate, as the case may be, or changes in state law, which would, absent this Development Agreement, otherwise be applicable to the Project.

1.54 Term. "Term" is defined in Section 2 of this Development Agreement.

1.55 Third Party Challenge. "Third Party Challenge" shall have the meaning ascribed in Subsection 22.1.1(D) of this Development Agreement.

1.56 Traffic Impact Analysis. "Traffic Impact Analysis" means the traffic impact analysis dated September 1, 2020, prepared by Linscott, Law & Greenspan, Engineers pursuant to the Specific Plan and included as Appendix G to the Fifth Addendum, which analyzes the anticipated traffic impacts of the Project and calculates the change in AM and PM peak hour vehicle trips that will be generated by the Project in comparison to the Five Lagunas Project. Pursuant to the Traffic Impact Analysis, the estimated total AM and PM peak hour vehicle trips that will be generated by the Project are calculated utilizing the trip generation rates set forth in the 10th Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE).

1.57 Uniform Codes. "Uniform Codes" means codes adopted by the International Conference of Building Officials, or other similar body, as part of the then most current versions of the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, or National Electrical Code, and also adopted by the City, if applicable City-wide.

1.58 Upscale. "Upscale" means hotel brands classified as "upscale" on the chain scale hotel classification list for North America published by Smith Travel Research, or another similar list mutually acceptable to the City and the Owner. By way of example only, hotel brands currently listed as "upscale" by Smith Travel Research include, but are not limited to, Courtyard by Marriott, Residence Inn, Radisson, and Doubletree.

1.59 Veteran(s). "Veteran(s)" means an individual(s) that is/are a United States armed forces veteran(s).

1.60 Village Park. "Village Park" means the approximately 2.6 acre private park, inclusive of communal open space improvements and related pathways, features, equipment, and infrastructure authorized and required to be Developed by the Existing Development Approvals. The approximate location of the Village Park is depicted on the Site Plan attached as **Exhibit C** to this Development Agreement.

1.61 Zoning Code. "Zoning Code" refers to Title 9 of the Laguna Hills Municipal Code.

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SECTION 2 TERM

2.1 Duration of Term. The term ("Term") of this Development Agreement shall be that period of time during which this Development Agreement shall be in effect and bind the Parties hereto. The Term shall commence on the Development Agreement Date and shall extend for an initial period of fifteen (15) years thereafter, terminating at the end of the day on the fifteenth (15th) anniversary of the Development Agreement Date, subject to the mandatory extension provisions of Section 2.2, the termination provisions of Sections 2.3, 2.4, and 10.6, the mutual cancellation provisions of Section 17, the periodic review provisions of Section 18, the default provisions of Section 19, the modification or termination provisions of Section 20, and the excusable delay tolling provisions of Section 22.1, respectively, of this Development Agreement.

2.2 Extension of Term. The Term of this Development Agreement shall be automatically extended an additional five (5) years if, prior to expiration of the initial Term, as defined in Section 2.1, Owner has Completed Construction of all required portions of Phase One of the Project set forth in Subsection 5.4.1(C) of this Development Agreement and has obtained building permits for the vertical construction of the required Retail Buildings and Residential Buildings for Phase Two set forth in Subsection 5.4.2(B) of this Development Agreement. Notwithstanding the foregoing, the Parties may mutually agree to extend the Term of the Development Agreement, regardless of whether the mandatory extension provisions of this Section 2.2 are applicable.

2.3 Termination Due to Judicial Order. Subject to Section 22.3, this Development Agreement shall terminate and be of no further force and effect upon the occurrence of the entry of a final judgment or issuance of a final order, after all appeals have been exhausted, directed to City as a result of any lawsuit filed against City to set aside, withdraw or abrogate the approval of the City Council of this Development Agreement.

2.4 Automatic Termination upon Completion of Project. If not already terminated by reason of any other provision in this Development Agreement, or for any other reason, this Development Agreement shall automatically terminate and be of no further force and effect upon Completion of Construction of the Project pursuant to the terms of this Development Agreement and any further amendments thereto and the issuance of all occupancy permits and acceptance by City of all dedications and improvements as required by the Development of the Project.

2.5 Effect of Expiration of Term Prior to Completion of Project. Except as otherwise expressly provided in Subsection 5.4.3(D) or any other provision of this Development Agreement, if not already terminated by reason of any other provision in this Development Agreement, or for any other reason, this Development Agreement and the life of all Existing Development Approvals, Subsequent Development Approvals, and Major Project Modifications shall automatically terminate and be of no further force and effect upon expiration of the Term, regardless of whether the Project has been completed, and Owner's rights to proceed with Development of the Project pursuant to this Development Agreement shall also automatically terminate and be of no further force and effect. This Section 2.5 shall not be construed to automatically terminate (i) Owner's right, pursuant to Subsection 5.4.3(D) of this Development Agreement, to Complete Construction of structures it has Commenced Construction of prior to

expiration of the Term, or (ii) Owner's rights under applicable law to continue to use any structure or portion of the Project that Owner Completes Construction of pursuant to this Development Agreement.

SECTION 3 BINDING COVENANTS

The provisions of this Development Agreement to the extent permitted by law shall constitute covenants which shall run with the Property for the benefit thereof, and the benefits and burdens of this Development Agreement shall bind and inure to the benefit of the Parties and all successors in interest to the Parties hereto.

SECTION 4 EFFECT OF AGREEMENT

As a material part of the consideration of this Development Agreement, unless otherwise provided in the Existing Development Approvals or in this Development Agreement, the Parties agree that the Existing Land Use Regulations shall be applicable to Development of the Project. In connection with all Subsequent Development Approvals that are Discretionary Actions, Discretionary Approvals, or Discretionary Permits, which City takes or has the right to take under this Development Agreement relating to the Project, including any review, approval, renewal, conditional approval or denial, City shall exercise its discretion or take action in a manner which complies and is consistent with the Existing Land Use Regulations (as same may be modified in accordance with this Development Agreement) and such other standards, terms and conditions expressly contained in this Development Agreement. City shall accept and timely process, in the normal manner for processing such matters as may then be applicable, all applications for Subsequent Development Approvals requested by Owner with respect to the Project called for or required under this Development Agreement.

SECTION 5 DEVELOPMENT OF PROJECT

5.1 Rights to Develop. Subject to and during the Term of this Development Agreement, including Section 10 (Fees), Section 12 (Future Approvals) and Section 16 (Reserved Authority), Owner shall have a vested right to Develop the Project in accordance with, and to the extent of, the Development Plan. No Subsequent Land Use Regulation shall apply to Development of the Project, or shall delay, hinder, or impede the purpose or the effect of this vested right or apply to Development of the Project, except as specifically permitted by this Development Agreement or agreed to in writing by Owner. Subject to Section 12.1, the Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided herein, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes shall be those set forth in the Development Plan. Notwithstanding the foregoing, while this Development Agreement is in effect, Owner waives any right Owner may have to a density bonus under Government Code Section 65915 through 65918 or the Zoning Code, as they may be amended from time to time. Densities vested hereunder include all densities available as density bonuses under the Zoning Code and Government Code Section 65915 through 65918. In addition, while this Development Agreement is in effect, Owner waives any right Owner may have to approval by the City of any Major Project Modification under California law or the Zoning Code and

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agrees that the City shall have absolute discretion in determining whether to approve, conditionally approve, or deny any Major Project Modification requested by Owner.

5.2 Vesting of Rights of Developer. The City agrees that the right to Develop the Project consistent with the Development Plan is vested in Owner by this Development Agreement. Owner's right to develop the Project consistent with the Development Plan shall be vested in accordance with this Development Agreement and the Development Agreement Statute. Notwithstanding the foregoing, Owner shall have no vested right to Develop the Project in accordance with any Major Project Modification until and unless such Major Project Modification is approved by the City, in its absolute discretion, and is thereby incorporated into the Development Plan.

5.3 Effect of Development Agreement on Land Use Regulations. Except as otherwise provided in the Existing Development Approvals or under the terms of this Development Agreement, the only rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to Development of the Project, shall be those set forth in the Existing Land Use Regulations and the Subsequent Land Use Regulations to which Owner has consented in writing in Owner's sole and absolute discretion, subject to the terms of this Development Agreement.

5.4 Timing of Development. For purposes of this Development Agreement, the components of the Project required and/or authorized to be Developed within specified time periods are described by reference to "Phase One," "Phase Two," and "Subsequent Phases." Owner expressly understands and agrees that its commitment to satisfy the Milestones and to Commence and Complete Construction of the various Project components pursuant to this Section 5.4 is a material inducement to City's approval of this Development Agreement.

5.4.1 Phase One. Except as otherwise expressly provided herein, Owner shall be subject to the following provisions pertaining to the scope and timing of Development of Phase One.

(A) First Phase One Final Map. Owner shall submit to the City a complete application for a Final Map for those parcels on which the Village Park, the Hotel, Retail Buildings containing at least one hundred forty thousand (140,000) square feet of space, and at least two (2) Residential Buildings for Phase One will be Developed by no later than eighteen (18) months from the Development Agreement Date (**Exhibit D**, Milestone Three).

(B) First Building Permit. Owner shall submit to the City a complete application for a building permit for vertical construction of at least one Phase One building on or before the earlier to occur of the following dates: (i) the date that is thirty-six (36) months from the date a complete application for the first Final Map associated with Phase One is submitted by Owner to City, or (ii) the date that is fifty-four (54) months from the Development Agreement Date (**Exhibit D**, Milestone Five).

(C) Completion of Phase One. Except as otherwise expressly provided herein, Owner shall Complete Construction of the following components of Phase One on or

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before the date that is seven (7) years from the Development Agreement Date (**Exhibit D**, Milestone Six).

(i) The Village Park.

(ii) At least one hundred forty thousand (140,000) square feet of space within the Retail Buildings. The minimum 140,000 square feet of space within Retail Buildings required for Phase One may include the existing approximately 10,125 square foot building identified on the Site Plan attached as **Exhibit C** as "(E) Restaurant" and the approximately 12,970 square foot building identified on the Site Plan attached as **Exhibit C** as "(E) Building," but shall not include any other vacant or occupied structures existing on the Property as of the Development Agreement Date or any space within the Office Buildings. Owner may, but shall not be required, to Develop up to the entire 250,000 square feet of space within the Retail Buildings that is authorized by the Existing Development Approvals as part of Phase One.

(iii) A Hotel that is Upscale in quality and contains no less than one hundred (100) rooms. Owner's obligation to complete the Hotel shall be subject to Subsection 5.4.1(F), below.

(iv) At least (2) of Residential Buildings I, II, III, and/or V, which shall be subject to Subsections 5.4.1 (D) and (E), below. Owner may, but shall not be required, to Develop either three (3), or all four (4), of Residential Buildings I, II, III, and/or V as part of Phase One, subject to Subsections 5.4.1 (D) and (E).

(v) The Affordable Units required to be Developed within each Residential Building pursuant to the provisions of Section 7.2 (Affordable Housing) and the Affordable Housing Implementation Plan attached at **Exhibit F** to this Development Agreement.

(vi) All public improvements, parking facilities, streets, pedestrian pathways, and other infrastructure required by the Development Plan to be Developed prior to Completion of Construction of the improvements described in Subsection 5.4.1(C)(i)-(v).

(D) Assurance of Timely Development of Village Park and Retail Buildings. Owner shall not be entitled to issuance of a certificate of occupancy for more than two (2) Residential Buildings unless it has both: (i) Completed Construction of the Village Park; and (ii) Commenced Construction of Retail Buildings containing at least 140,000 square feet of space.

(E) Concurrent Development of Residential Building I and Associated Retail Buildings. If Owner elects to Develop Residential Building I as part of Phase One, Owner must concurrently Develop the associated Retail Buildings that are contemplated by the Development Plan to be integrated with Residential Building I. For avoidance of doubt, these Retail Buildings are those identified on the Site Plan attached as **Exhibit C** as "Shops 2 ± 17,500 SF," "Retail ± 14,500 SF," "Retail ± 13,500 SF," and "Retail ± 12,000 SF." Owner shall not be entitled to issuance of a certificate of occupancy for Residential Building I unless it has also Completed Construction of these associated Retail Buildings.

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(F) Extension of Time to Complete Hotel. Notwithstanding Subsection 5.4.1(C)(iii), above, if Owner cannot, despite having made commercially reasonable efforts to do so, reach an agreement with a hotel operator at fair market value for the disposition and development of the Hotel, upon Owner providing City with evidence of its commercially reasonable efforts, Owner's obligation to Complete Construction of the Hotel shall be extended by one (1) additional year. If Owner has not Completed Construction of the Hotel within eight (8) years of the Development Agreement Date, Owner shall pay an additional Community Benefit Fee to the City in the amount of Five Hundred Thousand Dollars ($500,000) pursuant to Subsection 10.5.2 of this Development Agreement (**Exhibit D**, Milestone Seven). Payment of this additional Community Benefit Fee pursuant to Subsection 10.5.2 of this Development Agreement does not excuse Owner's obligation to Complete Construction of the Hotel, and, in the event this payment is made, Owner shall still Complete Construction of the Hotel prior to expiration of the Term of this Development Agreement.

(G) Development of Office Buildings. Owner may, but is not required to, Develop up to the entire 465,000 square feet of space within Office Buildings and the associated Parking Structures authorized by the Existing Development Approvals as part of Phase One. Owner shall use commercially reasonable efforts to market development opportunities for Office Buildings in Phase One, but shall have no obligation to Commence or Complete Construction of any Office Buildings or the Parking Structures as part of Phase One. In no event shall development of Office Buildings be a prerequisite to automatic extension of the Development Agreement pursuant to Section 2.2.

(H) Concurrent Development of Phase One and Phase Two. Provided Owner has Commenced Construction of both the Village Park and Retail Buildings housing at least 140,000 square feet of space, then, except as otherwise specified herein, including, but not limited to, Subsections 5.4.2 (C) and (D), Owner may proceed to Develop any component of Phase Two, as provided in Subsection 5.4.2.

5.4.2 Phase Two. Except as otherwise expressly provided herein, Owner shall be subject to the following provisions pertaining to the scope and timing of Development of Phase Two.

(A) Commencement of Phase Two. Within five (5) years of the City's issuance of the final certificate of occupancy for the Retail Buildings, Residential Buildings, and Affordable Units required to be Developed as part of Phase One pursuant to Subsection 5.4.1(C)(ii), (iv), and (v), above, Owner shall have both (i) recorded a Final Map approved by the City for those parcels on which the Retail Buildings and Residential Buildings for Phase Two required to be completed pursuant to Subsection 5.4.2(B), below, will be Developed, and (ii) obtained building permits for the vertical construction of the required Retail Buildings and Residential Buildings for Phase Two (**Exhibit D**, Milestone Eight).

(B) Completion of Phase Two. Owner shall Complete Construction of the following components of Phase Two prior to expiration of the Term of this Development Agreement (**Exhibit D**, Milestones Nine and Ten).

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(i) Sufficient additional Retail Buildings such that the aggregate total amount of space within Retail Buildings Developed in Phase One and Phase Two, combined, is no less than 210,000 square feet. In Owner's discretion, Owner may Develop Retail Buildings containing in excess of 210,000 square feet of space, up to 250,000 square feet of space, as part of Phase Two.

(ii) Each of Residential Buildings I, II, III, and/or V that are not Developed as part of Phase One, subject to Subsections 5.4.2 (C) and (D), below.

(iii) The Affordable Units required to be Developed within each Residential Building pursuant to the provisions of Section 7.2 (Affordable Housing) and the Affordable Housing Implementation Plan attached at **Exhibit F** to this Development Agreement.

(iv) All public improvements, parking facilities, streets, pedestrian pathways, and other infrastructure required by the Development Plan to be Developed prior to Completion of Construction of the improvements described in Subsections 5.4.2(B)(i)-(iii).

(C) Concurrent Development of Residential Building I and Associated Retail Buildings. If Owner elects to Develop Residential Building I as part of Phase Two, Owner must concurrently Develop the associated ground floor Retail Buildings that are contemplated by the Development Plan to be integrated with Residential Building I. For avoidance of doubt, these Retail Buildings are those identified on the Site Plan attached as **Exhibit C** as "Shops 2 ± 17,500 SF," "Retail ± 14,500 SF," "Retail ± 13,500 SF," and "Retail ± 12,000 SF." Owner shall not be entitled to issuance of a certificate of occupancy for Residential Building I unless it has also Completed Construction of these associated Retail Buildings.

(D) Residential Building IV. As part of Phase Two, Owner may, but is not required to, Develop Residential Building IV. However, Owner shall not be entitled to issuance of a certificate of occupancy for Residential Building IV unless it has Completed Construction of Residential Buildings I, II, and V; provided, however, that if Owner has Commenced Construction of the Hotel, then Owner shall be entitled to a certificate of occupancy for Residential Building IV if it has Completed Construction of both Residential Buildings I and V and either of Residential Buildings II or III.

(E) Development of Office Buildings. As part of Phase Two, Owner may, but is not required to, Develop up to the entire 465,000 square feet of space within Office Buildings and the associated Parking Structures authorized by the Existing Development Approvals that are not Developed as part of Phase One. Owner shall use commercially reasonable efforts to market development opportunities for Office Buildings in Phase Two, but shall have no obligation to Commence or Complete Construction of any Office Buildings or the Parking Structures as part of Phase Two.

5.4.3 Subsequent Phases. Except as otherwise expressly provided herein, Owner shall be subject to the following provisions pertaining to the scope and timing of Development of any Residential Buildings, Retail Buildings, or Office Buildings not Developed as part of Phase One or Phase Two.

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(A) Residential Building IV. If Residential Building IV is not developed as part of Phase Two, Owner may proceed to Develop Residential Building IV at any time prior to expiration of the Term, provided Owner has Completed Construction of all the required components of Phase One and Phase Two pursuant to Subsections 5.4.1(C) and 5.4.2(B) of this Development Agreement.

(B) Retail Buildings. Owner may proceed to Develop up to the entire 250,000 square feet of space within Retail Buildings authorized by the Existing Development Approvals that are not Developed as part of Phase One and/or Phase Two at any time prior to expiration of the Term.

(C) Office Buildings. Owner may proceed to Develop up to the entire 465,000 square feet of space within Office Buildings and the associated Parking Structures authorized by the Existing Development Approvals that are not Developed as part of Phase One and/or Phase Two at any time prior to expiration of the Term.

(D) Right to Complete Development. Owner shall have the right to Complete Construction of each Retail Building, Office Building, Parking Structure, and/or Residential Building it has Commenced Construction of prior to expiration of the Term pursuant to this Subsection 5.4.3 (**Exhibit D**, Milestones Nine and Ten), provided Owner continues to diligently Develop such Retail Building, Office Building, Parking Structure, or Residential Building to completion and no applicable Ministerial Approvals or Ministerial Permits for such use, structure, or building are revoked or expire.

5.4.4 Owner's Discretion in Timing of Development. The Parties acknowledge that Owner cannot at this time predict when or the precise rate at which the Property will be developed. Such decisions depend upon numerous factors which are not within the control of Owner, such as market orientation and demand and other similar factors. The California Supreme Court held in *Pardee Construction v. City of Camarillo* (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a latter-enacted initiative restricting the timing of development to prevail over such parties' agreement. It is the Parties' intent to cure that deficiency by expressly addressing the timing of Development. Except as expressly set forth in the Development Plan, including, without limitation, Section 5.4 of this Development Agreement, regardless of any future enactment, whether by initiative or otherwise, Owner shall have the vested right to Develop the various components of the Project in such order, at such rate, and at such times as Owner deems appropriate within the exercise of its subjective business judgment.

5.4.5 Owner's Obligation to Keep City Informed of Development Status. In addition to Owner's obligation to submit information to the City pursuant to Section 18.2 of this Development Agreement, within thirty (30) days of receipt of written request of the City, Owner shall: (i) inform the City in writing regarding the status of, anticipated timeframe for, and actual or potential constraints to Development of the various components of the Project; (ii) inform the City in writing regarding Owner's actual or intended efforts to market development opportunities for Office Buildings and the economic, financial, and other factors that Owner contends makes such efforts commercially reasonable; and (iii) inform the City in writing regarding Owner's actual or intended efforts to reach an agreement with a hotel operator at fair market value for the

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disposition and development of the Hotel and the economic, financial, and other factors that Owner contends makes such efforts commercially reasonable; and (iv) afford the City the opportunity to provide input to the Owner regarding the foregoing.

5.5 Tentative Subdivision Map and Other Entitlement Extensions. In accordance with California Government Code Sections 65863.9 and 66452.6, the life of all tentative subdivision maps or tentative parcel maps, whether vesting or not, or any other Existing Development Approvals, Subsequent Development Approvals, or Major Project Modifications, except for grading and building permits and certificates of occupancy, which may be approved by the City in connection with Development of the Project, is hereby extended to be coterminous with the Term of this Development Agreement. The Parties also agree that up to six (6) phased Final Maps may be processed and recorded. All tentative maps prepared for the Project shall comply with the provisions of Government Code Section 66473.7 to the extent applicable hereto.

5.6 Project Trip Budget Allocation. During the Term of this Development Agreement, the City shall adjust the number of A.M. and P.M. peak hour vehicle trips in the Specific Plan Area Trip Budget Allocation that are available for other future new development in the Specific Plan area in an amount equal to the Project Trip Budget Allocation. During the Term of this Development Agreement, the Project Trip Budget Allocation shall be automatically adjusted without the need to amend this Development Agreement, to account for future changes in the trip generation rates published in future editions of the ITE's Trip Generation Manual. Prior to issuance or approval of any permits or land use entitlements for the expansion or intensification of existing uses or the construction of new development in the Specific Plan area that would necessitate adjustment to the Specific Plan Area Trip Budget Allocation, the City Manager shall review the trip generation rates published in the then latest edition of the ITE's Trip Generation Manual and determine whether the Project Trip Budget Allocation should be automatically adjusted in accordance therewith. If the City Manager determines, in his or her reasonable discretion, that the Project Trip Budget Allocation should be automatically adjusted due to changes in the published trip generation rates, City shall make corresponding adjustments to the number of A.M. and P.M. peak hour vehicle trips in the Specific Plan Area Trip Budget Allocation available for other future new development in the Specific Plan area.

The purpose of this Section 5.6 is to ensure that sufficient peak hour vehicle trips remain in the Specific Plan Area Trip Budget Allocation during the Term of this Development Agreement to accommodate Development of the Project at the densities and intensities authorized by the Development Plan. The Parties expressly acknowledge and agree that this Section 5.6 and this Development Agreement shall not be interpreted to give Owner a vested right to a specific number of peak hour vehicle trips from the Specific Plan Area Trip Budget Allocation for the purpose of either expanding or limiting Owner's vested rights to Develop the Project at the densities and intensities authorized by the Development Plan in the event that the published trip generation rates in the ITE Trip Generation Manual change. The Parties further expressly acknowledge and agree that no adjustment to the Project Trip Budget Allocation by the City for any reason whatsoever after the Development Agreement Date (including, but not limited to, changes to applicable ITE trip generation rates, changes to surrounding projects' trip budget allocations, or other changed circumstances) shall operate to impede Developer's vested right to develop the Project, including but not limited to the full range of uses and intensities specified in the Existing Development Approvals.

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SECTION 6 ENFORCEMENT

Unless this Development Agreement is terminated or cancelled pursuant to the provisions of this Development Agreement, this Development Agreement or any amendment hereto, shall be enforceable by any Party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building ordinance adopted by City which alters or amends the rules, regulations or policies of Development of the Project as provided in this Development Agreement pursuant to Section 65865.4 of the Development Agreement Statute; provided, however, that the limitations of this Section shall not apply to changes mandated by State or Federal laws or other permissible changes or new regulations as more particularly set forth in Section 16 of this Development Agreement.

SECTION 7 PUBLIC BENEFITS

7.1 Payment of Community Benefit Fees. As material consideration for City's entering into this Development Agreement, Owner shall pay City nonrefundable Community Benefit Fees in accordance with Section 10.5 of this Development Agreement. Because Community Benefit Fees are an obligation arising from this Development Agreement, they are not subject to the Mitigation Fee Act or the Quimby Act.

7.2 Affordable Housing. Owner recognizes City's obligations under State law to facilitate the development of housing at various levels of affordability and the policy of the City stated in the General Plan Housing Element to coordinate with the private sector in the development of affordable housing. As material consideration for City's entering into this Development Agreement, Owner agrees to coordinate with the City in the provision of affordable housing by complying with the terms of the Affordable Housing Implementation Plan ("AHIP") attached as **Exhibit F** to this Development Agreement.

The AHIP requires that Owner Develop two hundred (200) Affordable Units at a specified ratio and unit size mix within Residential Buildings I, II, III, and V. The Affordable Housing Implementation Plan further provides that no less than one hundred (100) of these Affordable Units shall be reserved for Lower Income Households, and the balance of the Affordable Units shall be reserved for Moderate Income Households, for an affordability period of at least fifty-five (55) years. The AHIP also requires that Owner market the Affordable Units to Seniors, Veterans, and City residents and that priority for the rental or lease of the Affordable Units must be given to Seniors, Veterans (including Veterans of the City adopted 3rd Battalion, 5th Marines), and City residents.

Pursuant to the AHIP, Owner is required to enter into an Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants ("Regulatory Agreement") with the City with respect to each Residential Building containing Affordable Units, in substantially the form as set forth in Attachment 1 to the AHIP, or in a similar form approved by the City Manager and City Attorney, and to record said Regulatory Agreement against the parcel on which the subject Residential Building is proposed prior to the issuance of a vertical building permit for the Residential Building. The City Manager is hereby authorized to approve and execute each such Regulatory Agreement and all amendments thereto and to establish and levy associated fees on behalf of the City, and City shall maintain authority of each Regulatory Agreement and the

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authority to implement each Regulatory Agreement through the City Manager, as more fully set forth in the AHIP.

Owner represents and warrants that it has not entered into any agreement that would restrict or compromise its ability to comply with the requirements and restrictions set forth in the AHIP, and Owner covenants that it shall not enter into any agreement that is inconsistent with such requirements and restrictions without the express written consent of the City. The provisions of the AHIP shall be senior, non-subordinate covenants and an encumbrance running with the land for the full Term of this Development Agreement. In no event shall the provisions of the AHIP be made junior or subordinate to any deed of trust or other documents providing financing for Development or operation of the Project, or any lien or encumbrance whatsoever for the entire Term of this Development Agreement. Nor shall the provisions of the AHIP be made junior or subordinate to any extension, amendment, or modification of any lien or encumbrance recorded against the Property prior to the Development Agreement Date.

7.3 Provision of the Village Park Improvements. In accordance with the Development Plan, Owner shall complete the construction and improvement of the Village Park in Phase One of the Project pursuant to Subsection 5.4.1 of this Development Agreement. Although the Village Park will be available for public access and will be publicly accessible, the Village Park shall be privately owned, operated, and maintained by Owner.

7.4 Provision of Public Art and Payment of Public Art In-Lieu Fees. Owner shall furnish Public Art in connection with the Project, and/or pay a Public Art In-lieu Fee, pursuant to the terms of this Development Agreement ("Owner's Public Art Obligation"). Pursuant to the Specific Plan, the minimum aggregate value of Owner's Public Art Obligation shall be one-half percent (0.5%) of the total aggregate construction costs of the Project, which will be based on the valuation as determined by the City's Community Development Director and indicated on the building applications submitted in order to obtain permits for construction of the Project. The Parties agree that (a) Six Hundred Fifty Thousand Dollars ($650,000) of Owner's Public Art Obligation will be satisfied by the Three Hundred Thousand Dollar ($300,000) credit and Three Hundred Fifty Thousand Dollar ($350,000) nonrefundable advance described in Section 10.4 of this Development Agreement, and (b) that portion of Owner's Public Art Obligation that exceeds Six Hundred Fifty Thousand Dollars ($650,000) must be satisfied through the provision of actual Public Art on the Property by Owner, as approved by the City, and may not be satisfied through contribution to the City's Public Art In-Lieu Fund. Allowable expenses, construction and material standards, and general location restrictions for all Public Art shall be as set forth in the "Public Art" provisions of Section V, at pages 39-40, of the Specific Plan. The Parties understand and agree that the City shall have the right to approve, in advance, the proposed type, size, art medium, location, and content of all Public Art. The procedures, timing, and requirements for preparation, submittal, review, and approval of plans and specifications for all Public Art shall be as specified in **Exhibit H** to this Development Agreement.

7.5 Provision of Public Improvements. Owner shall pay for and/or construct and install, and where required, maintain, the public improvements required by the Existing Development Approvals, the Existing Land Use Regulations, this Development Agreement, and the Specific Plan to support the Project as specified in Section 8 of and **Exhibit E** to this Development Agreement.

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7.6 Provision of Private Infrastructure Improvements On and Within the Property. To the extent required by, and in accordance with timing and phasing conditions of, the Existing Development Approvals, Subsequent Development Approvals, and Major Project Modifications (including, but not limited to the District Sequencing Plan reflected in the conditions of approval to the Existing Development Approvals), Owner shall complete construction and installation of all private infrastructure improvements on or within the Property, including, but not limited to the following: streets; sidewalks and pedestrian walkways; bicycle lanes and pathways; private bus access improvements; street furniture; pet waste stations; parking improvements; lighting; landscaping; directional signage; entry monuments and features; storm drain lines; debris gates and full capture trash screens for all private catch basin inlets; low impact development, hydromodification, and other structural BMPs described in the approved Water Quality Management Plan for the Project; infrastructure improvements that create coordinated and compatible linkages between the Property and the adjacent Oakbrook Village Shopping Center, including, but not limited to, bicycle and pedestrian connections at the existing vehicular connection between the two properties and a pedestrian walkway that connects the Oakbrook Village property with the Laguna Hills Transportation Center; and other private infrastructure improvements required by the Existing Development Approvals and/or any Subsequent Development Approvals or Major Project Modifications. Although certain private streets, sidewalks, bus stops, street furniture, pedestrian pathways, bicycle lanes and pathways, parking areas, and other developed portions of the Property will be available for public access and will be publicly accessible, all such areas of the Property shall be privately owned, operated, and maintained by Owner.

SECTION 8 PUBLIC IMPROVEMENTS AND SERVICES

8.1 Public Improvements Required to Support the Project. As material consideration for City's entering into this Development Agreement, Owner shall pay for and/or undertake the construction and installation of, public improvements required by the Existing Development Approvals, the Existing Land Use Regulations, this Development Agreement, and the Specific Plan to support the Project as specified in **Exhibit E** to this Development Agreement. **Exhibit E** constitutes a complete list of all required public improvements for the Project, unless the Project is modified, requiring the modification of **Exhibit E**.

8.2 Cooperation by City and Owner for Public Improvements. The required public improvements will be designed and constructed in phases as required to service the Project or as otherwise required by the Project conditions of approval and/or this Development Agreement. Owner shall design and construct these public improvements in accordance with all applicable federal, state and City laws, ordinances, regulations, codes, standards, and other applicable requirements. These improvements shall be subject to City's approval and acceptance. City shall cooperate with Owner for the purpose of coordinating all public improvements constructed under the Existing Development Approvals, Subsequent Development Approvals, Major Project Modifications, or this Development Agreement to existing or newly constructed public improvements, whether located within or outside of the Property. Owner shall be responsible for and use good faith efforts to acquire any right(s)-of-way necessary to construct the public improvements required by, or otherwise necessary to comply with the conditions of, this Development Agreement, the Existing Development Approvals, any Subsequent Development Approvals, and/or any Major Project Modifications. Should it become necessary due to Owner's

failure or inability to acquire said right(s)-of-way within four (4) months after Owner begins its efforts to so acquire said right(s)-of-way, City shall negotiate the purchase of the necessary right(s)-of-way to construct the public improvements as required by, or otherwise necessary to comply with the conditions of, this Development Agreement and, if necessary in accordance with the procedures established by State law, and the limitations hereinafter set forth in this Section, City may use its powers of eminent domain to condemn said required right(s)-of-way. Owner agrees to pay for all costs associated with said acquisition and condemnation proceedings. If City cannot make the proper findings or if for some other reason under the condemnation laws City is prevented from acquiring the necessary right(s)-of-way to enable Owner to construct the public improvements required by, or otherwise necessary to comply with the conditions of, this Development Agreement, then the Parties agree to amend this Development Agreement to modify Owner's obligations accordingly. Any such required modification shall involve the substitution of other considerations or obligations by Owner (of similar value) as are negotiated in good faith between the Parties. Nothing contained in this Section shall be deemed to constitute a determination or resolution of necessity by City to initiate condemnation proceedings.

8.3 Timing, Phasing and Sequence of Public Improvements and Facilities. The timing, phasing and sequence of the construction of public improvements, facilities or the payment of fees therefore shall be constructed or paid in accordance with the timing, phasing and sequence set forth in the Development Plan.

8.4 Maintenance of Public Improvements. City shall not be responsible or liable for the maintenance or care of public improvements, intended to be dedicated to the City, until City approves and accepts them. City shall exercise no control over the public improvements until accepted. Any use by any person of the public improvements, or any portion thereof, shall be at the sole and exclusive risk of the Owner at all times prior to City's acceptance of the public improvements. Owner shall maintain all the public improvements in a state of good repair until they are completed by Owner and approved and accepted by City. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the public improvements or their condition prior to acceptance. Approval and acceptance of public improvements shall not be unreasonably withheld by the City. Notwithstanding the foregoing, to the extent the Existing Development Approvals, Subsequent Development Approvals, and Major Project Modifications require Owner to maintain public improvements after acceptance by the City, Owner shall be responsible and liable for the maintenance and care of such public improvements to the standards specified in the therein. If Owner fails to properly prosecute its maintenance obligation under this Section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Owner under this Development Agreement.

8.5 Acceptance of Improvements; As-Built or Record Drawings. If the public improvements are properly completed by Owner and approved by the City Engineer, and if they comply with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements, the City shall accept the public improvements. Prior to the total or partial acceptance of the public improvements by City, Owner shall file with the Recorder's Office of the County of Orange a notice of completion for the accepted public improvements in accordance with California Civil Code section 8182, at which time the accepted public improvements shall become the sole and exclusive property of City without payment

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therefore. Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any public improvements. Notwithstanding the foregoing, City may not accept any public improvements unless and until Owner provides the required sets of "as built" or record drawings or plans to the City for review and approval for all such public improvements. The drawings shall be certified and shall reflect the condition of the public improvements as constructed, with all changes incorporated therein.

SECTION 9 DEDICATIONS AND EXACTIONS

9.1 Dedications In Conjunction With Public Improvements. Right-of-way or property for required public improvements shall be irrevocably offered for dedication as required by the Existing Development Approvals, Subsequent Development Approvals, or Major Project Modifications. These dedications shall be in fee or as an easement at the discretion of City. The City may accept the Owner's offer of dedication upon Owner's completion and acceptance by City of the associated improvements in compliance with the specifications as approved by City. Nothing contained in this Development Agreement, however, shall be deemed to preclude City from exercising the power of eminent domain with respect to the Property or the Project, or any part thereof.

9.2 Dedication for Enhanced Parkway Improvements Along Avenida de la Carlota. Owner shall dedicate a landscape and/or pedestrian access easement to the City associated with the enhanced parkway improvements along Avenida de la Carlota described in **Exhibit E**, paragraphs 10 and 11, for any area described therein not already included within the public right of way. Such dedication shall be made by an instrument in a form acceptable to the City's Public Services Director and City Attorney.

9.3 Dedication of Landscape Maintenance Easement for Entry Monuments. Owner shall dedicate a landscape maintenance easement to City to coincide with and matching the rear curbline of the corner entry monuments at the Property's entrance on the southerly side of El Toro Road at Regional Center Drive. Such dedication shall be made pursuant to the applicable Final Map or by a separate dedication instrument in a form approved by the City's Public Services Director and City Attorney, to be recorded prior to the issuance of a certificate of occupancy for any building.

9.4 Dedication of Easement for Traffic Signal Equipment. Owner shall dedicate a traffic signal maintenance easement to City to coincide with any traffic signal equipment, if any, that is installed on the Property in association with construction an installation of the traffic signal at the intersection of Avenida de la Carlotta and the extension of Health Center Drive described in paragraph 5 of **Exhibit E**. Such dedication shall be pursuant to a separate dedication instrument in a form approved by the City's Public Services Director and City Attorney, to be recorded prior to completion of construction of the traffic signal.

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SECTION 10 FEES

10.1 Development Fees Applicable to the Project. Subject to the provisions of this Section 10, Owner shall pay all existing impact and development fees applicable to the Project on the Development Agreement Date charged by City for the purpose of defraying all or a portion of the cost of public facilities related to development of the Project ("Development Fees"). For avoidance of doubt, the only Development Fees that shall apply to the Project are those listed in **Exhibit B** to this Development Agreement.

The Parties acknowledge that the following fees, taxes, and charges do not constitute Development Fees and that nothing in this Development Agreement is intended or shall be construed to release Owner from the obligation to pay these fees, taxes, and charges, including increases, if and when they become due:

(a) City's normal fees for processing, environmental assessment and review, tentative tract and parcel map review, plan checking, site review and approval, administrative review, building permit, grading permit, inspection, and similar fees imposed to recover City's costs associated with processing, reviewing, and inspecting project applications, plans, and specifications; and

(b) The annual Development Agreement administration fee required to be paid pursuant to Section 10.7, below.

(c) Any fees and charges required to be paid by Owner pursuant to the AHIP.

(d) Fees and charges levied by any other public agency, utility, district, or joint powers authority, regardless of whether City collects those fees and charges; and

(e) Community facility district special taxes or special district assessments or similar assessments, business license fees, bonds or other security required for public improvements, sales taxes, property taxes, sewer lateral connection fees, water service connection fees, new water meter fees, and the property development tax payable under the Laguna Hills Municipal Code.

10.2 Fees Applicable for Modified Existing Development Approvals. Notwithstanding Section 10.1 of this Development Agreement, if and to the extent that the Existing Development Approvals are modified or amended after the Development Agreement Date and Owner is authorized under the modified Existing Development Approvals to develop any additional density or intensity of use beyond what is allowed as of the Development Agreement Date, City shall retain the right to require Owner to pay all City fees for such additional density or intensity of use to the extent such fees would be applicable in the absence of this Development Agreement.

10.3 Public Park In-lieu Fees.

10.3.1 Amount of Fee. Owner hereby agrees that Chapter 8-06 of the Laguna Hills Municipal Code pertaining to park dedication and in-lieu fee requirements shall apply to the Project, regardless of whether Owner proposes a subdivision map for each Residential

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Building. Accordingly, as part of the Development Fees applicable to the Project pursuant to this Development Agreement, Owner hereby agrees to, and shall, pay City a public park in-lieu fee of Fifteen Thousand Six Hundred Thirty Six Dollars ($15,636.00) for each residential unit constructed as part of the Project, which amount the Parties agree is the applicable per dwelling unit fee calculated pursuant to Chapter 8-06 of the Laguna Hills Municipal Code.

10.3.2 Nonrefundable Guaranteed Fees. As material consideration for City's entering into this Development Agreement, the Owner expressly agrees that, except as provided in Subsection 10.5.5 and Section 17.4 of this Development Agreement, notwithstanding any provision of Chapter 8-06 of the Laguna Hills Municipal Code, the Quimby Act, or other provisions of law, Eighteen Million One Hundred Sixty Nine Thousand Thirty Two Dollars ($18,169,032), which represents the amount of Public Park In-lieu Fees attributable to the first one thousand one hundred sixty two (1,162) residential units anticipated to be Developed by Owner, shall be nonrefundable and guaranteed, and must be paid to City even if no or less than one thousand one hundred sixty two (1,162) residential units are actually constructed. Owner agrees to pay these nonrefundable guaranteed fees at the times set forth in Subsection 10.3.3, below, and **Exhibits B** and **D**. To the extent any portion of said fees are paid prior to the issuance of a vertical building permit for any residential unit to which the fees apply pursuant to Subsections 10.3.3 (A)-(E), below, such portion shall be applied to reduce the amount of the Public Park In-lieu Fee due at the time of issuance of a vertical building permit for said residential unit, provided a vertical building permit is issued for the residential unit during the Term of this Development Agreement and such building permit is not revoked and does not expire. No portion of the nonrefundable, guaranteed fees that are paid or owed pursuant to this Section 10.3 shall be credited or applied to any residential units on the Property for which a vertical building permit is issued after the expiration or termination of this Development Agreement. Said payments shall be subject to Subsection 10.5.4 of this Development Agreement, and Owner expressly agrees that these payments shall be nonrefundable and guaranteed, and that the City may retain and expend that portion, if any, of such nonrefundable guaranteed fees that are paid by Owner to City, which are attributable to residential units which are not actually constructed, or which City would otherwise be required to refund to Owner or other record owners of the Property pursuant to Chapters 8-06 or 8-07 of the Laguna Hills Municipal Code, the Quimby Act, or any other provision of law. Notwithstanding any other provision of this Development Agreement, to the extent, and for the period, necessary to implement the provisions hereof, this Subsection 10.3.2 shall survive termination of this Development Agreement and remain enforceable and executory by the Parties notwithstanding termination of the remainder of this Development Agreement.

10.3.3. Timing of Payment of Public Park In-lieu Fees. Notwithstanding any provision of Chapters 8-06 or 8.07 of the Laguna Hills Municipal Code, the Quimby Act, or other law, the Parties expressly agree that the Public Park In-lieu Fees attributable to the residential units constructed, or anticipated to be constructed, as part of the Project, shall be paid in the amounts and at the times specified below:

(A) Owner shall pay City Two Million Dollars ($2,000,000) on or before the date that is ninety (90) days after the Development Agreement Date (**Exhibit D**, Milestone One). This payment shall be subject to Subsection 10.3.2, above, and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension

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pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay).

(B) Owner shall pay City Two Million Dollars ($2,000,000) on or before the earlier of the following two dates: (i) the date the City issues a vertical building permit for any new Retail Buildings or any new Office Buildings; or (ii) the date that is four (4) years after the Development Agreement Date **(Exhibit D**, Milestone Four). This payment shall be subject to Subsection 10.3.2, above, and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay).

(C) Owner shall pay City Two Million Dollars ($2,000,000) on or before the earlier of the following two dates: (i) the date the City issues the first certificate of occupancy for any new Retail Buildings or any Office Buildings; or (ii) the date that is seven (7) years after the Development Agreement Date (**Exhibit D**, Milestone Six). This payment shall be subject to Subsection 10.3.2, above, and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay).

(D) Owner shall pay City Six Million Five Hundred Seventy-One Thousand Three Hundred Forty Four Dollars ($6,571,344) in increments at the following times: (i) Eight Thousand One Hundred Seventy Three Dollars ($8,173)[1] per unit for each of the first 804 residential units prior to the issuance of a vertical building permit for the Residential Building containing the residential unit; and (ii) the remaining balance, if any, on or before the date that is seven (7) years after the Development Agreement Date (**Exhibit D**, Milestone Six). This payment shall be subject to Subsection 10.3.2, above, and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay). The Parties acknowledge and agree that the amount of the Public Park In-Lieu Fees applicable to the first 804 residential units that are required to be paid pursuant to this Subsection 10.3.3(D) have been reduced to reflect the three payments of Two Million Dollars ($2,000,000) required pursuant to Subsections 10.3.3 (A)-(C), above.

(E) Owner shall pay City Five Million Five Hundred Ninety-Seven Thousand Six Hundred Eighty Eight Dollars ($5,597,688) in increments at the following times: (i) Fifteen Thousand Six Hundred Thirty Six Dollars ($15,636) per unit for each of the next 358 residential units[2] prior to the issuance of a vertical building permit for the Residential Building containing the residential unit; and (ii) the remaining balance, if any, on or before the date that is

[1] This amount is calculated as follows: [($15,636 per unit X 804 units) – ($6,000,000)] / 804 units.
[2] This amount applies to the 805th residential unit through the 1,162nd residential unit.

fifteen (15) years after the Development Agreement Date (**Exhibit D**, Milestone Nine). This payment shall be subject to Subsection 10.3.2, above, and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement.

(F) Owner shall pay City Fifteen Thousand Six Hundred Thirty-Six Dollars ($15,636) per unit for each additional residential unit Owner Develops as part of the Project after the 1,162nd residential unit, prior to the issuance of a vertical building permit for the Residential Building containing the residential unit.

10.3.4 The Parties expressly acknowledge and agree that the Public Park In-lieu Fee payment obligations set forth in this Section 10.3 may be assumed, in whole or in part, by a residential developer or other person or entity that purchases a portion of the Property on which a Residential Building is designated to be Developed, and agrees to assume such payment obligations in accordance with the provisions of Section 21 of this Development Agreement (Assignment).

10.4 Public Art In-lieu Fees. The Parties expressly agree that Owner's Public Art Obligation shall be subject to the provisions set forth in Subsections 10.4.1 and 10.4.2, below.

10.4.1 Credit. The City acknowledges and agrees that Owner paid a Public Art In-lieu Fee to the City the amount of Three Hundred Thousand Dollars ($300,000) for improvements authorized by the 2016 Five Lagunas Entitlements that were ultimately not constructed. Accordingly, the City agrees it will credit this payment towards Owner's Public Art Obligation for the Project.

10.4.2 Nonrefundable Advance. Notwithstanding any provision of the Specific Plan, the Mitigation Fee Act, or other provisions of State law, the Parties expressly agree that Owner shall pay City a nonrefundable guaranteed Public Art In-lieu Fee in the amount of Three Hundred Fifty Thousand Dollars ($350,000), in advance, on or before the date that is ninety (90) days after the Development Agreement Date (**Exhibit D**, Milestone One). Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement. The City shall credit this payment against Owner's Public Art Obligation for the Project. However, said payment shall be subject to the provisions of Subsection 10.5.3, below, and Owner expressly agrees that this payment shall be guaranteed and nonrefundable to Owner, and that the City may retain and expend such payment, even if Owner's Public Art Obligation for the Project is less than Three Hundred Fifty Thousand Dollars ($350,000). Owner acknowledges and agrees that the Three Hundred Thousand Dollar ($300,000) credit provided for in Subsection 10.4.1, above, shall not be applied to reduce Owner's obligation to pay the nonrefundable guaranteed fee required by this Subsection 10.4.2. Notwithstanding any other provision of this Development Agreement, to the extent, and for the period, necessary to implement the provisions hereof, this Subsection 10.4.2 shall survive termination of this Development Agreement and remain enforceable and executory by the Parties notwithstanding termination of the remainder of this Development Agreement.

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10.5 Community Benefit Fees. In addition to Development Fees payable by Owner pursuant to the foregoing provisions of this Section 10, as material consideration for City's entering into this Development Agreement, the Owner agrees to pay City nonrefundable guaranteed Community Benefit Fees in accordance with this Section 10.5 of this Development Agreement. Because Community Benefit Fees are an obligation arising from this Development Agreement, they are not subject to the Mitigation Fee Act or the Quimby Act, and City may deposit such payments into the City's general fund and expend such funds for any lawful purpose.

10.5.1 Guaranteed Community Benefit Fees. Owner shall pay a nonrefundable guaranteed Community Benefit Fee in the amount of Two Million Two Hundred Twenty-Seven Thousand Sixty-Six Dollars ($2,227,066) in the amounts and at the times specified below:

(A) Owner shall pay City One Million One Hundred Thirteen Thousand Five Hundred Thirty-Three Dollars ($1,113,533) on or before the date that is ninety (90) days after the Development Agreement Date (**Exhibit D**, Milestone One). Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement.

(B) Owner shall pay City One Million One Hundred Thirteen Thousand Five Hundred Thirty-Three Dollars ($1,113,533) on or before the date that is fifteen (15) months after the Development Agreement Date (**Exhibit D**, Milestone Two). Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement.

10.5.2 Additional Community Benefit Fee Payment for Failure to Timely Develop Hotel. In addition to any other Community Benefit Fees payable pursuant to this Section 10.5, in the event the Owner has not Completed Development of the Hotel within eight (8) years of the Development Agreement Date, the Owner shall pay the City an additional Community Benefit Fee in the amount of Five Hundred Thousand Dollars ($500,000) on or before the date that is eight (8) years after the Development Agreement Date (**Exhibit D**, Milestone Seven). Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement.

10.5.3 Nonrefundable Public Art In-lieu Fee Advance Deemed an Additional Community Benefit Fee in Event Project Not Developed. In addition to any other Community Benefit Fees payable pursuant to the other provisions of this Section 10.5, that portion, if any, of the nonrefundable guaranteed Public Art In-lieu Fee payment advance made by Owner pursuant to Subsection 10.4.2 of this Development Agreement, which is in excess of Owner's Public Art Obligation for the Project, or which City would otherwise be required to refund to Owner or other record owner(s) of the Property pursuant to the Specific Plan, the Mitigation Fee Act, or other law, shall be deemed a Community Benefit Fee for purposes of this Development Agreement. Notwithstanding any provision of the Mitigation Fee Act or other law, under no circumstances shall the City be obligated to return this Public Art In-Lieu Fee Advance to the Owner or other record owner(s) of the Property.

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10.5.4 Nonrefundable Guaranteed Public Park In-lieu Fee Payments Deemed Community Benefit Fees in Event Residential Units Not Timely Developed. In addition to any other Community Benefit Fees payable pursuant to the other provisions of this Section 10.5, in the event the Owner Develops no or fewer than One Thousand One Hundred Sixty-Two (1,162) residential dwelling units during the Term of this Development Agreement, that portion, if any, of the nonrefundable guaranteed Public Park In-lieu Fees paid by Owner to City pursuant to Subsection 10.3.2 of this Development Agreement, which are attributable to residential units that are not actually constructed, or which City would otherwise be required to refund to Owner or the subsequent owners of the Property pursuant to Chapters 8-06 or 8-07 of the Laguna Hills Municipal Code, the Quimby Act, or any other provision of law, shall be deemed Community Benefit Fees for purposes of this Development Agreement. Notwithstanding any provision of the Mitigation Fee Act, Quimby Act, or other law, under no circumstances shall the City be obligated to return said fees to the Owner or other record owner(s) of the Property.

10.5.5 Survival of Termination of Development Agreement. Except as expressly provided in the next sentence, notwithstanding any other provision of this Development Agreement, to the extent, and for the period, necessary to implement the provisions hereof, this Section 10.5 shall survive termination of this Development Agreement pursuant to Section 2.4, Section 10.6, or Section 20 of this Development Agreement and remain enforceable and executory by the Parties notwithstanding termination of the remainder of this Development Agreement. Notwithstanding the previous sentence, in the event the City exercises its right to unilaterally terminate this Development Agreement pursuant to either Section 10.6 or Section 20 of this Development Agreement before Owner has Completed Construction of the required components of Phase One pursuant to Subsection 5.4.1(C) of this Development Agreement, the City shall be deemed to have waived all rights it may otherwise have pursuant to this Development Agreement to collect from Owner that portion, if any, of the Five Million Five Hundred Ninety-Seven Thousand Six Hundred Eighty Eight Dollars ($5,597,688) in Public Park In-lieu Fees attributable to that portion of the 805th through 1,162nd residential units that Owner does not Develop, which are owed pursuant to Subsection 10.3.3(E)(ii), but which have not yet been paid, and Owner's obligation to pay nonrefundable guaranteed Public Park In-lieu Fees pursuant to Subsections 10.3.2 and 10.5.4 of this Development Agreement that are attributable to residential units Owner does not Develop shall be capped at Twelve Million Five Hundred Seventy One Thousand Three Hundred Forty Four Dollars ($12,571,344) [$15,636 per unit x 804 units = $12,571,344].

10.6 Additional City Remedies for Non-Payment of Fees Owed by Owner. In the event the Owner fails to pay any Development Fees or Community Benefit Fees within the times set forth in this Section 10, in addition to all other legal remedies City may have pursuant to this Development Agreement and applicable law, City shall be entitled to withhold any further Ministerial Actions, Ministerial Approvals, and/or Ministerial Permits until all fees owed are paid in full. In addition, notwithstanding Sections 17, 18, 19, 20, or any other provisions of this Development Agreement, and without complying with the provisions of Sections 17, 18, 19, and 20, it is expressly understood and agreed by the Parties that the City Council may unilaterally terminate this Development Agreement if, following notice and a public hearing in accordance with applicable law, the City Council finds that Owner has failed to pay any overdue Development Fees or Community Benefit Fees in full within thirty (30) days of the date the City provides written notice to the Owner stating the type and amount of overdue fees owed.

Notwithstanding Section 5.5 of this Development Agreement, this Development Agreement, the Existing Development Approvals, all Subsequent Development Approvals, and all Major Project Modifications shall automatically expire, terminate and be of no further force and effect upon the effective date of an ordinance adopted by the City Council terminating this Development Agreement based on such a finding pursuant to this Section.

10.7 Annual Development Agreement Administration Fee. Commencing July 1, 2021, and annually, on or before July 1st of every year thereafter through and including July 1, 2030, Owner shall pay City a fixed fee to partially offset the costs incurred by the City to administer this Development Agreement (the "DA Administration Fee"). The initial amount of the DA Administration Fee shall be Twenty Thousand Dollars ($20,000). Commencing July 1, 2022, and on each subsequent July 1st through and including July 1, 2030, the amount of the DA Administration Fee to be paid by Owner to City shall increase by three percent (3.0%).

SECTION 11 EXISTING USES; AUTOMATIC RESCISSION OF 2016 FIVE LAGUNAS ENTITLEMENTS

11.1 Existing Uses. City and Owner agree that those existing legally established uses on the Property may be retained until the Project is implemented.

11.2 Automatic Rescission of 2016 Five Lagunas Entitlements. City and Owner agree that the 2016 Five Lagunas Entitlements, and all of Owner's rights thereunder, whether vested or not, shall terminate and become null, void, and of no further force and effect at such time as all of the following have occurred: (i) the Authorizing Ordinance and this Development Agreement have each taken effect and are no longer subject to referendum; (ii) the times for appeal of the City's approval of the Existing Development Approvals and this Development Agreement have expired; (iii) all appeals, if any, by persons or entities other than Owner of the City's approval of the Existing Development Approvals and this Development Agreement have been heard and denied; (iv) the times in which to bring a legal challenge to the City's approval of the Existing Development Approvals and/or this Development Agreement have expired; and (v) any litigation filed attacking the City's approval of the Existing Development Approvals, the Project, or this Development Agreement has been finally resolved such that the Existing Development Approvals remain in full force and effect and the time in which to appeal has expired.

SECTION 12 FUTURE APPROVALS

12.1 Basis for Denying or Conditionally Granting Future Subsequent Development Approvals. Before Owner can begin Development of the Project, Owner must secure additional Subsequent Development Approvals from City. The Parties agree that to the extent said Subsequent Development Approvals are Ministerial Actions, Ministerial Approvals or Ministerial Permits, City shall not, through the enactment or enforcement of any subsequent ordinances, rules, regulations, initiatives, policies, requirements, guidelines, or other constraints, withhold such approvals as a means of blocking construction or of imposing conditions on the Project which were not imposed during an earlier approval period unless City has been ordered to do so by a court of competent jurisdiction. The Parties further agree that to the extent said Subsequent Development Approvals are Discretionary Actions, Discretionary Approvals or Discretionary Permits, City shall exercise its discretion in a manner consistent with and in

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recognition of the Development Plan and which complies and is consistent with the Existing Land Use Regulations (as same may be modified in accordance with this Development Agreement), those Subsequent Land Use Regulations to which Owner has consented to in writing (which consent shall be in Owner's sole and absolute discretion), and such other standards, terms and conditions expressly contained in this Development Agreement. Notwithstanding the previous two sentences, City and Owner will use reasonable efforts to ensure each other that all applications for and approvals of all required Subsequent Development Approvals necessary for Owner to develop the Project in accordance with this Development Agreement are sought and processed in a timely manner.

12.2 Standard of Review of Subsequent Development Approvals. Except as otherwise provided under the Existing Development Approvals or the terms of this Development Agreement, the rules, regulations and policies that apply to any Subsequent Development Approvals which Owner must secure prior to the Development of the Property shall be the Existing Land Use Regulations, as defined in this Development Agreement.

12.3 City Review of Major Project Modifications. The rules, regulations and policies that apply to any Major Project Modification requested by Owner shall be those rules, regulations and policies in effect on the date Owner submits a complete application for said Major Project Modification. Notwithstanding the foregoing sentence, Owner expressly agrees that, while this Development Agreement is in effect, City shall have absolute discretion whether to approve, conditionally approve, or deny any Major Project Modification requested by Owner, and Owner expressly waives any right Owner may otherwise have to approval by the City of any Major Project Modification under California law or the Zoning Code.

SECTION 13 AMENDMENT

13.1 Initiation of Amendment. Either Party may propose an amendment to this Development Agreement.

13.2 Procedure. The procedure for proposing and adopting an amendment to this Development Agreement shall be the same as the procedure required for entering into this Development Agreement in the first instance.

13.3 Consent. Except as provided elsewhere within this Development Agreement, any amendment to this Development Agreement shall require the consent of both Parties, each in their sole and absolute discretion. No amendment of this Development Agreement or any provision hereof shall be effective unless set forth in writing and signed by duly authorized representatives of each Party hereto.

13.4 Effect of Amendment to Development Agreement. The Parties agree that except as expressly set forth in any such amendment, an amendment to this Development Agreement will not alter, affect, impair, modify, waive or otherwise impact any other rights, duties or obligations of either Party under this Development Agreement.

13.5 Operating Memoranda. The provisions of this Development Agreement require a close degree of cooperation and flexibility between the City and Owner. The Development of the Project may demonstrate that clarifications to the Development Plan or clarifications or

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modifications to this Development Agreement are appropriate with respect to the details of performance of the City and Owner. To the extent allowable by law, Owner shall retain a certain degree of flexibility as provided herein with respect to all matters, items and provisions covered in general under this Development Agreement. When and if the Owner finds it necessary or appropriate to make changes, adjustments or clarifications to matters, items or provisions, the Parties shall effectuate such changes, adjustments or clarifications through operating memoranda ("Operating Memoranda") approved by the Parties in writing which reference this Section 13.5. City agrees to promptly process Operating Memoranda when requested by Owner. Operating Memoranda are not intended to constitute either a substantive change or an amendment to this Development Agreement, but are ministerial clarification; therefore public notices and hearings shall not be required. Operating Memoranda may be used and thus deemed non-substantive and/or procedural if they do not result in, for example: i) a material changes in fees or costs; ii) an increase in density or intensity of use; iii) a change in permitted uses; iv) an increase in the maximum height and size of buildings; v) a decrease in the amount of land to be dedicated for public purposes; or vi) the reduction of improvement and construction standards and specifications for the Project. The City Attorney shall be authorized, upon consultation with, and approval of, the Owner, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute either a substantive change or an amendment to this Agreement which requires compliance with the provisions of Section 13.2 of this Development Agreement.

SECTION 14 NON-CANCELLATION OF RIGHTS

Subject to defeasance pursuant to Sections 2, 10.6, 17, 20, 21 or 22 of this Development Agreement, Owner's rights pursuant to the Existing Development Approvals shall be vested in the Property upon recordation of this Development Agreement.

SECTION 15 UNDERTAKINGS AND ASSURANCES CONTEMPLATED AND PROMOTED BY DEVELOPMENT AGREEMENT STATUTE

The mutual undertakings and assurances described above and provided for in this Development Agreement are for the benefit of City and Owner and promote the comprehensive planning, private and public cooperation and participation in the provision of public facilities, and the effective and efficient development of infrastructure and facilities supporting development which was contemplated and promoted by the Development Agreement Statute. City agrees that it will not take any actions which are intended to circumvent this Development Agreement; provided, however, that any action of the electorate shall not be deemed an action for purposes of this Section.

SECTION 16 RESERVED AUTHORITY

16.1 Reservation of Authority With Respect to Subsequent Development Approvals and Major Project Modifications. Owner expressly understands and agrees that all Subsequent Development Approvals that are Discretionary Actions, Discretionary Approvals, or Discretionary Permits, and all Major Project Modifications, shall be subject to review by the City pursuant to CEQA, including but not limited to CEQA Guidelines sections 15162-15164. Notwithstanding any other provision set forth in this Development Agreement to the contrary,

City reserves the right after the Development Agreement Date to exercise the same degree of discretion and control in its consideration of Subsequent Development Approvals and Major Project Modifications that it would have in the absence of this Agreement to impose conditions under CEQA, and other applicable laws and regulations that apply to all similar development throughout the City, in order to mitigate the Project's impact on the environment. In addition, consistent with Section 5.1 of this Development Agreement, notwithstanding any provision of California law or the Zoning Code to the contrary, City reserves the right after the Development Agreement Date to exercise absolute discretion and control in its consideration of any Major Project Modification requested by Owner.

16.2 State and Federal Laws and Regulations. In the event that the State or Federal laws or regulations enacted after this Development Agreement has been entered into prevent or preclude compliance with one or more provisions of the Development Agreement, such provisions of the Development Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Development Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

16.3 Uniform Codes. This Development Agreement shall not prevent City from applying new rules, regulations and policies contained in Uniform Codes as long as adoption of the Uniform Codes applies to all development in the City.

16.4 Public Health and Safety. This Development Agreement shall not prevent City from adopting new rules, regulations and policies, including amendments or modifications to Uniform Codes described in Section 16.3 of this Development Agreement, which directly result from findings by City that failure to adopt such rules, regulations or policies would result in a condition injurious or detrimental to the public health and safety.

SECTION 17 CANCELLATION

17.1 Initiation of Cancellation. Either Party may propose cancellation of this Development Agreement.

17.2 Procedure. The procedure for proposing a cancellation of and cancelling this Development Agreement shall be the same as the procedure required for entering into this Development Agreement in the first instance. Such procedures are set forth in Section 65868 of the California Government Code.

17.3 Consent of Owner and City. Subject to the Parties' rights and obligations regarding cancellation set forth in Section 22.3, except as otherwise provided in Sections 10.6 or 20 of this Development Agreement, any cancellation of this Development Agreement shall require the mutual written consent of Owner and City, each in their sole and absolute discretion.

17.4 Fee Payment Obligations. In the event this Development Agreement is cancelled pursuant to the provisions of this Section 17, City shall be entitled to retain and/or seek payment from Owner of all Development Fees and Community Benefit Fees due to be paid pursuant to the terms of this Development Agreement prior to the date cancellation is proposed by a Party;

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however, Owner shall have no obligation to pay any Development Fees or Community Benefit Fees that are subject to deferral pursuant to Section 22.1.4 as of the date of cancellation or are due to be paid pursuant to the terms of this Development Agreement after the date cancellation is proposed by a Party.

SECTION 18 PERIODIC REVIEW

18.1 Time for Review. In accordance with the procedures set forth in the Development Agreement Ordinance, City shall, at least every twelve (12) months after the Development Agreement Date, review the extent of good faith compliance by Owner with the terms and conditions of this Development Agreement. Such periodic review shall determine compliance with the terms of this Development Agreement pursuant to California Government Code Section 65865.1 and other successor laws and regulations. If City fails to review the Project and the Owner's compliance with the material terms of this Development Agreement, Owner will be deemed to be in compliance with the provisions of this Development Agreement, and the Development Agreement will be deemed in full force and effect. The City's failure to review the Project or Owner's compliance with the terms of the Development Agreement, or Owner's failure to submit evidence concerning its good faith compliance with the material terms of the Development Agreement as specified in Section 18.2 of this Development Agreement, shall not constitute or be asserted by either Party as a breach of the Development Agreement by the other Party.

18.2 Owner's Submission. Each year, not less than forty-five (45) days nor more than ninety (90) days prior to the anniversary of the Development Agreement Date, Owner shall submit evidence to the City's Community Development Director demonstrating its good faith compliance with the terms and conditions of this Development Agreement.

18.3 Findings. Within sixty (60) days after the submission of Owner's evidence, the City Council shall determine, on the basis of substantial evidence, whether or not Owner has, for the period under review, complied in good faith with the terms and conditions of this Development Agreement. The burden of proof on this issue shall be on the Owner. If the City Council finds that Owner has so complied, the review for that period shall be deemed concluded. If the City Council finds and determines, on the basis of substantial evidence, that Owner has not complied in good faith with the terms and conditions of this Development Agreement for the period under review, Owner shall be deemed to be in default of the Development Agreement, and City may proceed in accordance with Section 19.1.

18.4 Initiation of Review by City. In addition to the periodic review set forth in this Development Agreement, the City may at any time initiate a review of this Development Agreement upon the giving of written notice thereof to Owner. Within thirty (30) days following receipt of such notice, Owner shall submit evidence to the City's Community Development Director of Owner's good faith compliance with this Development Agreement and such review and determination shall proceed in the manner as otherwise provided in this Development Agreement.

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SECTION 19 EVENTS OF DEFAULT

19.1 Defaults by Owner. If the City Council finds and determines, on the basis of substantial evidence, that Owner has not complied in good faith with the terms and conditions of this Development Agreement, City may, by written notice to Owner, specify the manner in which Owner has failed to so comply and state the steps Owner must take to bring itself into compliance. Owner shall be given at least sixty (60) days to cure such non-compliance and if the actions required to cure such non-compliance take more than sixty (60) days, then City shall give Owner additional time provided that Owner is making reasonable progress towards such end. If during the cure period, Owner fails to cure such noncompliance or is not making reasonable good faith progress towards such end, then, the City Council may, at its discretion, proceed to modify or terminate this Development Agreement or establish a time schedule for compliance in accordance with the procedures set forth in Section 20 of this Development Agreement.

19.2 Specific Performance Remedy. After implementation of the Project, Owner may be foreclosed from other choices it may have had to utilize the Property and provide for other benefits. Owner has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Development Agreement and will be investing even more significant time in implementing the Project in reliance upon the terms of this Development Agreement, and it is not possible to determine the sum of money which would adequately compensate Owner for such efforts. For the above reasons, City and Owner agree that damages would not be an adequate remedy if City fails to carry out its obligations under this Development Agreement. Therefore, specific performance of this Development Agreement is the only remedy which would compensate Owner if City fails to carry out its obligations under this Development Agreement, and City hereby agrees that Owner shall be entitled to specific performance in the event of a default by City hereunder. City and Owner acknowledge that, if Owner fails to carry out its obligations under this Development Agreement, City shall have the right to refuse to issue any permits or other approvals which Owner would otherwise have been entitled to pursuant to this Development Agreement. If City issues a permit or other approval pursuant to this Development Agreement in reliance upon a specified condition being satisfied by Owner in the future, and if Owner then fails to satisfy such condition, City shall be entitled to specific performance for the sole purpose of causing Owner to satisfy such condition. Except as expressly provided in the next sentence, City's right to specific performance shall be limited to those circumstances set forth above, and City shall have no right to seek specific performance to cause Owner to otherwise proceed with the Development of the Project in any manner. Notwithstanding the foregoing, in the event Owner defaults on an obligation to pay any fee at the time required pursuant to Section 10 of this Development Agreement, City shall be entitled to specific performance of Owner's obligation to pay said fee.

SECTION 20 MODIFICATION OR TERMINATION UPON EVENT OF DEFAULT

If pursuant to Section 19.1 of this Development Agreement, City elects to modify or terminate this Development Agreement or establish a revised time schedule for compliance following a determination by the City Council that Owner has not complied in good faith with the terms and conditions of this Development Agreement and Owner's failure, during the cure period, to cure such noncompliance or to make reasonable good faith progress towards such end, as provided in Section 19.1, then City shall proceed as set forth in this Section 20. The

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provisions of this Section 20 shall not apply to an amendment or cancellation of this Development Agreement by mutual agreement of the Parties.

20.1 Notice to Owner. City shall give notice to Owner of the City Council's intention to proceed to modify or terminate this Development Agreement or establish a time schedule for compliance within ten (10) days of making City's findings.

20.2 Public Hearing. The City Council shall set and give notice of a public hearing on modification, termination or a time schedule for compliance to be held within forty-five (45) days after the City Council gives notice to Owner.

20.3 Decision. The City Council shall announce its findings and decisions on whether this Development Agreement is to be terminated, how this Development Agreement is to be modified or the provisions of the Development Agreement with which Owner must comply and a time schedule therefore not more than ten (10) days following completion of the public hearing.

20.4 Standard of Review. Any determination by City to terminate this Development Agreement because Owner has not complied in good faith with the terms of this Development Agreement must be based upon a finding by the City Council, on the basis of substantial evidence, that Owner is in default and has not cured that default in the timeframe permitted by Sections 18 and 19 of this Development Agreement, as applicable.

20.5 Implementation. Modifying or terminating this Development Agreement shall be accomplished by City enacting an ordinance. The ordinance shall recite the reasons which, in the opinion of City, make the modification or termination of this Development Agreement necessary. Not later than ten (10) days following the adoption of the ordinance, one copy thereof shall be forwarded to Owner. This Development Agreement shall be terminated or this Development Agreement as modified shall become effective on the effective date of the ordinance terminating or modifying this Development Agreement.

20.6 Schedule for Compliance. Setting a reasonable time schedule for compliance with this Development Agreement may be accomplished by City enacting a resolution. The resolution shall recite the reasons which, in the opinion of City, make it advisable to set a schedule for compliance and why the time schedule is reasonable. Not later than ten (10) days following adoption of the resolution, one copy thereof shall be forwarded to Owner. Compliance with any time schedule so established as an alternative to modification or termination shall be subject to periodic review as provided in this Development Agreement and lack of good faith compliance by Owner with the time schedule shall be basis for termination or modification of this Development Agreement.

SECTION 21 ASSIGNMENT

21.1 Right to Assign. Subject to Section 21.3, Owner shall have the right to sell, mortgage, hypothecate, assign or transfer this Development Agreement, and any and all of its rights, duties and obligations hereunder, to any person, partnership, joint venture, firm or corporation at any time during the Term of this Development Agreement, provided that any such sale, mortgage, hypothecation, assignment or transfer must be pursuant to a sale, assignment or other transfer of the interest of Owner in the Property, or a portion thereof. In the event of any

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such sale, mortgage, hypothecation, assignment or transfer, (a) Owner shall notify City of such event and the name of the transferee, together with the corresponding entitlements being transferred to such transferee, and (b) the agreement between Owner and such transferee shall provide that either Owner or the transferee or both shall be liable for the performance of all obligations of Owner pursuant to this Development Agreement, the Existing Development Approvals, the Subsequent Development Approvals, and/or any Major Project Modifications. Such transferee and/or Owner shall notify City in writing which entity shall be liable for the performance of such obligations, and upon the express written assumption of any or all of the obligations of Owner under this Development Agreement by such assignee, transferee or purchaser shall, relieve Owner of its legal duty to perform said obligations under this Development Agreement with respect to the Property or portion thereof, so transferred, except to the extent Owner is in default under the terms of this Development Agreement and/or City's consent to the assignment is required pursuant to Section 21.3.

21.2 Release upon Transfer. It is understood and agreed by the Parties that the Property may be subdivided following the Development Agreement Date. Subject to Section 21.3, one or more of such subdivided parcels may be sold, mortgaged, hypothecated, assigned or transferred to persons for development by them in accordance with the provisions of this Development Agreement. Effective upon such sale, mortgage, hypothecation, assignment or transfer, the obligations of Owner shall become several and not joint. Upon the sale, transfer, or assignment of Owner's rights and interests under this Development Agreement as permitted pursuant to Section 21.1 of this Development Agreement, Owner shall be released from its obligations under this Development Agreement with respect to the Property, or portion thereof so transferred, provided that (a) Owner is not then in default under this Development Agreement, (b) Owner has provided to City the notice of such transfer specified in Section 21.1 of this Development Agreement, and (c) the transferee executes and delivers to City a written agreement in which (i) the name and address of the transferee is set forth and (ii) the transferee expressly and unconditionally assumes all the obligations of Owner under this Development Agreement, the Existing Development Approvals, the Subsequent Development Approvals, and the Major Project Modifications with respect to the property, or portion thereof, so transferred. Non-compliance by any such transferee with the terms and conditions of this Development Agreement shall not be deemed a default hereunder or grounds for termination hereof or constitute cause for City to initiate enforcement action against the other Party or persons then owning or holding interest in the Property or any portion thereof and not themselves in default hereunder. The provisions of this Section shall be self-executing and shall not require the execution or recordation of any further document or instrument. Any and all successors, assigns and transferees of Owner shall have all of the same rights, benefits and obligations of Owner as used in this Development Agreement and the term "Owner" as used in this Development Agreement shall refer to any such successors, assigns and transferees unless expressly provided herein to the contrary.

21.3 City's Consent. The City's consent shall not be required to a transfer or assignment between Owner(s). Moreover, the City's consent to a transfer or assignment pursuant to this Section 21 shall not be required unless, at the time of the transfer or assignment, Owner is in default under the terms of this Development Agreement. If Owner is in default under the terms of this Development Agreement, City shall consent in writing to any transfer or

assignment which provides adequate security to City, in the reasonable exercise of the City's discretion, to guarantee the cure of the default upon completion of the transfer or assignment.

SECTION 22 GENERAL

22.1 Excusable Delay.

22.1.1 Types of Delay. Except as otherwise expressly provided in this Development Agreement, subject to Subsections 22.1.2 and 22.1.3, below, performance by either Party of its obligations under this Development Agreement shall be excused, and the Term shall be extended, for periods equal to the duration of any of the following:

(A) Economic Delay. A recession, as defined by the National Bureau of Economic Research, excluding the period from the Development Agreement Date through December 31, 2021.

(B) Force Majeure Delay. Except for the Covid-19 epidemic / pandemic existing as of the Development Agreement Date, floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the Party's control (including the Party's employment force), epidemics, pandemics, government regulations, court actions (such as restraining orders or injunctions), or other similar events beyond the Party's control.

(C) Administrative Delay. Actions of the City or other governmental agency and beyond the control of the Owner that prevent, prohibit, or unreasonably delay the Owner's ability to proceed with Development of the Project within the time required by this Development Agreement. Delays in processing and acting on applications for the Ministerial Actions, Ministerial Approval, Ministerial Permits, or other permits or approvals by the City or other governmental agencies that are described in **Exhibit G** to this Development Agreement shall be deemed to be unreasonable if they exceed the time periods set forth in **Exhibit G**. Delays in processing and acting on applications for the Ministerial Actions, Ministerial Approval, Ministerial Permits, or other permits or approvals by the City or other governmental agencies that are not described in **Exhibit G** shall be deemed to be unreasonable if they exceed the average time it normally takes the agency to process and act on similar applications by more than thirty (30) days.

(D) Litigation Delay. Pendency of a lawsuit, petition for writ of mandate, or other legal challenge by a third party to this Development Agreement, any of the Existing Development Approvals, or any of the Subsequent Development Approvals ("Third Party Challenge"). For purposes of this Subsection 22.1.1(D), a Third Party Challenge shall be deemed to be pending from the time it is filed until such time as (a) such Third Party Challenge has been dismissed with prejudice and any period for judicial appeal or other legal challenge in connection with the challenged approvals has expired with no such appeal or legal challenge having been filed; (b) such Third Party Challenge has been finally adjudicated to judgment upholding all challenged approvals and any period for judicial appeal or other legal challenge in connection with the challenged approvals has expires with no such appeal or legal challenge having been filed; or (c) such Third Party Challenge has been otherwise resolved through

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settlement, release, or similar agreement and accompanying dismissal with prejudice in a manner that allows no further appeal or legal challenge to the challenged approvals. In the event of a Third Party Challenge that results in the setting aside of any portion of this Development Agreement or one or more Existing Development Approvals necessary for Development of the Project, then excusable delay pursuant to this Subsection 22.1.1(D) shall extend until such time as Owner has proposed, and City has approved, modifications or corrective actions to reapprove the challenged Existing Development Approvals in a form that is mutually acceptable to the Parties, each in its sole and absolute discretion, and the time for administrative appeal, judicial appeal, or other legal challenge relating to such corrective actions and/or reapproval has expired with no such appeal or challenge having been filed.

22.1.2 Notice. If City or Owner seeks excuse from performance pursuant to this Section 22.1, it shall provide written notice of such delay to the other Party within thirty (30) days after the Party reasonably becomes aware of the commencement of such delay. If the delay or default, whether material or immaterial, is beyond the control of the Party seeking excuse from performance, it shall be excused, and extension of time for such cause shall be granted in writing for the period of the Excusable Delay, or longer as may be mutually agreed upon in writing. Any disagreement between the Parties with respect to whether this Section 22.1 applies to a particular delay or default is subject to the filing by either Party of an action for judicial review of the matter, including requests for declaratory and/or injunctive relief.

22.1.3 Certain Fee Payment Obligations Not Subject to Excusable Delay. Notwithstanding Subsections 22.1.1 and 22.1.2, above, except as otherwise expressly provided in Subsection 22.1.4, below, Owner expressly acknowledges and agrees that it is obligated to pay the nonrefundable guaranteed Development Fees and Community Benefit Fees described in Subsections 10.3.3(A)-(E), 10.4.2, 10.5.1, and 10.5.2 of this Development Agreement, and **Exhibit D**, Milestones One, Two, Four, Six, Seven, and Nine, at the times specified in said provisions and **Exhibit D**, and that the excusable delay provisions of this Section 22.1 shall not apply to or operate to extend the time by which Owner is obligated to pay said Development Fees and Community Benefit Fees.

22.1.4 Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay. Notwithstanding Subsection 22.1.3, above, subject to the provisions of this Subsection 22.1.4, Owner may defer payment of those Public Park In-lieu Fees that would otherwise be due to City pursuant to Subsections 10.3.3 (A), (B), (C), and/or (D) and **Exhibit D** Milestones One, Four, and/or Six during the pendency of any Litigation Delay pursuant to Subsection 22.1.1(D). Within ten (10) business days after the date the period of Litigation Delay ends, and provided that this Development Agreement is not terminated pursuant to Subsection 2.3 or cancelled pursuant to Subsections 22.3.2 or 22.3.3 hereof, Owner shall remit all deferred Public Park In-lieu Fees to City. By means of example, if the period of Litigation Delay ends on a date that is one year from the Development Agreement Date (and this Agreement is not terminated or cancelled), Owner will remit to City the first Public Park In-lieu Fee payment of Two Million Dollars ($2,000,000) corresponding with Milestone One within ten (10) business days; however, if the Development Agreement is terminated pursuant to Subsection 2.3 or cancelled pursuant to Subsection 22.3.2 or 22.3.3 hereof, Owner shall not be required to remit said payment to the City. This Subsection 22.1.4 shall not be interpreted or construed to extend

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or relieve Owner of the obligation to pay Public Park In-lieu Fees due at the time of issuance of a vertical building permit for a Residential Building.

22.2 Construction of Development Agreement. The language in all parts of this Development Agreement shall in all cases, be construed as a whole and in accordance with its fair meaning. The captions of the paragraphs and subparagraphs of this Development Agreement are for convenience only and shall not be considered or referred to in resolving questions of constructions. This Development Agreement shall be governed by the laws of the State of California. The Parties understand and agree that this Development Agreement is not intended to constitute, nor shall it be construed to constitute, an impermissible attempt to contract away the legislative and governmental functions of City, and in particular, City's police powers. In this regard, the Parties understand and agree that this Development Agreement shall not be deemed to constitute the surrender or abnegation of City's governmental powers over the Property.

22.3 Severability; Court Finding Materially Impairing Consideration; Cancellation For Protracted Litigation Delay or Significant CEQA-Related Costs.

22.3.1 Severability. If any provision of this Development Agreement shall be adjudged to be invalid, void or unenforceable, such provision shall in no way affect, impair or invalidate any other provision hereof, unless such judgment affects a material part of this Development Agreement, and the Parties hereby agree that they would have entered into the remaining portions of this Development Agreement not adjudged to be invalid, void or illegal. In the event that all or any portion of this Development Agreement is found to be unenforceable, this Development Agreement or that portion which is found to be unenforceable shall be deemed to be a statement of intention by the Parties; and, subject to Section 17 and Subsection 22.3.2, below, the Parties further agree that in such event they shall take all steps necessary to comply with such public hearings and/or notice requirements as may be necessary in order to make valid this Development Agreement or that portion which is found to be unenforceable.

22.3.2 Court Finding Materially Impairing Consideration. Notwithstanding any other provisions of this Development Agreement, in the event (i) any material provision of this Development Agreement, any of the Existing Development Approvals approved prior to the Development Agreement Date, and/or any of the Existing Land Use Regulations are found by a court to be unenforceable, void, or voidable, (ii) such court finding materially impairs the bargained-for consideration to be received by either Party under this Development Agreement, including, but not limited to, by preventing Owner from Developing the Project in accordance with the Existing Land Use Regulations and the Existing Development Approvals approved prior to the Development Agreement Date or by reducing or eliminating any of the public benefits, fees, public improvements or services, or dedications to be received by City pursuant to this Development Agreement, and (iii) any provision found to be unenforceable, void or voidable cannot be made valid by the undertaking of additional environmental review pursuant to CEQA, the holding of additional public hearings, and/or compliance with additional notice requirements, then the Parties agree that they will meet and confer in good faith to attempt to agree, each in its sole and absolute discretion, to modifications and/or other corrective actions consistent with state law; provided, however, that if the Parties are unable to agree to mutually acceptable modifications and/or corrective action within ninety (90) days of the court's finding, then, upon

the written request of either Party, Owner and City agree they will take all steps necessary to mutually cancel this Development Agreement in accordance with the provisions of Section 17 hereof.

22.3.3 Cancellation for Protracted Third-Party Litigation or Significant CEQA-Related Costs. Owner acknowledges that the pendency of any Third Party Challenge shall not give rise to an immediate right to seek cancellation of this Development Agreement. However, Owner shall have the right to initiate cancellation of this Development Agreement pursuant Section 17, and City shall take all necessary steps to mutually cancel this Development Agreement, if either of the following occur: (i) the period of Litigation Delay lasts longer than four (4) consecutive years; or (ii) Owner is required to provide additional mitigation, improvements, or services that have a cost to Owner equal to or in excess of Five Million Dollars ($5,000,000) as a result of additional environmental review pursuant to CEQA that is undertaken as a result of a successful Third Party Challenge.

22.4 Cumulative Remedies. In addition to any other rights or remedies, either Party may institute legal action to cure, correct or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation, including suits for declaratory relief, specific performance, relief in the nature of mandamus and actions for damages. All of the remedies described above shall be cumulative and not exclusive of one another, and the exercise of anyone or more of the remedies shall not constitute a waiver or election with respect to any other available remedy.

22.5 Indemnification. Owner agrees to, and shall, to the fullest extent permitted by law, defend (with legal counsel approved or selected by City and at Owner's sole cost and expense), indemnify and hold City and City's elective and appointive councils, boards, commissions, officers, officials, agents, representatives and employees harmless from any liability for damages or claims for damage for personal injury, including death, and from claims for property damage which may arise from the construction activities of Owner or Owner's contractors, subcontractors, agents, or employees which relate to the Project whether such activities be by Owner, or by any of Owner's contractors, subcontractors, or by anyone or more persons directly or indirectly employed by, or acting as agent for Owner or any of Owner's contractors or subcontractors. Additionally, Owner agrees to, and shall, to the fullest extent permitted by law, defend (with legal counsel approved or selected by City and at Owner's sole cost and expense), indemnify, and hold harmless City and City's elective and appointive councils, boards, commissions, officers, officials, agents, representatives and employees from and against each and every claim, action, proceeding, cost, fee, legal cost, damage, award or liability of any nature whatsoever arising out of City's approval of or its performance under this Development Agreement and/or the Existing Development Approvals, Subsequent Development Approvals and/or Major Project Modifications. City may in its discretion participate in the defense of any such legal action. The provisions of this Subsection shall not be binding on Owner to the extent the liability arises out of the gross negligence or willful misconduct of City, or its elective and appointive councils, boards, commissions, officers, officials, agents, representatives or employees. Owner's indemnity obligations set forth in this Development Agreement shall survive termination of this Development Agreement.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

22.6 Cooperation in the Event of Legal Challenge. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Development Agreement and/or the Existing Development Approvals, Subsequent Development Approvals, or Major Project Modifications, the Parties hereby agree to cooperate fully with each other in defending said action and the validity of each provision of this Development Agreement; however, it is expressly understood and agreed to by Owner that Owner shall be solely liable for all legal expenses and costs incurred in defending any such action. The Parties mutually agree that staff time spent by City employees in relation to any such action does not constitute legal expenses or costs payable by Owner. City shall have the right to approve or select legal counsel to defend against any such legal action. Owner shall pay any attorneys' fees awarded against City or Owner, or both, resulting from any such legal action. Owner shall be entitled to any award of attorneys' fees arising out of any such legal action.

22.7 Public Agency Coordination. City and Owner shall cooperate and use reasonable efforts in coordinating the implementation of the Existing Development Approvals, Subsequent Development Approvals, and/or Major Project Modifications with other public agencies, if any, having jurisdiction over the Property or the Project.

22.8 Initiative Measures. Both City and Owner intend that this Development Agreement is a legally binding contract which will supersede any initiative, measure, moratorium, referendum, statute, ordinance or other limitation (whether relating to the rate, timing or sequencing of the Development or construction of all or any part of the Project and whether enacted by initiative or otherwise) affecting parcel or subdivision maps (whether tentative, vesting tentative or final), building permits, occupancy certificates or other entitlements to use approved, issued or granted within City, or portions of City, and which Agreement shall apply to the Project to the extent such initiative, measure, moratorium, referendum, statute, ordinance or other limitation is inconsistent or in conflict with this Development Agreement. Should an initiative, measure, moratorium, referendum, statute, ordinance, or other limitation be enacted by the citizens of City which would preclude construction of all or any part of the Project, and to the extent such initiative, measure, moratorium, referendum, statute, ordinance or other limitation be determined by a court of competent jurisdiction to invalidate or prevail over all or any part of this Development Agreement, Owner shall have no recourse against City pursuant to the Development Agreement, but shall retain all other rights, claims and causes of action under this Development Agreement not so invalidated and any and all other rights, claims and causes of action at law or in equity which Owner may have independent of this Development Agreement with respect to the Project. The foregoing shall not be deemed to limit Owner's right to appeal any such determination that such initiative, measure, referendum, statute, ordinance or other limitation invalidates or prevails over all or any part of this Development Agreement. City agrees to cooperate with Owner in all reasonable manners in order to keep this Development Agreement in full force and effect, provided Owner shall reimburse City for its out-of-pocket expenses incurred directly in connection with such cooperation and City shall not be obligated to institute a lawsuit or other court proceedings in this connection.

22.9 Attorneys' Fees. In the event of any dispute between the Parties involving the covenants or conditions contained in this Development Agreement, the prevailing party shall be entitled to recover reasonable expenses, attorneys' fees and costs.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

22.10 No Waiver. No delay or omission by either Party in exercising any right or power accruing upon non-compliance or failure to perform by the other Party under any of the provisions of this Development Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either Party of any of the covenants or conditions to be performed by the other Party shall not be construed as a waiver of any succeeding breach of nonperformance of the same or other covenants and conditions hereof.

22.11 Authority to Execute. The person executing this Development Agreement on behalf of Owner represents and warrants that he/she has the authority to execute this Development Agreement on behalf of his/her partnership and represents and warrants that he/she has the authority to bind Owner to the performance of Owner's obligations hereunder.

22.12 Notice.

22.12.1 To Owner. Any notice required or permitted to be given by City to Owner under or pursuant to this Development Agreement shall be deemed sufficiently given if in writing and delivered personally to an officer of Owner or mailed with postage thereon fully prepaid, registered or certified mail, return receipt requested, addressed; to Owner as follows:

MGP Fund X Laguna Hills, LLC
4365 Executive Drive, Suite 1400
San Diego, California 92121
Attn: Scott McPherson, Managing Partner

With copies to: Perkins Coie LLP
505 Howard Street Suite 1000
San Francisco, CA 94105
Attn: Matthew Gray

or such changed address as Owner shall designate in writing to City.

22.12.2 To City. Any notice required or permitted to be given to City under or pursuant to this Development Agreement shall be made and given in writing, if by mail addressed to:

City Manager
City of Laguna Hills
24035 El Toro Road
Laguna Hills, California 92653

With copies to: Gregory E. Simonian
City Attorney - City of Laguna Hills
Woodruff, Spradlin & Smart
555 Anton Boulevard, Suite 1200
Costa Mesa, California 92626

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

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or such changed address as City shall designate in writing to Owner. Alternatively, notices to City may also be personally delivered to the City Clerk, at the Laguna Hills City Hall, 24035 El Toro Road, Laguna Hills, California 92653, together with copies marked for the City Manager and the City Attorney or, if so addressed and mailed, with postage thereon fully prepaid, registered or certified mail, return receipt requested, to the City Council in care of the City Clerk at the above address with copies likewise so mailed to the City Manager and the City Attorney, respectively and also in care of the City Clerk at the same address. The provisions of this Section shall be deemed permissive only and shall not detract from the validity of any notice given in a manner which would be legally effective in the absence of this Section.

22.13 Captions. The captions of the paragraphs and subparagraphs of this Development Agreement are for convenience and reference only and shall in no way define, explain, modify, construe, limit, amplify or aid in the interpretation, construction or meaning of any of the provisions of this Development Agreement.

22.14 Consent. Except as otherwise provided herein, any consent required by the Parties in carrying out the terms of this Development Agreement shall not unreasonably be withheld.

22.15 Further Actions and Instruments. Each of the Parties shall cooperate with and reasonably provide to the other to the extent contemplated hereunder in the performance of all obligations under this Development Agreement and the satisfaction of the conditions of this Development Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Development Agreement to carry out the intent and to fulfill the provisions of this Development Agreement or to evidence or consummate the transactions contemplated by this Development Agreement.

22.16 Subsequent Amendment to Authorizing Statute. This Development Agreement has been entered into in reliance upon the provisions of the Development Agreement Statute in effect as of the Development Agreement Date. Accordingly, to the extent that subsequent amendments to the Development Agreement Statute would affect the provisions of this Development Agreement, such amendments shall not be applicable to this Development Agreement unless necessary for this Development Agreement to be enforceable or unless this Development Agreement is modified pursuant to the provisions set forth in this Development Agreement and California Government Code Section 65868 as in effect on the Development Agreement Date.

22.17 Governing Law. This Development Agreement, including, without limitation, its existence, validity, construction and operation, and the rights of each of the Parties shall be determined in accordance with the laws of the State of California.

22.18 Effect on Title. Owner and City agree that this Development Agreement shall not continue as an encumbrance against any portion of the Property as to which this Development Agreement has terminated.

22.19 Mortgagee Protection. Entering into or a breach of this Development Agreement shall not defeat, render invalid, diminish, or impair the lien of Mortgagees having a mortgage on any portion of the Property made in good faith and for value, unless otherwise required by law. No Mortgagee shall have an obligation or duty under this Development Agreement to perform Owner's obligations, or to guarantee such performance prior to any foreclosure or deed in lieu thereof.

22.20 Notice of Default to Mortgagee, Right of Mortgagee to Cure. If the City Clerk timely receives notice from a Mortgagee requesting a copy of any notice of default given to Owner under the terms of this Development Agreement, City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to Owner. The Mortgagee shall have the right, but not the obligation, for a period up to sixty (60) days after the receipt of such notice from City to cure or remedy, or to commence to cure or remedy the default unless a further extension of time to cure is granted in writing by City. If the default is of a nature which can only be remedied or cured by such Mortgagee upon obtaining possession, such Mortgagee shall seek to obtain possession with diligence and continually through foreclosure, a receiver or otherwise, and shall thereafter remedy or cure the default or noncompliance within thirty (30) days after obtaining possession. If any such default or noncompliance cannot, with diligence, be remedied or cured within such thirty (30) day period, then such Mortgagee shall have such additional time as may be reasonably necessary to remedy or cure such default or non-compliance if such Mortgagee commences cure during such thirty (30) day period, and thereafter diligently pursues and completes such cure.

22.21 Bankruptcy. Notwithstanding the foregoing provisions of Section 22.20 of this Development Agreement, if any Mortgagee is prohibited from commencing or pursuing and prosecuting foreclosure or other appropriate proceedings in the nature thereof by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceeding involving City, the times specified in this Section for commencing or prosecuting foreclosure or other proceedings shall be extended for the period of the prohibition.

22.22 Disaffirmance.

22.22.1 New Development Agreement upon Most Senior Mortgagee's Request. City agrees that in the event of termination of this Development Agreement by reason of any default by City, or by reason of the disaffirmance hereof by a receiver, liquidator or trustee for Owner or its property, City, if requested by any Mortgagee, shall enter into a new Development Agreement for the Project with the most senior Mortgagee requesting such new agreement, for the remainder of the Term, effective as of the date of such termination, upon the terms, provisions, covenants and agreements as herein contained to the extent and subject to the law then in effect, and subject to the rights, if any, of any parties then in possession of any part of the Property, provided:

(a) The Mortgagee shall make written request upon City for the new Development Agreement for the Project within thirty (30) days after the date of termination;

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

(b) The Mortgagee shall pay to City at the time of the execution and delivery of the new Development Agreement for the Project expenses, including reasonable attorneys' fees, to which City shall have been subjected by reason of Owner's default; and

(c) The Mortgagee shall perform and observe all covenants herein contained on Owner's part to be performed, and shall further remedy any other conditions which Owner under the terminated agreement was obligated to perform under its terms, to the extent the same are curable or may be performed by the Mortgagee.

22.22.2 New Development Agreement Not Required. Nothing herein contained shall require any Mortgagee to enter into a new Development Agreement pursuant to Subsection 22.22.1 of this Development Agreement, nor to cure any default of Owner referred to above.

22.23 No Third Party Beneficiaries. This Development Agreement and all provisions hereof is made and entered into for the sole protection and benefit of City, Owner and their successors and assigns. No other person shall have right of action based upon any provision in this Development Agreement.

22.24 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Development Agreement shall be filed and tried in the Superior Court of the County of Orange, State of California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

22.25 Project as a Private Undertaking. It is specifically understood and agreed by and between the Parties hereto that the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Development Agreement. No partnership, joint venture or other association of any kind is formed by this Development Agreement. The only relationship between City and Owner is that of a government entity regulating the development of private property and the owner of such private property. The Parties mutually acknowledge and agree that this Development Agreement does not confer upon or entitle Owner to any subsidy or reduction in fees from City pertaining to Owner's Development of the Project or the Parties' rights and obligations hereunder.

22.26 Restrictions. Owner shall place in any agreements to sell or convey any interest in the Property or any portion thereof, provisions making the terms of this Development Agreement binding on any successors in interest of Owner and express provision for Owner or City, acting separately or jointly, to enforce the provisions of this Development Agreement and to recover attorneys' fees and costs for such enforcement.

22.27 Recitals. The recitals in this Development Agreement constitute part of this Development Agreement and each Party shall be entitled to rely on the truth and accuracy of each recital as an inducement to enter into this Development Agreement.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

22.28 Recording. The City Clerk shall cause a copy of this Development Agreement to be executed by City and recorded in the Official Records of Orange County no later than ten (10) days after the Development Agreement Date.

22.29 Entire Agreement. This Development Agreement, constitutes the entire agreement between the Parties with respect to the subject matter of this Development Agreement, and this Development Agreement supersedes all previous negotiations, discussions and agreements between the Parties, and no parol evidence of any prior or other agreement shall be permitted to contradict or vary the terms hereof.

22.30 Successors and Assigns. The burdens of the Development Agreement shall be binding upon, and the benefits of the Development Agreement inure to all successors in interest and assigns of the Parties to the Development Agreement.

22.31 Exhibits. All exhibits, including attachments thereto, are incorporated in this Development Agreement in their entirety by this reference and shall be enforceable by the Parties, except as otherwise expressly provided in this Development Agreement.

22.32 Waiver of Right to Protest. Execution of this Development Agreement is made by Owner without protest. Owner knowingly and willingly waives any rights it may have under Government Code Section 66020 or any other provision of law to protest the imposition of any fees, dedications, reservations, or other exactions which are specifically imposed on the Project by this Development Agreement.

[Signatures appear on the following page]

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

IN WITNESS WHEREOF, City and Owner have executed this Development Agreement as of the date and year first above written.

"CITY"

CITY OF LAGUNA HILLS, a California municipal corporation

By: _____
KENNETH H. ROSENFIELD,
Interim City Manager

ATTEST:

_____
MELISSA AU-YEUNG,
City Clerk

APPROVED AS TO FORM:

_____
GREGORY E. SIMONIAN,
City Attorney

"OWNER"

MGP FUND X LAGUNA HILLS, LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

All signatures to be acknowledged by a Public Notary

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

(seal)

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

(seal)

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

(seal)

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

EXHIBIT A

PROPERTY DESCRIPTION AND DEPICTION

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

LEGAL DESCRIPTION

Real property in the City of Laguna Hills, County of Orange, State of California, described as follows:

PARCEL 1: (APNS: 621-221-02, 621-221-03, 621-221-04, 621-221-05, 621-221-06, 621-221-07, 621-221-08, 621-221-09, 621-221-10, 621-221-11, 621-221-12, 621-221-13 AND 621-221-14)

LOTS 1 THROUGH 11 AND LOTS A AND B OF TRACT NO. 18115, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 978, PAGES 1 THROUGH 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, BY GRANT DEED RECORDED SEPTEMBER 23, 2020 AS INSTRUMENT NO. 2020000519057 OF OFFICIAL RECORDS.

EXCEPTING ½ OF ALL GAS, OIL, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSES WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, WHO ACQUIRED TITLE AS FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, IN THE DEED RECORDED DECEMBER 04, 1961 IN BOOK 5931, PAGE 586 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534, OF OFFICIAL RECORDS.

PARCEL 2: (APN: 621-051-39)

PARCEL "A" OF LOT LINE ADJUSTMENT LLA 3-16-3493, RECORDED AUGUST 04, 2016 AS INSTRUMENT NO. 2016000360834, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, BY GRANT DEED RECORDED SEPTEMBER 23, 2020 AS INSTRUMENT NO. 2020000519056 OF OFFICIAL RECORDS.

PARCEL 3: (APNS: 621-051-38 AND 621-051-41)

PARCEL D OF LOT LINE ADJUSTMENT LLA 3-16-3493, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED AUGUST 04, 2016 AS INSTRUMENT NO. 2016000360834, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA AS PER GRANT DEED RECORDED SEPTEMBER 23, 2020 AS INSTRUMENT NO. 2020000519038, OF OFFICIAL RECORDS.

PARCEL 4: (APN: 621-141-058)

LOT 2 OF TRACT NO. 6106, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 232, PAGES 6 THROUGH 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 2 LYING SOUTHEASTERLY AND EASTERLY OF THAT CERTAIN LINE DESCRIBED IN "CONSTRUCTION", "OPERATION AND RECIPROCAL EASEMENTS AGREEMENT" ALSO CALLED "REA" EXECUTED BY ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION AND OTHERS, RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 325 OF OFFICIAL RECORDS, SAID LINE BEING DESCRIBED AS FOLLOWS; "THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 45° 00' 00" EAST 90.81 FEET TO A TANGENT CURVE CONCAVE, NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THEREON NORTHEASTERLY 14.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 34' 35" TO A TANGENT LINE; THENCE NORTH 02° 25' 25" EAST 153.15 FEET; THENCE NORTH 08° 56' 03" WEST 35.54 FEET RADIALLY TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1260.00 FEET, AND CURVE BEING CONCENTRIC WITH A SAID CURVE SHOWN ON MAP OF LOT 2 OF TRACT NO. 5061, AS SHOWN ON A MAP RECORDED IN BOOK 183, PAGE 4 OF MISCELLANEOUS MAPS OF ORANGE COUNTY, AS HAVING A RADIUS OF 1252.00 FEET AND BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IMPROVEMENTS OF EL TORO ROAD."

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAGUNA HILLS, A CALIFORNIA MUNICIPAL CORPORATION, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 18, 2006 AS INSTRUMENT NO. 2006000554765 OF OFFICIAL RECORDS.

EXCEPTING ½ OF ALL GAS, OIL, HYDROCARBON, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, WHO ACQUIRED TITLE AS FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, IN THE DEED RECORDED DECEMBER 04, 1961 IN BOOK 5931, PAGE 586 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534 OF OFFICIAL RECORDS.

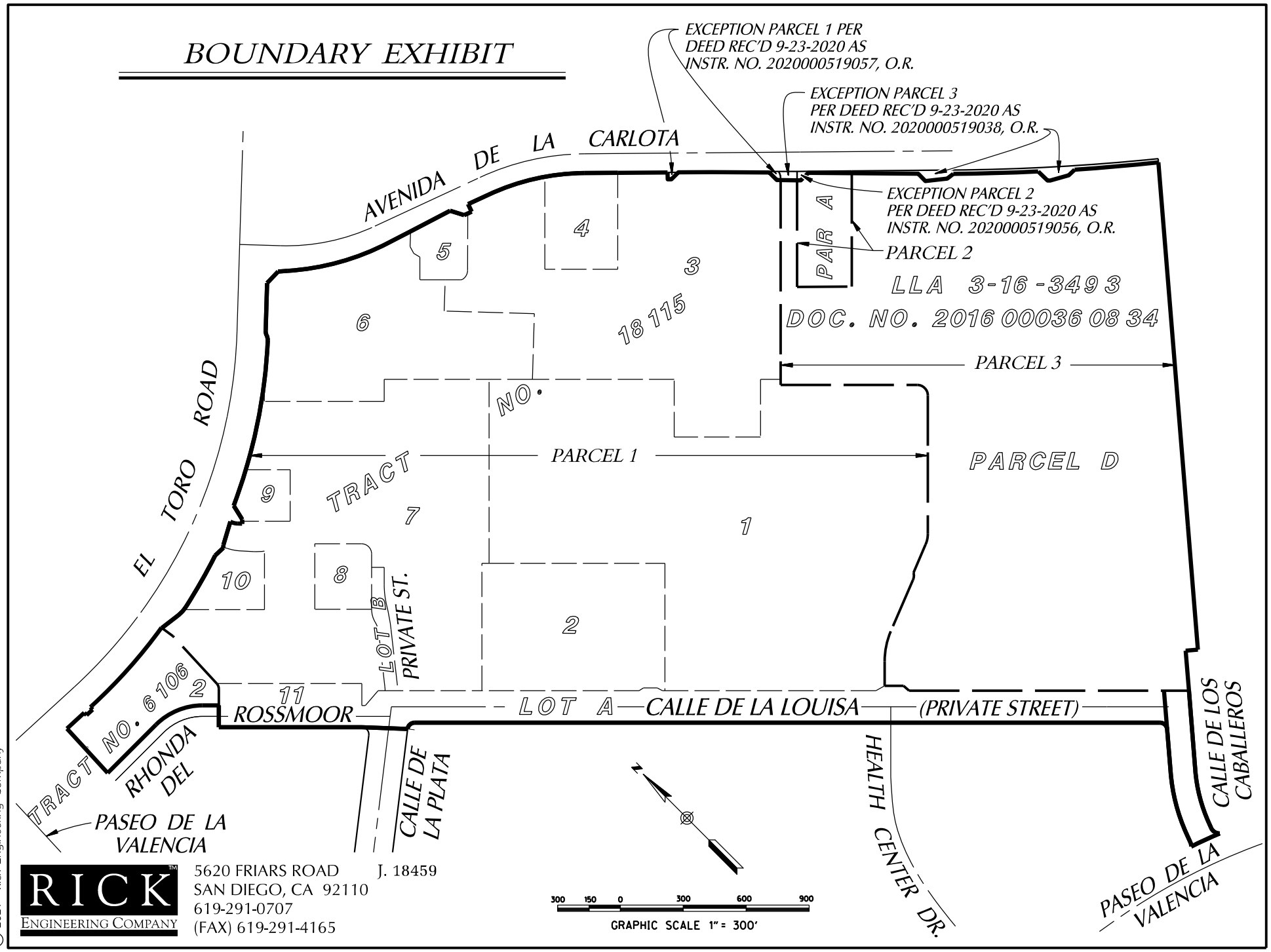


_____ __3-16-2021_____

PATRICK A. MCMICHAEL, L.S. 6187 DATE

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

BOUNDARY EXHIBIT



RICK ENGINEERING COMPANY
5620 FRIARS ROAD J. 18459
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165

© 2021 Rick Engineering Company

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

EXHIBIT B

DEVELOPMENT FEES

Public Park In-lieu Fees

Amount of Fee. Owner hereby agrees that Chapter 8-06 of the Laguna Hills Municipal Code pertaining to park dedication and in-lieu fee requirements shall apply to the Project, regardless of whether Owner proposes a subdivision map for each Residential Building. Accordingly, as part of the Development Fees applicable to the Project pursuant to this Development Agreement, Owner hereby agrees to, and shall, pay City a public park in-lieu fee of Fifteen Thousand Six Hundred Thirty Six Dollars ($15,636.00) for each residential unit constructed as part of the Project, which amount the Parties agree is the applicable per dwelling unit fee calculated pursuant to Chapter 8-06 of the Laguna Hills Municipal Code.

Nonrefundable Guaranteed Fees. As material consideration for City's entering into this Development Agreement, the Owner expressly agrees that, except as provided in Subsection 10.5.5 of this Development Agreement, notwithstanding any provision of Chapters 8-06 or 8-07 of the Laguna Hills Municipal Code, the Quimby Act, or other provisions of law, Eighteen Million One Hundred Sixty Nine Thousand Thirty Two Dollars ($18,169,032), which represents the amount of Public Park In-lieu Fees attributable to the first one thousand one hundred sixty two (1,162) residential units anticipated to be Developed by Owner, shall be nonrefundable, and must be paid to City even if no or less than one thousand one hundred sixty two (1,162) residential units are actually constructed. Owner agrees to pay these nonrefundable fees at the times set forth in Section 10.3.3 and **Exhibits B** and **D** of this Development Agreement. To the extent any portion of said fees are paid prior to the issuance of a vertical building permit for any residential unit to which the fees apply pursuant to Subsections 10.3.3 (A)-(E) of this Development Agreement, such portion shall be applied to reduce the amount of the Public Park In-lieu Fee due at the time of issuance of a vertical building permit for said residential unit, provided a vertical building permit is issued for the residential unit during the Term of this Development Agreement and such building permit is not revoked and does not expire. No portion of the nonrefundable, guaranteed fees that are paid or owed pursuant to Section 10.3 of the Development Agreement shall be credited or applied to any residential units on the Property for which a vertical building permit is issued after the expiration or termination of this Development Agreement. Said payments shall be subject to Section 10.5.4 of this Development Agreement, and Owner expressly agrees that these payments shall be nonrefundable, and that the City may retain and expend that portion, if any, of such nonrefundable fees that are paid by Owner to City, which are attributable to residential units which are not actually constructed, or which City would otherwise be required to refund to Owner or other record owners of the Property pursuant to Chapters 8-06 or 8-07 of the Laguna Hills Municipal Code, the Quimby Act, or any other provision of law. Notwithstanding any other provision of this Development Agreement, to the extent, and for the period, necessary to implement the provisions hereof, Section 10.3.2 of the Development Agreement shall survive termination of this Development Agreement and remain enforceable and executory by the Parties notwithstanding termination of the remainder of this Development Agreement.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

Timing of Payment of Public Park In-lieu Fees. Notwithstanding any provision of Chapters 8-06 or 8-07 of the Laguna Hills Municipal Code, the Quimby Act, or other law, the Parties expressly agree that the Public Park In-lieu Fees attributable to the residential units constructed, or anticipated to be constructed, as part of the Project, shall be paid in the amounts and at the times specified below:

(A) Owner shall pay City Two Million Dollars ($2,000,000) on or before the date that is ninety (90) days after the Development Agreement Date (**Exhibit D**, Milestone One). This payment shall be subject to Section 10.3.2 of this Development Agreement and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay).

(B) Owner shall pay City Two Million Dollars ($2,000,000) on or before the earlier of the following two dates: (i) the date the City issues a vertical building permit for any new Retail Buildings, or any new Office Buildings; or (ii) the date that is four (4) years after the Development Agreement Date **(Exhibit D**, Milestone Four). This payment shall be subject to Section 10.3.2 of this Development Agreement and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay).

(C) Owner shall pay City Two Million Dollars ($2,000,000) on or before the earlier of the following two dates: (i) the date the City issues the first certificate of occupancy for any new Retail Buildings, or any new Office Buildings; or (ii) the date that is seven (7) years after this Development Agreement Date (**Exhibit D**, Milestone Six). This payment shall be subject to Section 10.3.2 of this Development Agreement and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay).

(D) Owner shall pay City Six Million Five Hundred Seventy-One Thousand Three Hundred Forty Four Dollars ($6,571,344) in increments at the following times: (i) Eight Thousand One Hundred Seventy Three Dollars ($8,173)[1] per unit for each of the first 804 residential units prior to the issuance of a vertical building permit for the Residential Building containing the residential unit; and (ii) the remaining balance, if any, on or before the date that is seven (7) years after this Development Agreement Date (**Exhibit D**, Milestone Six). This payment shall be subject to Section 10.3.2 of this Development Agreement and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement, except as otherwise expressly provided in Subsection 22.1.4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay). The Parties acknowledge and agree that the

[1] This amount is calculated as follows: [($15,636 per unit X 804 units) – ($6,000,000)] / 804 units.

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amount of the Public Park In-Lieu Fees applicable to the first 804 residential units that are required to be paid pursuant to Subsection 10.3.3(D) of this Development Agreement have been reduced to reflect the three payments of Two Million Dollars ($2,000,000) required pursuant to Subsections 10.3.3 (A)-(C) of the Development Agreement.

(E) Owner shall pay City Five Million Five Hundred Ninety-Seven Thousand Six Hundred Eighty Eight Dollars ($5,597,688) in increments at the following times: (i) Fifteen Thousand Six Hundred Thirty Six Dollars ($15,636) per for each of the next 358 units[2] residential units prior to the issuance of a vertical building permit for the Residential Building containing the residential unit; and (ii) the remaining balance, if any, on or before the date that is fifteen (15) years after the Development Agreement Date (**Exhibit D**, Milestone Nine). This payment shall be subject to Section 10.3.2 of this Development Agreement and Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement.

(F) Owner shall pay City Fifteen Thousand Six Hundred Thirty-Six Dollars ($15,636) per unit for each additional residential unit Owner Develops as part of the Project after the 1,162nd residential unit, prior to the issuance of a vertical building permit for the Residential Building containing the residential unit.

The Parties expressly acknowledge and agree that the Public Park In-lieu Fee payment obligations set forth in Section 10.3 of this Development Agreement may be assumed, in whole or in part, by a residential developer or other person or entity that purchases a portion of the Property on which a Residential Building is designated to be Developed, and agrees to assume such payment obligations in accordance with to the provisions of Section 21 of this Development Agreement (Assignment).

Public Art / Public Art In-Lieu Fees

Owner shall furnish Public Art in connection with the Project, and/or pay a Public Art In-lieu Fee, pursuant to the terms of the Development Agreement ("Owner's Public Art Obligation"). Pursuant to the Specific Plan, the minimum aggregate value of Owner's Public Art Obligation shall be one-half percent (0.5%) of the total aggregate construction costs of the Project, which will be based on the valuation as determined by the City's Community Development Director and indicated on the building applications submitted in order to obtain permits for construction of the Project. The Parties agree that (a) Six Hundred Fifty Thousand Dollars ($650,000) of Owner's Public Art Obligation will be satisfied by the Three Hundred Thousand Dollar ($300,000) credit and Three Hundred Fifty Thousand Dollar ($350,000) nonrefundable advance described in Section 10.4 of the Development Agreement, and (b) that portion of Owner's Public Art Obligation that exceeds Six Hundred Fifty Thousand Dollars ($650,000) must be satisfied through the provision of actual Public Art on the Property, as approved by the City, and may not be satisfied through contribution to the City's Public Art In-Lieu Fund. Allowable expenses, construction and material standards, and general location restrictions for all Public Art shall be as set forth in the "Public Art" provisions of Section V, at pages 39-40, of the Specific Plan. The Parties understand and agree that the City shall have the right to approve, in advance, the

[2] This amount applies to the 805th residential unit through the 1,162nd residential unit.

proposed type, size, art medium, location, and content of all Public Art. The procedures, timing, and requirements for preparation, submittal, review, and approval of plans and specifications for all Public Art shall be as specified in **Exhibit H** to the Development Agreement.

Credit. The City acknowledges and agrees that Owner paid a Public Art In-lieu Fee to the City the amount of Three Hundred Thousand Dollars ($300,000) for improvements authorized by the 2016 Five Lagunas Entitlements that were ultimately not constructed. Accordingly, the City agrees it will credit this payment towards Owner's Public Art Obligation for the Project.

Nonrefundable Advance. Notwithstanding any provision of the Specific Plan, the Mitigation Fee Act, or other provisions of State law, the Parties expressly agree that Owner shall pay City a nonrefundable Public Art In-lieu Fee in the amount of Three Hundred Fifty Thousand Dollars ($350,000), in advance, on or before the date that is ninety (90) days after the Development Agreement Date. Owner's obligation to make this payment by the date set forth herein shall not be subject to extension pursuant to the provisions of Section 22.1 (Excusable Delay) of this Development Agreement. The City shall credit this payment against Owner's Public Art Obligation for the Project. However, said payment shall be subject to the provisions of Section 10.5.3 of this Development Agreement and Owner expressly agrees that this payment shall be nonrefundable to Owner, and that the City may retain and expend such payment, even if Owner's Public Art Obligation for the Project is less than Three Hundred Fifty Thousand Dollars ($350,000). Owner acknowledges and agrees that the Three Hundred Thousand Dollar ($300,000) credit provided for in Subsection 10.4.1 of the Development Agreement shall not be applied to reduce Owner's obligation to pay the nonrefundable guaranteed fee required by Subsection 10.4.2 of the Development Agreement. Notwithstanding any other provision of this Development Agreement, to the extent, and for the period, necessary to implement the provisions hereof, Section 10.4.2 of this Development Agreement shall survive termination of this Development Agreement and remain enforceable and executory by the Parties notwithstanding termination of the remainder of this Development Agreement.

Traffic Impact Mitigation Fees

The Project, as initially approved pursuant to the Existing Development Approvals, does not trigger payment of the traffic impact mitigation fee in accordance with Chapter 9-102 of the Laguna Hills Municipal Code. If, however, there are future amendments or modifications to the Project, prior to issuance of any building permits, the Owner shall, pursuant to Chapter 9-102, pay a traffic impact mitigation fee, if applicable.

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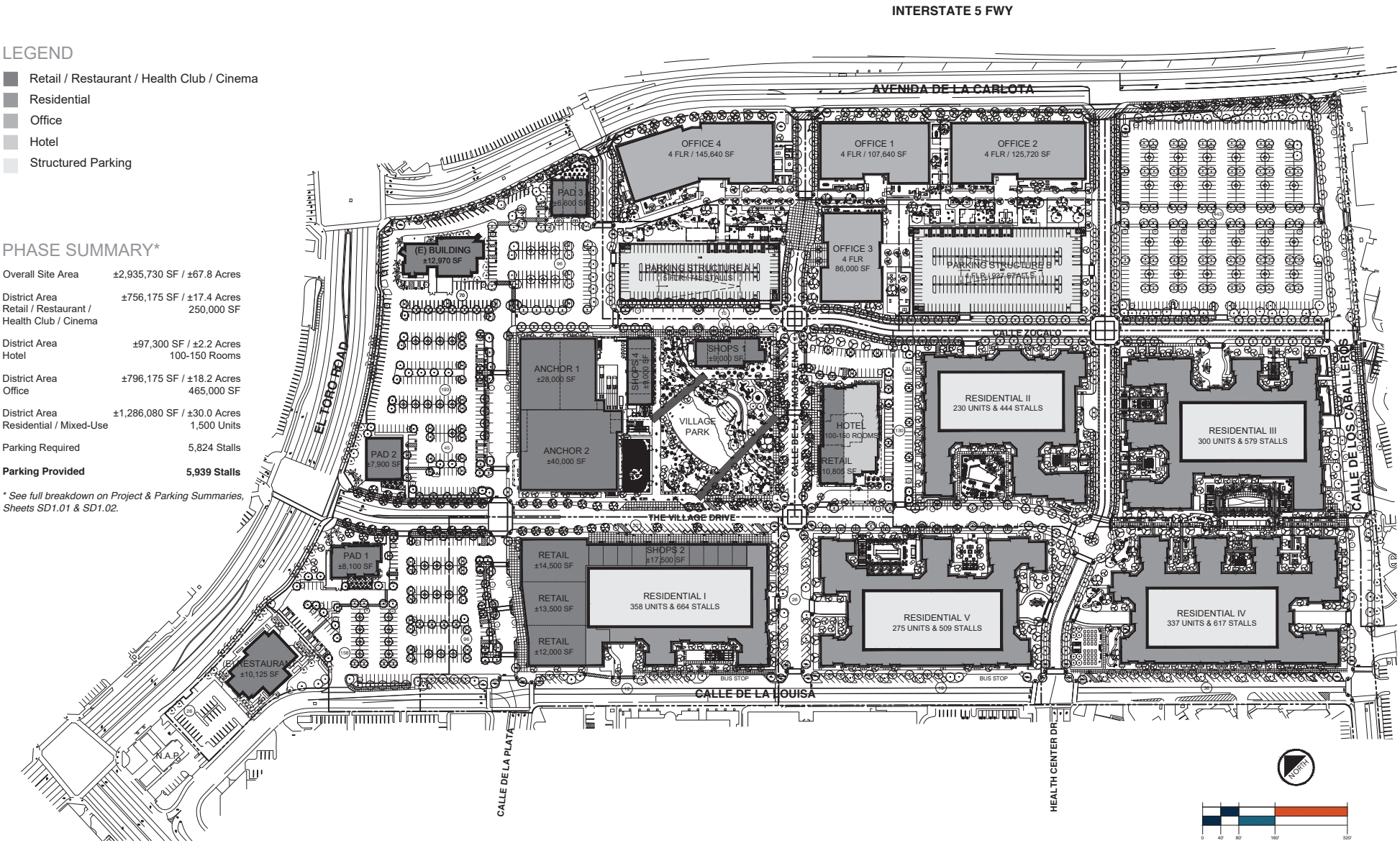
EXHIBIT C

PROJECT SITE PLAN (AT FULL BUILD-OUT)

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

SITE PLAN
GROUND LEVEL



LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,824 Stalls
Parking Provided	**5,939 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*

THE VILLAGE AT LAGUNA HILLS

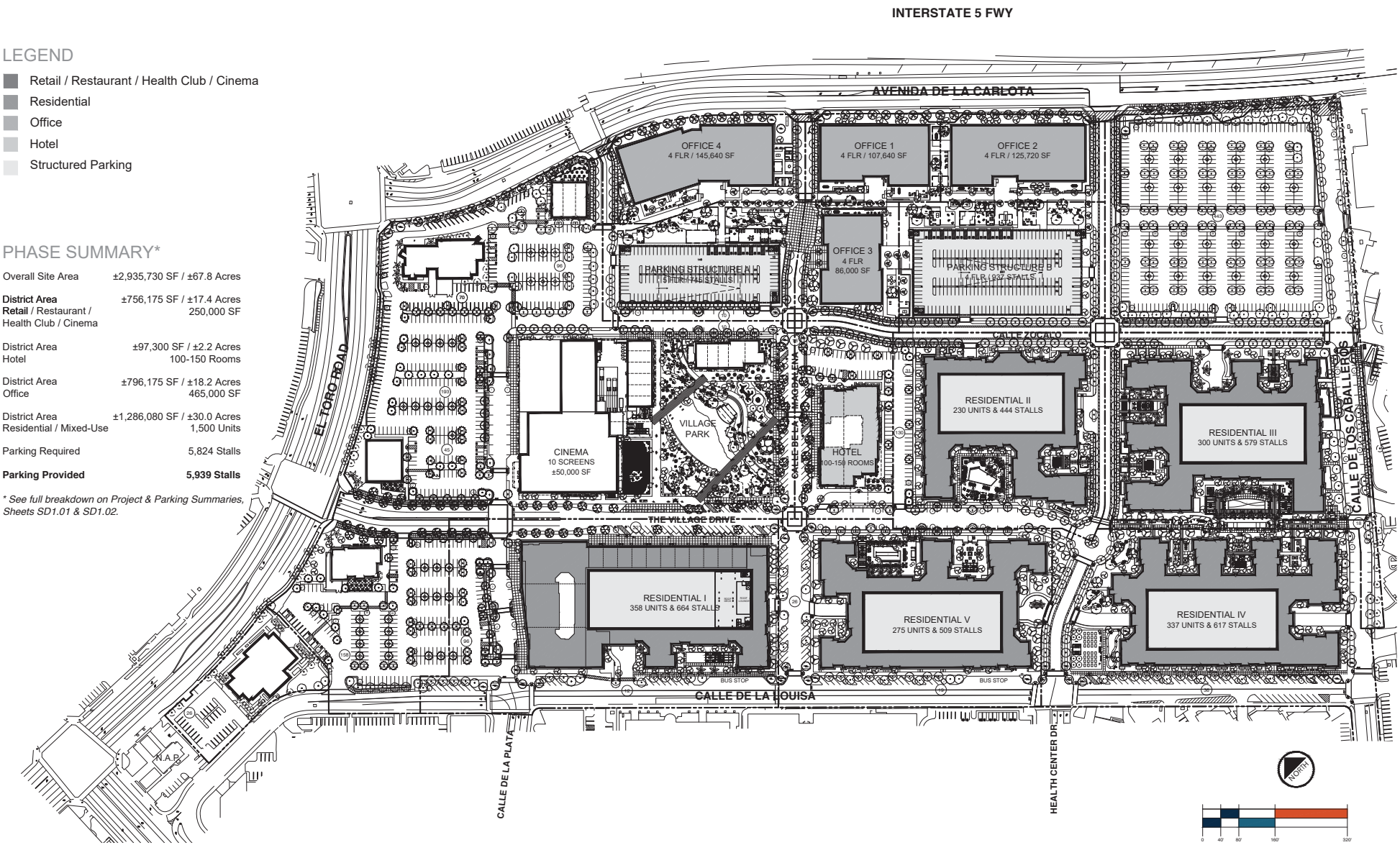
MerloneGeier Partners

SITE PLAN
Laguna Hills, CA
03/05/2021

SD
1.0

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-

SITE PLAN
UPPER FLOOR(S)



LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area **Retail** / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
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Parking Provided	**5,939 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*

THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

SITE PLAN
Laguna Hills, CA
03/05/2021

SD
1.0

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EXHIBIT D

DEVELOPMENT AGREEMENT MILESTONES

Milestone	Outside Date	Nature of Obligation	Subject to Excusable Delay?
Milestone One	90 Days From Development Agreement Date	Owner shall have submitted the following Fees to the City: • Public Art In-lieu Fee Advance Payment of $350,000 (§10.4.2) • 1st Nonrefundable Public Park In-lieu Fee Payment of $2,000,000 (§10.3.3(A))[1] • 1st Nonrefundable Community Benefit Fee Payment of $1,113,533 (§10.5.1(A))	No
Milestone Two	15 Months from Development Agreement Date	Owner shall have submitted the following Fees to the City: • 2nd Nonrefundable Community Benefit Fee Payment of $1,113,533 (§10.5.1(B))	No
Milestone Three	18 Months from Development Agreement Date	Owner shall have submitted a complete application for a Final Map for those parcels on which the Village Park, the Hotel, Retail Buildings containing at least one hundred forty thousand (140,000) square feet of space, and at least two (2) Residential Buildings for Phase One will be Developed (§5.4.1(A))	Yes

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Milestone	Outside Date	Nature of Obligation	Subject to Excusable Delay?
Milestone Four	4 Years (48 Months) from Development Agreement Date	Owner shall have submitted the following Fees to the City: • 2nd Nonrefundable Public Park In-lieu Fee Payment of $2,000,000 (§10.3.3(B))[1]	No
Milestone Five	4.5 Years (54 Months) from Development Agreement Date	Owner shall have submitted a complete application for a building permit for vertical construction of at least one Phase One building (§5.4.1(B))	Yes
Milestone Six	7 Years from Development Agreement Date	Owner shall have Completed Construction of all required Phase One Components (§5.4.1(C)) _____ Owner shall have submitted the following Fees to the City: • 3rd Nonrefundable Public Park In-lieu Fee Payment of $2,000,000 (§10.3.3(C))[1] • Entire Remaining Balance, if any, of $6,571,344 in Nonrefundable Public Park In-lieu Fees attributable to first 804 residential units (§10.3.3(D))[1]	Yes _____ No

[1] Owner's obligation to make this nonrefundable guaranteed fee payment is not subject to Excusable Delay; however, Owner may defer payment of this fee during the pendency of Litigation Delay pursuant to Subsection 22.1.4 (Deferral of Payment of Public Park In-lieu Fees During Pendency of Litigation Delay) of the Development Agreement.

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Milestone	Outside Date	Nature of Obligation	Subject to Excusable Delay?
Milestone Seven	8 Years from Development Agreement Date	Owner shall have either: Completed Construction of Hotel (if entitled to 1-year extension) or Submitted an additional Community Benefit Fee to City of $500,000 (§5.4.1(F) and §10.5.2)	Yes No
Milestone Eight	5 Years from Date of City's issuance of the final certificate of occupancy for the Retail Buildings and Residential Buildings required to Developed as part of Phase One pursuant to §§ 5.4.1(C) (ii), (iv), and (v)	Owner shall have recorded a Final Map approved by the City for those parcels on which the Retail Buildings and Residential Buildings for Phase Two required to be completed pursuant to Section 5.4.2(B) will be Developed (§5.4.2(A)) Owner shall have obtained building permits for the vertical construction of the required Retail Buildings and Residential Buildings for Phase Two (§5.4.2(A))	Yes Yes
Milestone Nine	15 Years from Development Agreement Date (End of Initial Term)	Owner shall have submitted the following Fees to the City: • Entire Remaining Balance, if any, of $5,597,688 in Nonrefundable Public Park In-lieu Fees attributable to the 805th residential unit through the 1,162nd residential unit (§10.3.3(E))	No

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Milestone	Outside Date	Nature of Obligation	Subject to Excusable Delay?
Milestone Ten	20 Years from Development Agreement Date (End of Extended Term)[2]	Owner shall have Completed Construction of all required Phase Two Components (§5.4.2(B))	Yes
		Owner shall have Commenced Construction of any Retail Building, Office Building, Parking Structure, and/or Residential Building it did not Develop as part of Phase One or Phase Two but that it intends to Develop in Subsequent Phases (§5.4.3(D))	Yes

[2] Pursuant to Section 2.2. of the Development Agreement, the initial 15-year Term shall be automatically extended for an additional five (5) years if, prior to expiration of the initial Term, Owner has Completed Construction of all required portions of Phase One of the Project set forth in Section 5.4.1(C) and has obtained building permits for the vertical construction of the required Retail Buildings and Residential Buildings for Phase Two set forth in Section 5.4.2(B). If the Term has not been extended 5 years pursuant to Section 2.2 of the Development Agreement, the obligations set forth in Milestone Ten must be completed by Milestone Nine.

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EXHIBIT E

ALL REQUIRED PUBLIC IMPROVEMENTS

1. Provision of Bus Stops on Calle de la Louisa. Prior to the construction of street improvements on Calle de la Louisa, Owner shall work with the Orange County Transportation Authority (OCTA) and provide bus stops along Calle de la Louisa, as requested by OCTA or City. Bus stop locations for OCTA facilities shall be constructed in accordance with the OCTA standards. Owner shall provide bus stop furniture to the reasonable satisfaction of the City's Community Development Director and Public Services Director to include, but not be limited to, benches, trash receptacles and shade opportunities that will be maintained by the Owner.

2. Construction of Perimeter Entrance Feature at Southwest Corner of El Toro Road and Avenida de la Carlota. Prior to the issuance of the first building shell final or certificate of occupancy for new buildings in the El Toro Pad District, the Owner shall design and construct a Perimeter Entry Feature for the southwest corner of El Toro Road and Avenida de la Carlota and on the second entry drive southbound on Avenida de la Carlota as shown on Figures 21 and 25 of the Specific Plan. Ledgestone used for the project shall be Bear Canyon ledgestone, or equivalent. Ledgestone shall be installed in a dry-stack application (no visible mortar joints). Construction plans shall denote the approved material. Plans are subject to the review and reasonable approval of the City's Community Development Director and Public Services Director.

3. Alignment of Intersection of Health Center Drive at Calle de la Louisa. The intersection of Health Center Drive at Calle de la Louisa shall be modified to directly align the centerline of Health Center Drive on either side of Calle de la Louisa, taking into account the existing median island on the westerly side of the intersection, and include one westerly bound left turn lane and one westerly bound through/right turn lane, each with a minimum 100' lane length, not including transitions, to the reasonable satisfaction of the City's Public Services Director.

4. Payment for Debris Gates and Full Trash Capture Devices. Prior to the issuance of the first grading permit, Owner shall pay the City the full cost to purchase and install new debris gates and full capture trash screens to fit into existing catch basins, for all existing catch basin inlets serving Avenida de la Carlota and El Toro Road along the frontage of the Project, as determined by the reasonable discretion of the City's Public Services Director, to include the following:

    a. Catch Basin #97 located on the southerly side of El Toro Road approximately 152' westerly of the centerline of Avenida de la Carlota.
    b. Catch Basin #61 located on the westerly side of Avenida de la Carlota approximately 709' southerly of the centerline of Plaza Lane / Project Driveway (private street intersection).

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c. Catch Basin #178 located on the westerly side of Avenida de la Carlota approximately 448' northerly of the centerline of Oakbrook Village (private street intersection).

5. Installation of New Traffic Signal at Intersection of Avenida de la Carlota and Health Center Drive. Prior to the issuance of the third certificate of occupancy for any combination of three Residential and/or Office Buildings (i.e., three Residential Buildings, two Residential Buildings and one Office Building, three Office Buildings, etc.), Owner shall prepare a current traffic signal warrant analysis following the procedures in the Caltrans Traffic Manual for the proposed new traffic signal at the intersection of Avenida de la Carlota and the extension of Health Center Drive (Intersection 35 referenced in the Traffic Impact Analysis dated September 1, 2020, in Section 6.0 Site Access) and submit it for review and approval by the City's Director of Public Services. If the traffic signal has not yet met warrants, Owner shall repeat the Traffic Signal Warrant Analysis upon the issuance of the certificate of occupancy for each additional Residential or Office Building. If the traffic signal is deemed to be warranted, within six months of said warrant analysis approval, Owner shall prepare the design of the traffic signal by a State of California licensed / registered civil engineer or traffic engineer and submit the plans to the City's Director of Public Services for review and approval. Within six months of the approval of said traffic signal design, the Applicant shall construct and install said traffic signal and all ancillary improvements and equipment to the reasonable satisfaction of the City's Director of Public Services. The design of the traffic signal shall be to the standards of the City of Laguna Hills and Caltrans Standard Plans and Specifications and shall include, but not be limited to, City required LED illuminated street name signs, hard wire fiber optic interconnection and communication equipment to all adjacent traffic signals, City selected traffic signal controller, City selected video detection equipment, City selected emergency vehicle preemption equipment, ADA accessibility improvements, and any other necessary ancillary improvements as determined by the City's Public Services Director. Owner shall provide the City the full cost to purchase the traffic signal controller, video detection equipment and emergency vehicle preemption equipment in advance of Owner's proposed construction. The schedule for the installation of said signal shall be subject to the reasonable discretion of the City's Public Services Director. Prior to the completion of construction of the Traffic Signal, if needed, Owner shall dedicate a traffic signal maintenance easement to the City for any traffic signal equipment located on the Property.

6. Payment for Installation of New Traffic Signal at Intersection of Paseo de Valencia at Called de los Caballeros. Prior to the issuance of the final certificate of occupancy for the fourth Residential Building, Owner shall cause a traffic signal warrant analysis to be performed by a State of California licensed / registered civil engineer or traffic engineer to determine if the intersection of Paseo de Valencia at Calle de los Caballeros should be converted to a fully operational intersection and be provided with a traffic signal. If said warrant analysis does not meet at least one warrant by this initial analysis, the warrant analysis shall be repeated prior to the issuance of the final certificate of occupancy for the final Residential Building and be submitted to the City's Public Services Director for review. If the traffic signal is now warranted, the City will reasonably evaluate if alternative traffic controls, other than a traffic signal, can be implemented to address the traffic conditions. However, if as reasonably

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determined by the City's Public Services Director the traffic signal is appropriate to address the traffic conditions, Owner shall contribute a pro-rata share of funding for the full cost of the design and construction of said signal and related ancillary improvements and equipment, including, but not be limited to, City required LED illuminated street name signs, hard wire fiber optic interconnection and communication equipment to all adjacent traffic signals, City selected traffic signal controller, City selected video detection equipment, City selected emergency vehicle preemption equipment, ADA accessibility improvements, and any other necessary ancillary improvements as determined by the City's Public Services Director. Prior to the issuance of any further certificates of occupancy, Owner shall deposit with the City an amount equal to the Project's pro-rata share of traffic contribution to the intersection of the cost of such design and construction, as reasonably determined by the City's Public Services Director. In the event the Project's pro-rata share of the full documented cost to design, construct, and install the signal and related improvements and equipment exceeds the amount of the deposit, Owner shall pay City the difference within thirty (30) days of written request by City. In the event the Project's pro-rata share of the full documented cost to design, construct, and install the signal and related improvements and equipment is less than the amount of the deposit, City shall refund Owner the difference within thirty (30) days after completion of the construction and installation of the signal and all related improvements and equipment, as evidenced by a notice of completion issued by the City.

7. Payment for Vehicular Video Detection Equipment for Retrofit of Avenida de la Carlota. As reasonably determined by the City's Public Services Director, Owner shall be responsible for funding, in advance, the full cost of the purchase and installation by City of specified vehicular video detection equipment for retrofit of the Avenida de la Carlota at Plaza Lane / Project Driveway traffic signal in accordance with City standards. Owner shall provide the City the full cost to purchase and install the equipment, prior to the issuance of the first certificate of occupancy for any building within the El Toro Pad District.

8. Payment for Replacement of Existing Illuminated Street Name Signs. As reasonably determined by the City's Public Services Director, Owner shall fund, in advance, the full cost of the replacement of the existing illuminated street name signs on existing traffic signals to match the new street name designations serving access to the Property. Such illuminated street name signs shall be replaced with LED illuminated street name signs as selected by City. Owner shall provide the City the full cost to purchase and install the signs, as determined in the reasonable discretion of the City's Public Services Director, prior to the issuance of the first certificate of occupancy for any building within the El Toro Pad District.

9. Payment for Replacement of City Wayfinding Signage. Owner shall be responsible for funding, in advance, the full cost of replacement of any City Wayfinding signage to be modified from "Laguna Hills Mall" to "Village at Laguna Hills", or any other City approved Project name, at any location at which the name change is required. Owner shall deposit with the City an amount equal to the full cost to manufacture and install all such signs, as reasonably determined by the City's Public Services Director. In the event the full documented cost to manufacture and install said signs exceeds the amount of the deposit, Owner shall pay City the difference within thirty (30) days of a written request by City. In the event the full documented cost to manufacture and install said signs is less than the

amount of the deposit, City shall refund Owner the difference within thirty (30) days after installation of the last such sign. Owner's deposit shall be made prior to the issuance of the first certificate of occupancy for any building located within the El Toro Pad District.

10. Construction of Enhanced Parkway Improvements and Dedication of Landscape/Pedestrian Access Easement Along Avenida de la Carlota, From El Toro Road to Plaza Lane. Prior to the issuance of the first certificate of occupancy for any building within the El Toro Pad District, or one year from the State's substantial completion of the westerly widening of Avenida de la Carlota associated with the Interstate 5 Segment 3 project, as reasonably determined by the City's Public Services Director, whichever occurs first, Owner shall construct the enhanced parkway along Avenida de la Carlota, from El Toro Road to Plaza Lane / Project Driveway, consistent with the Specific Plan, to the City's standards and specifications. The construction of these improvements shall include, as needed, the construction of retaining walls and pedestrian barriers at the top of the retaining wall and the modification, relocation and/or addition of Southern California Edison (SCE) street lighting, including the payment of fees to SCE. The construction of these improvements shall maintain the current Orange County Transportation Authority (OCTA) bus stop within the limits of this work. Owner shall dedicate a landscape and/or pedestrian access easement to the City for any area described herein not already included within the public right of way by an instrument in a form acceptable to the City's Public Services Director and City Attorney. The electrical meter and water meters serving the landscape areas described herein shall be separated from any other Project landscaping. The enhanced parkway improvements shall be designed and constructed to the reasonable satisfaction of the City's Community Development Director and Public Services Director and shall be maintained for the life of the Project by Owner in a first class condition similar to the condition on the completion of the original construction and/or installation, reasonable wear and tear excepted, and in a manner and condition consistent with similarly situated developments in the Specific Plan area, as reasonably determined by the City's Public Services Director.

11. Construction of Enhanced Parkway Improvements and Dedication of Landscape/Pedestrian Access Easement Along Avenida de la Carlota, From Plaza Lane to Southern Project Boundary. Prior to (a) the issuance of the first Office Building certificate of occupancy, or (b) one year of the State's substantial completion of the westerly widening of Avenida de la Carlota associated with the Interstate 5 Segment 3 project, or (c) the completion of the required components of Phase One, whichever occurs first, as reasonably determined by the City's Public Services Director, Owner shall construct the enhanced parkway along the westerly side of Avenida de la Carlota from Plaza Lane / Project Driveway to the southern Project boundary, consisting of a new five (5) foot, six (6) inch wide landscaped area adjacent to the curb and a new six (6) foot wide sidewalk area adjacent to the landscaped area, including the modification, relocation and/or addition of Southern California Edison (SCE) street lighting to the reasonable satisfaction of the City's Public Services Director, including the payment of fees to SCE, within the public right of way, to the City's standards and specifications. Owner shall dedicate a landscape and/or pedestrian access easement to the City for any area described herein not already included within the public right of way, by an instrument in a form acceptable to the City's Public Services Director and City Attorney. The electrical meter and water meters serving the landscaping areas described herein shall be

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separate from any other Project improvements. The enhanced parkway improvements shall be designed and constructed to the reasonable satisfaction of the City's Community Development Director and Public Services Director and shall be maintained for the life of the Project by Owner in a first class condition similar to the condition on the completion of the original construction and/or installation, reasonable wear and tear excepted, and in a manner and condition consistent with similarly situated developments in the Specific Plan area, as reasonably determined by the City's Public Services Director. In consideration of the existing driveway to/from Avenida de la Carlota (located approximately 300 feet from the south property line) within the Southern Office District being utilized for interim access to the Project, the enhanced parkway improvements impacting the driveway can be deferred until said driveway is removed from service. In addition, the enhanced parkway improvements at the intersection of Avenida de la Carlota and Calle de los Caballeros can be deferred until such time as the intersection is improved as required by any Project condition of approval requiring the construction of the Site Improvements in the Southern Residential District.

12. Construction / Reconstruction of Project Entrances Along Avenida de la Carlotta. All of the existing and new Project entrances to the Property along Avenida De La Carlota shall be reconstructed/constructed such that they are at 90 degrees to the centerline of Avenida de la Carlota and shall be brought up to current ADA ramp and sidewalk standards to the reasonable satisfaction of the City's Public Services Director, utilizing Armor Tile blue cast-in-place detectable warning surfaces at ramps.

13. Construction of Asphalt Concrete Overlay on Avenida de la Carlota, From El Toro Road to Southerly Project Boundary. Within one-year of the completion of the Avenida de la Carlota enhanced parkway improvements described in Paragraphs 10 and 11, above, Owner shall design and construct a 0.15 foot asphalt concrete overlay over the entire width of Avenida de la Carlota, from El Toro Road to the southerly Property boundary. Said design shall include removal and replacement of deteriorated pavement, crack sealing, cold-planing, the pavement overlay, striping and advance traffic signal loop detector replacements as designed by a State of California registered / licensed civil engineer to the reasonable satisfaction of the City's Public Services Director. Owner may, at its option, fund the full cost necessary for the City to perform this work. The terms for payment to City for performance of the work shall be within the reasonable discretion of the City's Public Services Director. Upon completion of the asphalt concrete overlay described herein, no further utility excavations or storm drain modifications shall be allowed within Avenida de la Carlota for a period of five years. Notwithstanding this five-year limitation on excavations, if there is no alternative to a critically necessary excavation as reasonably determined by the City's Director of Public Services, Owner shall construct and implement enhanced pavement repairs to restore the like new condition of the pavement following completion of the excavation. The enhanced pavement repairs shall, at a minimum, consist of the cold plane of 0.17 foot asphalt concrete for a total distance of 100 feet, 50 feet beyond either side of the excavation location, from curb to the closest full lane width of the excavation location to the reasonable satisfaction of the City's Director of Public Services.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

14. Upgrade of Adjacent Public Sidewalks, Ramps, and Related Facilities to Current ADA Standards. For every grading permit requested, prior to the issuance of said permit, Owner shall provide an Americans with Disabilities Act (ADA) accessibility review for compliance with all applicable state and federal accessibility statutes, regulations and standards to the reasonable satisfaction of the City's Public Services Director. In addition, the accessibility review shall depict compliance with California Disabled Accessibility requirements as required by Chapter 11 of the California Building Code (as may be amended, or the applicable California Building Code in effect at the time of a request for building permit application). The accessibility review shall include all existing and future public and private sidewalks, walkways, pathways, access ramps hand rails and all other ADA regulated facilities for the area of the Property for which a grading permit is requested. The public streets to be included in this review are the southerly side of El Toro Road and the westerly side of Avenida de la Carlota coincident with all the Project boundaries. The report shall be prepared by a professional whose expertise lies in the field and shall include an implementation plan to correct all deficiencies noted as approved by the City's Public Services Director and Community Development Director. Owner shall install, construct or reconstruct to the City's standards and reasonable satisfaction of the City's Public Services Director any existing public and private facilities identified in the accessibility review that are not in compliance with ADA standards, prior to the issuance of any certificate of occupancy. In complying with this condition, Owner may prepare a "CASp Masterplan" subject to the review and approval of the City's Community Development Director and Public Services Director. The Directors shall refer to the CASp Masterplan to determine the extent of existing improvements to be protected in place during construction that should be modified to join with new ADA improvements. Accessibility improvements which are the subject of a grading or building permit shall be constructed and installed prior to grading plan close out, issuance of a building shell final, or certificate of occupancy for a tenant improvement (depending on the type of permit requested by Owner).

15. Reconstruction of El Toro Road Bus Stop. Prior to the issuance of the first certificate of occupancy for the third Residential Building or the first certificate of occupancy for the first Office Building, Owner shall reconstruct the OCTA El Toro Road Bus Stop, on the southerly side of El Toro Road easterly of Paseo de Valencia, to accommodate future projected ridership needs based on full Project buildout, to the reasonable satisfaction of the Public Services Director and OCTA, inclusive of street furniture, benches, waste receptacles, bicycle racks, shade structure, lighting and landscaping.

16. Funding and/or Construction of Other Public Improvements Required by Existing Land Use Regulations and Existing Development Approvals. Owner shall fund and/or construct any and all other public improvements required to be funded or constructed pursuant to the Existing Land Use Regulations and the conditions of approval to the Existing Development Approvals.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

EXHIBIT F

VILLAGE AT LAGUNA HILLS

AFFORDABLE HOUSING IMPLEMENTATION PLAN

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

VILLAGE AT LAGUNA HILLS
AFFORDABLE HOUSING IMPLEMENTATION PLAN

The Village at Laguna Hills Affordable Housing Implementation ("AHIP") is the affordable housing implementation plan prepared in accordance with the Development Agreement entered into between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC pertaining to the Village at Laguna Hills mixed use project (the "Project"). The AHIP set forth in this **Exhibit F** sets forth requirements for the development, management, and maintenance of two hundred (200) on-site affordable rental units as part of the Project.

1. Definitions. Capitalized terms used in this AHIP shall have the meanings set forth below. Any capitalized term used in this AHIP that is not defined herein shall have the meaning ascribed to it in Section I of the Development Agreement.

A. Adjusted for Family Size Appropriate for the Unit. "Adjusted for Family Size Appropriate for the Unit" means adjusted for a household of one person in the case of a studio unit, two persons in the case of one-bedroom unit, three persons in the case of a two-bedroom unit, and four persons in the case of a three-bedroom unit.

B. Affordability Period. "Affordability Period" means a term of fifty-five (55) years from the date the final certificate of occupancy is issued for a Residential Building containing Affordable Units.

C. Affordable Rent for Lower Income Households. "Affordable Rent for Lower Income Households" means a monthly Rent that does not exceed (a) for those Lower Income Households with a gross income that exceeds sixty percent (60%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit, one-twelfth of thirty percent (30%) of the annual gross income of the household; or (b) for other Lower Income Households, one-twelfth of thirty percent (30%) times sixty percent (60%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit.

D. Affordable Rent for Moderate Income Households. "Affordable Rent for Moderate Income Households" means a monthly Rent that does not exceed (a) for those Moderate Income Households with a gross income that exceeds one hundred ten percent (110%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit, one-twelfth of thirty percent (30%) of the annual gross income of the household; or (b) for other Moderate Income Households, one-twelfth of thirty percent (30%) times one hundred ten percent (110%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit.

E. Affordable Units. "Affordable Units" means the two hundred (200) units of multi-family residential rental housing located within the Residential Buildings the occupancy of which is restricted to Lower Income Households and Moderate Income Households.

F. Area Median Income. "Area Median Income" or "AMI" means the median income for Orange County, California, adjusted for the actual number of persons in the applicable household, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time

by the California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093(c).

G. City. "City" means the City of Laguna Hills, a municipal corporation, duly organized and existing under the Constitution and laws of the State of California.

H. City Manager. "City Manager" means the City Manager of the City of Laguna Hills or his or her designee.

I. City Resident. "City Resident" means an individual whose domicile was located within the City of Laguna Hills for the twelve (12) month period preceding his or her application for occupancy of an Affordable Unit.

J. Lower Income Households. "Lower Income Households" has the meaning set forth in California Health and Safety Code Section 50079.5.

K. Lower Income Units. "Lower Income Units" means Affordable Units which are reserved for occupancy by and rental to Lower Income Households at an Affordable Rent for Lower Income Households.

L. Market Rate Units. "Market Rate Units" means the multi-family residential rental housing units located within the Residential Buildings that are not Affordable Units.

M. Moderate Income Units. "Moderate Income Units" means the Affordable Units which are reserved for occupancy by and rental to Moderate Income Households at an Affordable Rent for Moderate Income Households.

N. Moderate Income Households. "Moderate Income Households" means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit, and as further adjusted in accordance with California Health and Safety Code Section 50093.

O. Owner. "Owner" shall have the meaning set forth in Section 1.36 of the Development Agreement. In the event Owner's obligations set forth in this AHIP with respect to a Parcel on which a Residential Building is, or is planned to be, developed are assumed by another person or entity pursuant to an assignment under Section 21 of the Development Agreement, with respect to such Parcel, "Owner" shall refer to the person or entity that has expressly assumed the obligations set forth in this AHIP.

P. Parcel. "Parcel" means a legal lot on which a Residential Building is, or is proposed to be, developed as part of the Project.

Q. Project. "Project" shall have the meaning set forth in Section 1.42 of the Development Agreement.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

R. Regulatory Agreement. "Regulatory Agreement" means the Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants to be recorded against each Parcel containing Affordable Units pursuant to this AHIP.

S. Rent. "Rent" means the total of monthly payments for (a) use and occupancy of each Affordable Unit and land and facilities associated therewith, (b) any separately charged fees or service charges assessed by Owner which are required of all tenants, other than security deposits, (c) a reasonable allowance for an adequate level of service of utilities not included in (a) or (b) above, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels, but not including telephone, internet, television or digital access services, and (d) possessory interest, taxes or other fees or charges assessed for use of the land and real property facilities associated therewith by a public or private entity other than Owner.

T. Residential Buildings. "Residential Buildings" shall have the meaning set forth in Section 1.46 of the Development Agreement. A "Residential Building" means one of the Residential Buildings.

U. Senior. "Senior" means an individual that is fifty-five (55) years of age or older.

V. Veteran. "Veteran" means an individual that is a United States armed forces veteran.

2. Planning Principles for Affordable Units.

A. Number of Affordable Units. Two hundred (200) of all residential units within the Residential Buildings developed by Owner as part of the Project shall be Affordable Units. No less than one hundred (100) of the two hundred (200) Affordable Units shall be Lower Income Units. Those Affordable Units that are not Lower Income Units shall be Moderate Income Units.

B. Distribution of Affordable Units. Except as otherwise expressly provided in this AHIP, all two hundred (200) Affordable Units shall be located within Residential Buildings I, II, III, and V, and shall be constructed concurrently with the Market Rate Units in each Residential Building. The number of Affordable Units within each Residential Building shall be evenly divided between Lower Income Units and Moderate Income Units. Unless otherwise approved by the City Manager, in his or her sole discretion, the distribution of the Affordable Units within Residential Buildings I, II, III, and V shall be as set forth in Table 1, below.

If, for any reason, Owner Commences Construction of Residential Building IV before it Commences Construction of any of Residential Buildings I, II, III, and/or V, the City Manager, in his or her sole discretion, may require as a condition of approval to a vertical building permit for Residential Building IV that some or all of those Affordable Units designated in Table 1 for those Residential Buildings that Owner has not yet Commenced Construction of be developed within Residential Building IV, instead.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

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TABLE 1

	Residential Building I	Residential Building II	Residential Building III	Residential Building V	Total
Total Housing Units (as Entitled)	**358**	**230**	**300**	**275**	**1163**
Total Affordable Units	**62**	**40**	**50**	**48**	**200**
Lower Income Units	**31**	**20**	**25**	**24**	**100**
Moderate Income Units	**31**	**20**	**25**	**24**	**100**

C. Unit Size Mix, Design, and Location For Affordable Units. The Affordable Units located within a Residential Building shall consist of a mix of studio units, one bedroom units, two bedroom units, and three bedroom units that is in approximate proportion to the total number of studio units, one bedroom units, two bedroom units, and three bedroom units developed within that Residential Building, subject to the review and approval of the City Manager, in his or her reasonable discretion. The Affordable Units within a Residential Building shall be "floating" units that are not permanently designated; however, at no time shall all the Affordable Units in a Residential Building be congregated to a certain section of the Residential Building. All Affordable Units shall be of similar design and appearance as Market Rate Units.

D. Deviations Subject to City Manager Approval. In his or her sole discretion, the City Manager may approve deviations from the number of Affordable Units set forth Table 1 for a Residential Building and/or the unit size mix described in Subsection 2(C), above, provided the City receives reasonable assurance that all two hundred (200) required Affordable Units will be timely developed. In conjunction with any such approval, the City Manager may impose conditions on future Subsequent Development Approvals; require Owner to enter into a separate agreement, record a deed restriction, and/or provide a bond or other monetary security, and/or require such other forms of reasonable assurance as he or she deems necessary in his or her sole discretion.

3. Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants.

A. Form and Timing of Regulatory Agreements. Prior to issuance of a vertical building permit for a Residential Building required to include Affordable Units, Owner shall enter into an Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants ("Regulatory Agreement") with the City in substantially the same form as Attachment 1 to this AHIP, or in a similar form approved by the City Manager and City Attorney, and record said Agreement against the Parcel. The number, affordability level, unit size mix, and location requirements for the Affordable Units within a Residential Building shall be set forth in the Regulatory Agreement.

B. Delegation of Authority to City Manager. The City Manager is authorized to approve and execute each Regulatory Agreement and any amendments thereto on behalf of the City. City shall maintain authority of each Regulatory Agreement and the authority to implement each Regulatory Agreement through the City Manager. The City Manager shall have the authority to make approvals, issue interpretations, waive provisions, make and execute further agreements and/or enter into amendments of each Regulatory Agreement on behalf of City.

C. Affordability Restrictions for Lower Income Units. Throughout the Affordability Period, all Lower Income Units within a Residential Building shall be leased to Lower Income Households at an Affordable Rent for Lower Income Households in accordance with the terms of the Regulatory Agreement for that Residential Building.

D. Affordability Restrictions for Moderate Income Units. Throughout the Affordability Period, all Moderate Income Units in a Residential Building shall be leased to Moderate Income Households at an Affordable Rent for Moderate Income Households in accordance with the terms of the Regulatory Agreement for that Residential Building.

E. Occupancy Limits. Each Regulatory Agreement shall contain a provision providing that the maximum occupancy for each of the Affordable Units shall not exceed two persons per bedroom, plus one person.

F. Annual Income Verification and Certification. Each Regulatory Agreement shall include uniform provisions requiring the Owner to annually obtain written certifications from, and to verify that, each tenant household occupying an Affordable Unit meets the applicable income and eligibility requirements established for the Affordable Unit.

4. Marketing of Affordable Units. Owner shall market the Affordable Units in each Residential Building to Seniors, Veterans (including Veterans of the City adopted 3rd Battalion, 5th Marines), and City Residents in accordance with the "Marketing and Management Plan" approved by the City pursuant to the Regulatory Agreement for the Residential Building.

5. Priority for Leasing Affordable Units. Throughout the Affordability Period, to the extent permitted by law, within the pool of eligible applicants that qualify as Lower Income Households or Moderate Income Households, as applicable, priority for the leasing of each Affordable Unit shall be given in the following order:

(a) first priority shall be given to qualified households with a member who is both (i) a Senior or a Veteran and (ii) who is a City Resident;

(b) if there are no qualified applicants who meet the foregoing criteria, second priority shall be given to qualified households with a member who is a City Resident that is neither a Senior nor a Veteran;

(c) if there are no qualified applicants who meet the either of the foregoing criteria, third priority shall be given to qualified households with a member who is a Senior and/or a Veteran (including a Veteran of the City adopted 3rd Battalion, 5th Marines), regardless of residency;

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

(d) if there are no qualified applicants who meet any of the foregoing criteria, the Affordable Unit shall be made available to members of the general public that are qualified Lower Income Households or Moderate Income Households, as applicable.

6. Marketing and Management Plan. The Regulatory Agreement for each Residential Building shall contain uniform provisions regarding property management and management responsibilities. The marketing, leasing, and management of all Affordable Units in a Residential Building shall be in compliance with a "Marketing and Management Plan" for the Residential Building approved by the City, which shall address in detail, without limitation, the following matters:

i. how Owner plans to market the Affordable Units to prospective Lower Income Households and Moderate Income Households, including a plan for marketing and leasing the Affordable Units to Seniors, Veterans, and City Residents;
ii. procedures for the selection of tenants, including a description of how Owner plans to certify the eligibility of Lower Income Households and Moderate Income Households, verify the Senior, Veteran, and/or residency status of applicants, and implement the required tenant selection priority provisions;
iii. procedures for annually verifying income and recertifying the eligibility of tenants of the Affordable Units;
iv. procedures for ensuring that the required number and unit size mix of Affordable Units is maintained and that the "floating" Affordable Units do not become congregated to a certain section of the Residential Building;
v. Owner's procedures for complying with its monitoring and recordkeeping obligations;
vi. the standard form(s) of rental agreement(s) Owner proposes to enter into with Lower Income Households and Moderate Income Households;
vii. Owner's property management duties;
viii. Owner's plan to manage and maintain the Parcel and the Affordable Units;
ix. the identity of the professional property management company, if any, to be contracted with to provide property management services at the Residential Building / Parcel and a description of the management team;
x. all written management policies with respect to the Affordable Units; and
xi. a security system and crime prevention program.

The Marketing and Management Plan for a Residential Building must be approved by the City Manager prior to the issuance of a certificate of occupancy for the Residential Building. Any proposed amendment or change to the Marketing and Management Plan during the Affordability Period must be submitted to the City and approved by the City Manager. Owner shall reimburse City for all actual legal and third-party consulting costs incurred by City in reviewing the initial Marketing and Management Plan and any amendments thereto. The Regulatory Agreement for each Residential Building shall contain uniform provisions implementing these requirements.

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7. Reporting and Monitoring of Compliance.

A. Annual Compliance Report. Each Regulatory Agreement shall contain provisions requiring the Owner to submit an annual compliance report containing specified information to the City in a form reasonably satisfactory to City and to annually certify that the Affordable Units are in compliance with the requirements of the Regulatory Agreement.

B. Recordkeeping Requirements; Access to Information; Inspections. The Owner shall maintain Affordable Unit tenant leases, income certifications, and other books, documents, and records related to the rental or leasing of the Affordable Units and operation of each Residential Building / Parcel for a period of not less than five (5) years after creation of each such record. In connection with monitoring compliance with each Regulatory Agreement, upon at least three (3) business days' prior written notice, City shall be entitled to inspect any such books, documents, or records and to conduct an independent audit or inspection of such records at a location that is reasonably acceptable to the City Manager. Within forth-eight (48) hours' notice, during normal business hours and as often as may be deemed necessary, City and its authorized agents and representatives shall be permitted access to a Parcel and the right to examine the housing units in a Residential Building and to interview tenants and employees, for the purpose of verifying compliance with each Regulatory Agreement. Each Regulatory Agreement shall contain uniform provisions implementing these requirements and obligating Owner to cooperate with City in making each Parcel and such books, documents, and records available for such inspections or audits.

C. Annual Monitoring Fee. Each Regulatory Agreement shall contain a provision requiring Owner to pay an annual monitoring and administration fee to the City to reimburse City for the estimated reasonable costs incurred by the City in monitoring Owner's compliance with, and otherwise administering, the Regulatory Agreement, including, but not limited to, City's review of annual compliance reports and conduct of inspections and/or audits. The amount of such fee shall be the same per Affordable Unit for each Residential Building and shall not exceed such estimated reasonable costs, as determined by the City Manager in his or her reasonable discretion. The City Manager is expressly authorized to establish and adjust the amount of said fee from time to time, as appropriate. City shall provide the basis for calculation of such fee to Owner promptly upon request.

8. Maintenance Standards for Affordable Units. Owner shall maintain or cause to be maintained the Affordable Units and the interior or exterior of each Residential Building and Parcel containing Affordable Units in a decent, safe and sanitary manner, and in accordance with the standard of maintenance of first class multifamily rental apartment complexes within Orange County. Owner shall provide adequate security measures for the Parcel and the Residential Building, including without limitation, the installation of adequate lighting and deadbolt locks. Uniform provisions governing Owner's maintenance obligations and the City's rights in the event Owner fails to adhere to its maintenance obligations shall be set forth in the Regulatory Agreement for each Parcel / Residential Building.

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ATTACHMENT 1

AFFORDABLE HOUSING REGULATORY AGREEMENT
AND
DECLARATION OF RESTRICTIVE COVENANTS
FORM

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
City of Laguna Hills
c/o City Clerk
24035 El Toro Road
Laguna Hills, California 92653

(Space Above Line for Recorder's Use)
Exempt from Recorder's Fees Pursuant to
Government Code §§ 6103 and 27383

AFFORDABLE HOUSING REGULATORY AGREEMENT

AND

DECLARATION OF RESTRICTIVE COVENANTS

BY AND BETWEEN

THE CITY OF LAGUNA HILLS, a municipal corporation, duly organized and existing under the Constitution and laws of the State of California

AND

_____, a _____

(Village at Laguna Hills Project
Residential Building __)

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

AFFORDABLE HOUSING REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS

This Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants (this "Agreement") is entered into for reference purposes as of _____ (the "Effective Date"), by and between the City of Laguna Hills, a municipal corporation, duly organized and existing under the Constitution and laws of the State of California ("City") and _____, a _____ ("Owner"). City and Owner are individually referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. Owner is the owner of that certain real property located in the City of Laguna Hills, generally located at *[ADDRESS]*, Laguna Hills, California, as more particularly described in the legal description attached hereto as Exhibit A and incorporated herein ("Site").

B. On *[DATE]*, the Laguna Hills City Council adopted Resolution No. ___ conditionally approving Case No. USE-010-2019 for the Village at Laguna Hills mixed use project, which, in part, authorized the development of a residential building containing _____ (__) total apartment units (the "Residential Building") on the Site, subject to certain conditions of approval (the "VLH Development Approvals").

C. On *[DATE]*, the Laguna Hills City Council adopted Ordinance No. _____ approving that certain Development Agreement between the City and MGP FUND X Laguna Hills, LLC, for the Village at Laguna Hills mixed use project (the "Development Agreement"). The Development Agreement became effective on *[DATE]* and was recorded on *[DATE]* in the official records of Orange County, California, as Document No. _____. Development of the Site is subject to the terms and provisions of the Development Agreement.

D. As material consideration for the long term assurances, vested rights, and other City obligations provided by the Development Agreement and as a material inducement to City to enter into the Development Agreement, Owner's predecessor in interest offered and agreed to provide certain public benefits to the City as specified in the Development Agreement, including the development of _____ (__) Affordable Units on the Site pursuant to the terms of the Affordable Housing Implementation Plan ("AHIP") attached to and incorporated into the Development Agreement. The AHIP provides for the owner of the Site to enter into and record this Agreement prior to issuance of a vertical building permit for the Residential Building.

E. On *[DATE]*, the Laguna Hills City Council approved Final Tract Map No. ___, which established the Site as a separate legal parcel.

F. Owner subsequently acquired the Site and assumed certain rights and obligations under the Development Agreement with respect to the Site.

G. Owner intends to construct the Residential Building, associated parking facilities, common areas, sidewalks, landscaping, lighting, signage, amenities, and other improvements on the Site in accordance with the VLH Development Approvals, the Development Agreement, and the AHIP. Owner is providing the Affordable Units and entering into this Agreement to comply with Section 7.2 of the Development Agreement and the provisions of the AHIP.

H. To ensure the continued affordability of the Affordable Units for the Term of this Agreement, this Agreement shall be executed and recorded against the Site prior to issuance of any vertical building permit for the Residential Building.

I. The purpose of this Agreement is to restrict the occupancy and rents of _____ (__) of the Affordable Units for the benefit of Lower Income Households and to restrict the occupancy and rents of _____ (__) of the Affordable Units for the benefit of Moderate Income Households as required by the Development Agreement and the AHIP. The Parties intend the covenants set forth in this Agreement to run with the land and to be binding upon Owner and Owner's successors and assigns for the full Term of this Agreement.

AGREEMENT

1. Definitions. The following terms have the meanings set forth in this Section wherever used in this Agreement or the attached exhibits:

"Adjusted for Family Size Appropriate for the Unit" means adjusted for a household of one person in the case of a studio unit, two persons in the case of one-bedroom unit, three persons in the case of a two-bedroom unit, and four persons in the case of a three-bedroom unit.

"Affordable Housing Implementation Plan" or "AHIP" means the Affordable Housing Implementation Plan attached as Exhibit F to the Development Agreement.

"Affordable Rent for Lower Income Households" means a monthly Rent that does not exceed (a) for those Lower Income Households with a gross income that exceeds sixty percent (60%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit, one-twelfth of thirty percent (30%) of the annual gross income of the household; or (b) for other Lower Income Households, one-twelfth of thirty percent (30%) times sixty percent (60%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit.

"Affordable Rent for Moderate Income Households" means a monthly Rent that does not exceed (a) for those Moderate Income Households with a gross income that exceeds one hundred ten percent (110%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit, one-twelfth of thirty percent (30%) of the annual gross income of the household; or (b) for other Moderate Income Households, one-twelfth of thirty percent (30%) times one hundred ten percent (110%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit.

"Affordable Units" means the Lower Income Units and the Moderate Income Units.

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"Area Median Income" or "AMI" means the median income for Orange County, California, adjusted for the actual number of persons in the applicable household, as determined by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time by the California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093(c).

"City" means the City of Laguna Hills, a municipal corporation, duly organized and existing under the Constitution and laws of the State of California.

"City Manager" means the City Manager of the City of Laguna Hills or his or her designee.

"City Resident" means an individual whose domicile was located within the City of Laguna Hills for the twelve (12) month period preceding his or her application for occupancy of an Affordable Unit.

"Development Agreement" is defined in Recital C.

"Housing Units" means the _____ (__) total residential rental apartment units to be constructed by Owner on the Site.

"Lower Income Households" has the meaning set forth in California Health and Safety Code Section 50079.5.

"Lower Income Units" means the _____ (__) Housing Units which are required to be made available for, rented to, and occupied by Lower Income Households at an Affordable Rent for Lower Income Households pursuant to the provisions of this Agreement.

"Market Rate Units" means the Housing Units located within the Residential Building that are not Affordable Units.

"Moderate Income Households" means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income, Adjusted for Family Size Appropriate for the Unit, and as further adjusted in accordance with California Health and Safety Code Section 50093.

"Moderate Income Units" means the _____ (__) Housing Units which are required to be made available for, rented to, and occupied by Moderate Income Households at an Affordable Rent for Moderate Income Households pursuant to the provisions of this Agreement.

"Owner" means _____, a _____, or its successor or assignee.

"Project" means the Residential Building, parking facilities, common areas, sidewalks, landscaping, lighting, signage, amenities, and other improvements constructed and maintained on the Site.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

"Rent" means the total of monthly payments for (a) use and occupancy of each Affordable Unit and land and facilities associated therewith, (b) any separately charged fees or service charges assessed by Owner which are required of all tenants, other than security deposits, (c) a reasonable allowance for an adequate level of service of utilities not included in (a) or (b) above, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels, but not including telephone, internet, television or digital access services, and (d) possessory interest, taxes or other fees or charges assessed for use of the land and real property facilities associated therewith by a public or private entity other than Owner.

"Residential Building" is defined in Recital B.

"Senior" means an individual that is fifty-five (55) years of age or older.

"Site" is defined in Recital A.

"Tenant Household" means a household occupying an Affordable Unit.

"Term" means the term of effectiveness of this Agreement, which shall continue for fifty-five (55) years from the date the final certificate of occupancy is issued for the Project.

"Veteran" means an individual that is a United States armed forces veteran.

"VLH Development Approvals" is defined in Recital B.

2. Covenants of Owner. Owner hereby covenants and agrees, for itself and its successors and assigns, that the Affordable Units shall be used solely in compliance with the VLH Development Approvals, the Development Agreement, the AHIP, and this Agreement, as each may be amended from time to time. Owner represents and warrants that it has not entered into any agreement that would restrict or compromise its ability to comply with the requirements of this Agreement, and Owner covenants that it shall not enter into any agreement that is inconsistent with the requirements of this Agreement without the express written consent of the City.

3. Construction of Affordable Units. The Affordable Units shall be constructed and completed concurrently with the Market Rate Units on the Site.

4. Affordability Restrictions for Lower Income Units.

(A) Throughout the entire Term of this Agreement, Owner hereby agrees to make available, restrict occupancy to, and rent _____ (__) of the Housing Units to Lower Income Households (each a "Lower Income Unit") at an Affordable Rent for Lower Income Households in accordance with this Section. The Lower Income Units shall be "floating" units that are not permanently designated; however, at no time shall all the Lower Income Units be congregated to a certain section of the Site. All Lower Income Units shall be of similar design and appearance as Market Rate Units. The _____ (__) Lower Income Units shall at all times consist of a mix of studio units, one-bedroom units, two-bedroom units, and three-bedroom units in the following proportion; provided, however, that the Owner may substitute a unit with more bedrooms for an unit with fewer bedrooms:

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_____ (__) three-bedroom units;

_____ (__) two-bedroom units;

_____ (__) one-bedroom units; and

_____ (__) studio units.

(B) A Tenant Household who qualifies as a Lower Income Household at the time he/she/it first occupies a Lower Income Unit shall be deemed to continue to be so qualified until such time as a recertification of such Tenant Household's income in accordance with Section 8 below demonstrates that such Tenant Household no longer qualifies as a Lower Income Household. Moreover, a unit previously occupied by a Lower Income Household and then vacated shall be considered occupied by such Lower Income Household for a temporary period until reoccupied, at which time the character of the unit shall be re-determined. In no event shall such temporary period exceed thirty-one (31) days.

(C) At such time as a Tenant Household occupying a Lower Income Unit ceases to qualify as a Lower Income Household, the unit occupied by such Tenant Household shall cease to be a Lower Income Unit. Owner shall replace each such Lower Income Unit by designating the next available unit with an equal or greater number of bedrooms and any necessary units thereafter as a Lower Income Unit. For purposes of this Agreement, such designated unit will be considered a Lower Income Unit if it is held vacant and available for occupancy by a Lower Income Household and, upon occupancy, the income eligibility of the Tenant Household as a Lower Income Household is verified and the Tenant Household pays an Affordable Rent for Lower Income Households. In the event a unit ceases to be a Lower Income Unit pursuant to this paragraph, and there are no available units with an equal or greater number of bedrooms, then upon the expiration of the Tenant Household's lease and following sixty (60) days' notice, and if so permitted by local and state law, such Tenant Household shall be required to vacate the unit and Owner shall rent the unit to a Lower Income Household to restore the affordability and unit size mix required by this Agreement.

(D) In the event a Tenant Household occupying a Lower Income Unit initially qualifies as a Lower Income Household but the income of such Tenant Household increases, such increase shall not be deemed to result in a violation of the restrictions of this Agreement concerning limitations upon income of occupants, provided that the occupancy by such Tenant Household is for a reasonable time of not to exceed one year (measured from the time the income of the Tenant Household ceases to qualify him/her/it as a Lower Income Household), at which time the Housing Unit shall cease to be a Lower Income Unit and the provisions of Subsection 4(C), above, shall apply.

5. <u>Affordability Restrictions for Moderate Income Units</u>.

A. Throughout the entire Term of this Agreement, Owner hereby agrees to make available, restrict occupancy to, and rent _____ (__) of the Housing Units to Moderate Income Households (each a "Moderate Income Unit") at an Affordable Rent for Moderate Income Households in accordance with this Section. The Moderate Income Units shall be "floating" units that are not permanently designated; however, at no time shall all the Moderate Income Units be

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congregated to a certain section of the Site. All Moderate Income Units shall be of similar design and appearance as Market Rate Units. The _____ (__) Moderate Income Units shall at all times consist of a mix of studio units, one-bedroom units, two-bedroom units, and three-bedroom units in the following proportion; provided, however, that the Owner may substitute a unit with more bedrooms for an unit with fewer bedrooms:

_____ (__) three-bedroom units;

_____ (__) two-bedroom units;

_____ (__) one-bedroom units; and

_____ (__) studio units.

(B) A Tenant Household who qualifies as a Moderate Income Household at the time he/she/it first occupies a Moderate Income Unit shall be deemed to continue to be so qualified until such time as a recertification of such Tenant Household's income in accordance with Section 8 below demonstrates that such Tenant Household no longer qualifies as a Moderate Income Household. Moreover, a unit previously occupied by a Moderate Income Household and then vacated shall be considered occupied by such Moderate Income Household for a temporary period until reoccupied, at which time the character of the unit shall be re-determined. In no event shall such temporary period exceed thirty-one (31) days.

(C) At such time as a Tenant occupying a Moderate Income Unit ceases to qualify as a Moderate Income Household, the unit occupied by such Tenant Household shall cease to be a Moderate Income Unit. Owner shall replace each such Moderate Income Unit by designating the next available unit with an equal or greater number of bedrooms and any necessary units thereafter as a Moderate Income Unit. For purposes of this Agreement, such designated unit will be considered a Moderate Income Unit if it is held vacant and available for occupancy by a Moderate Income Household and, upon occupancy, the income eligibility of the Tenant Household as a Moderate Income Household is verified and the Tenant Household pays an Affordable Rent for Moderate Income Households. In the event a unit ceases to be a Moderate Income Unit pursuant to this paragraph, and there are no available units with an equal or greater number of bedrooms, then upon the expiration of the Tenant Household's lease and following sixty (60) days' notice, and if so permitted by local and state law, such Tenant Household shall be required to vacate the unit and Owner shall rent the unit to a Moderate Income Household to restore the affordability and unit size mix required by this Agreement.

(D) In the event a Tenant Household occupying a Moderate Income Unit initially qualifies as a Moderate Income Household but the income of such Tenant Household increases, such increase shall not be deemed to result in a violation of the restrictions of this Agreement concerning limitations upon income of occupants, provided that the occupancy by such Tenant Household is for a reasonable time of not to exceed one year (measured from the time the income of the Tenant Household ceases to qualify him/her/it as a Moderate Income Household), at which time the Housing Unit shall cease to be a Moderate Income Unit and the provisions of Subsection 5(C), above, shall apply.

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6. **Occupancy Limits**. The maximum occupancy for each of the Affordable Units shall not exceed two persons per bedroom, plus one person.

7. **Selection of Tenants and Priority for Leasing of Affordable Units**. Owner shall be responsible for the selection of Tenant Households for the Affordable Units in compliance with lawful and reasonable criteria, applicable state and federal housing laws, the leasing priority set forth in this Section 7, and other requirements of this Agreement. Throughout the Term of this Agreement, to the extent permitted by law, within the pool of eligible applicants that qualify as Lower Income Households or Moderate Income Households, as applicable, priority for the leasing of each Affordable Unit shall be given in the following order: (a) first priority shall be given to qualified households with a member who is both (i) a Senior or a Veteran and (ii) who is a City Resident; (b) if there are no qualified applicants who meet the foregoing criteria, second priority shall be given to qualified households with a member who is a City Resident that is neither a Senior nor a Veteran; (c) if there are no qualified applicants who meet the either of the foregoing criteria, third priority shall be given to qualified households with a member who is a Senior and/or a Veteran (including a Veteran of the City adopted 3rd Battalion, 5th Marines), regardless of residency; (d) if there are no qualified applicants who meet any of the foregoing criteria, the Affordable Unit shall be made available to members of the general public that are qualified Lower Income Households or Moderate Income Households, as applicable.

8. **Income Verification and Certification**. For each Affordable Unit, prior to the initial occupancy, and annually thereafter throughout the Term of this Agreement, Owner or Owner's Property Manager shall obtain from each Tenant Household a written certification in such format and with such supporting documentation as City may reasonably require demonstrating that such Tenant Household meets the applicable income and eligibility requirements established for the Affordable Unit. Such written certification shall include, without limitation, (i) the identity and age of each member of the Tenant Household; and (ii) a computation of the total combined, gross, pre-tax income of all adult occupants of the Tenant Household, as calculated pursuant to California Code of Regulations, Title 25, Section 6914, or such other applicable standard approved by City. Owner shall verify, or shall cause its Property Manager to verify, the income certification of the Tenant Household. Owner shall retain such certifications for not less than five (5) years, and upon City's request, shall provide copies of such certificates to City and make originals available for City inspection.

9. **Annual Report.** By not later than March 31 of each year during the Term of this Agreement, Owner shall submit an annual compliance report ("Annual Report") to City in a form reasonably satisfactory to City, together with Owner's certification that the Affordable Units are in compliance with the requirements of this Agreement. The Annual Report shall, at a minimum, include the following information for each Affordable Unit: (i) address and/or unit number; (ii) number of bedrooms; (iii) status as a Lower Income Unit or a Moderate Income Unit; (iv) current rent and other charges; (iv) initial occupancy date of the unit by the Tenant Household; (v) dates of any vacancies during the previous year; (vi) number of people in the Tenant Household residing in the unit; (vii) total gross household income of the Tenant Household; (viii) documentation of source of household income; and (ix) the information required by Section 8, above. Owner shall include with the Annual Report an income recertification for each Tenant Household, documentation verifying Tenant Household eligibility, and such additional information as City

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may reasonably request from time to time in order to demonstrate compliance with this Agreement. The Annual Report shall conform to the format requested by the City.

10. Recordkeeping Requirements; Access to Information; Inspections. Owner shall maintain Affordable Unit tenant leases, income certifications, and other books, documents, and records related to the rental or leasing of the Affordable Units and operation of the Site for a period of not less than five (5) years after creation of each such record. In connection with monitoring compliance with this Agreement, upon at least three (3) business days' prior written notice, City shall be entitled to inspect any such books, documents, or records and to conduct an independent audit or inspection of such records at a location that is reasonably acceptable to the City Manager. Within forth-eight (48) hours' notice, during normal business hours and as often as may be deemed necessary, City and its authorized agents and representatives shall be permitted access to the Site and the right to examine the Housing Units and to interview tenants and employees, for the purpose of verifying compliance with this Agreement. Owner agrees to cooperate with City in making the Site and such books, documents, and records available for such inspections or audits.

11. Marketing; Property Management; Maintenance.

A. Marketing of Affordable Units. Owner shall market the Affordable Units to City Residents, Seniors and Veterans (including Veterans of the City adopted 3rd Battalion, 5th Marines) in accordance with the Marketing and Management Plan approved by the City.

B. Management Responsibilities. Owner shall be responsible for all management functions with respect to the Project and the Affordable Units, including without limitation the selection of tenants, certification and recertification of household income and eligibility, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. City shall have no responsibility for construction, rehabilitation, management, repair, maintenance or marketing of the Project or the Affordable Units.

C. Property Manager. Owner shall provide the City with the name and qualifications of any professional property management company or other organization retained by Owner to manage the Affordable Units (including leasing, property management, maintenance and repair services, and reporting obligations) and ensure that Owner's obligations under this Agreement are satisfied ("Property Manager"). Entering into an agreement with a Property Manager shall not relieve Owner of its duties and obligations pursuant to this Agreement. Any such Property Manager shall have the requisite skill and qualifications to implement the Marketing and Management Plan approved by the City. If the City determines that the performance of the Property Manager is deficient based upon the standards set forth in the approved Marketing and Management Plan and in this Agreement, City shall provide notice of such deficiencies and Owner shall use its best efforts to correct such deficiencies. In the event such deficiencies have not been cured within the time set forth in Section 18 hereof, City shall have the right to require Owner to immediately remove and replace the Property Manager with another property manager or property management company which is reasonably acceptable to the City Manager, which is not related to or affiliated with Owner, and which has not less than five (5) years' experience in property management, including significant experience managing housing facilities of the size, quality and scope of the Project.

D. Maintenance. Owner shall maintain or cause to be maintained the interior and exterior of the Project and the Site in a decent, safe and sanitary manner, and in accordance with the standard of maintenance of first class multifamily rental apartment complexes within Orange County. Owner shall provide adequate security measures for the Project, including without limitation, the installation of adequate lighting and deadbolt locks. If at any time Owner fails to maintain the Project or the Site in accordance with this Agreement and such condition is not corrected within five (5) days after written notice from City with respect to graffiti, debris, and waste material, or thirty (30) days after written notice from City with respect to general maintenance, landscaping and building improvements, then City, in addition to whatever remedy it may have at law or at equity, shall have the right to enter upon the applicable portion of the Project or the Site and perform all acts and work necessary to protect, maintain, and preserve the Project and the Site, and to attach a lien upon the Site, or to assess the Site and/or bill Owner, in the amount of the expenditures arising from such acts and work of protection, maintenance, and preservation by City and/or costs of such cure, including a reasonable administrative charge, which amount shall be promptly paid by Owner to City upon demand.

E. Marketing and Management Plan. Prior to the issuance of a certificate of occupancy for the Residential Building, Owner shall prepare and submit for City review and approval a plan for marketing and managing the Affordable Units (the "Marketing and Management Plan" or "Plan"). The Plan shall address in detail, without limitation, the following matters:

i. how Owner plans to market the Affordable Units to prospective Lower Income Households and Moderate Income Households in accordance with fair housing laws and this Agreement, including a plan for marketing and leasing the Affordable Units to City Residents, Seniors, and Veterans;
ii. procedures for the selection of Tenant Households in accordance with this Agreement, including a description of how Owner plans to certify the eligibility of Lower Income Households and Moderate Income Households, verify the City Resident, Senior, and/or Veteran status of applicants, and implement the tenant selection priority provisions set forth in Section 7, above;
iii. procedures for annually verifying income and recertifying the eligibility of Tenant Households;
iv. procedures for ensuring that the required number and unit size mix of Affordable Units is maintained and that the "floating" Affordable Units do not become congregated to a certain section of the Residential Building;
v. Owner's procedures for complying with its monitoring and recordkeeping obligations;
vi. the standard form(s) of rental agreement(s) Owner proposes to enter into with Lower Income Households and Moderate Income Households;
vii. Owner's property management duties;
viii. Owner's plan to manage and maintain the Project and the Affordable Units;
ix. the identity of the Property Manager, if any, to be contracted with to provide property management services at the Project and a description of the management team;
x. all written management policies with respect to the Affordable Units; and
xi. a security system and crime prevention program.

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The Marketing and Management Plan shall be approved by the City Manager prior to the issuance of a certificate of occupancy for the Residential Building. Any proposed amendment or change to the Marketing and Management Plan during the Term of this Agreement shall be submitted to the City and approved by the City Manager. If the City Manager fails to respond to the submittal or resubmittal of an initial or amended Management Plan within forty-five (45) days, such Plan or amended Plan shall be deemed approved. The marketing, leasing, and management of the Affordable Units shall be in compliance with the Marketing and Management Plan, or amended Marketing and Management Plan, as approved by the City Manager.

Owner shall reimburse City for all actual legal and third-party consulting costs incurred by City in reviewing the initial Marketing and Management Plan and any amendments thereto. Concurrent with its submittal of the initial Marketing and Management Plan and any subsequent amendment, Owner shall provide a deposit to the City in an amount sufficient to cover the estimated costs of the City's review, as determined by the City Manager in his or her reasonable discretion. Upon completion of review of the Plan or an amendment to the Plan by the City, the City shall provide Owner with an invoice containing an accounting of the actual legal and third-party consulting costs incurred by the City and the amount(s) of all deposits provided by Owner. If the actual legal and third-party consulting costs incurred by the City for such review are less than the amount of the deposit(s) made by Owner, City shall reimburse Owner for the difference at the time it provides the invoice. If the actual legal and third-party consulting costs incurred by the City for such review exceed the amount of the deposit(s) made by Owner, Owner shall pay City the difference within thirty (30) days of receipt of the invoice from the City.

12. Annual Monitoring Fee. Concurrent with submittal of each Annual Report, Owner agrees to pay an annual monitoring and administration fee to the City in an amount established from time to time by the City Manager to reimburse City for the estimated reasonable costs incurred by the City in monitoring Owner's compliance with, and otherwise administering, this Agreement, including, but not limited to, City's review of Annual Reports and conduct of inspections and/or audits of the Site and/or records as provided in this Agreement. The amount of such fee shall not exceed such estimated reasonable costs, as determined by the City Manager in his or her reasonable discretion, taking into account actual documented reasonable costs in prior year(s), shall be proportional to the number of Affordable Units on the Site, and shall be the same amount per Affordable Unit charged to the owners of other residential buildings developed pursuant to the VLH Development Approvals. City shall provide the basis for calculation of such fee to Owner promptly upon request.

13. Use of the Site. All uses conducted on the Site, including, without limitation, all activities undertaken by Owner pursuant to this Agreement shall conform to all applicable provisions of the Laguna Hills Municipal Code and other applicable federal, state, and local laws, rules, and regulations. The Site shall at all times during the term of this Agreement be used as a residential apartment project and none of the Housing Units shall at any time be utilized on a transient basis, nor shall the Housing Units or any portion thereof ever be used as a hotel, motel, dormitory, fraternity or sorority house, rooming house, emergency shelter, supportive housing facility, transitional housing facility, hospital, nursing home, sanitarium or rest home, short-term or vacation rental, or be converted to condominium or cooperative ownership or tenantship. All of the community facilities and any social programs provided to the residents of the Housing Units

shall be available at all times on an equal, non-discriminatory basis to residents of all Housing Units.

14. **Duration of Affordability Restrictions and Requirements**. The Affordable Units and the Site shall be subject to the requirements of this Agreement throughout the entire Term of this Agreement.

15. **Indemnity**. To the fullest extent permitted by law, Owner shall, at its expense, defend (with counsel acceptable to City and subject to approval by Owner), indemnify, and hold harmless City, and its officers, agents, employees, attorneys and representatives from any and all losses, liabilities, claims, lawsuits, causes of action, judgments, settlements, court costs, attorneys' fees, expert witness fees, and other legal expenses, costs of evidence of title, costs of evidence of value, and other damages of whatsoever nature arising out of or in connection with Owner's ownership, construction, operation, management, marketing, leasing, or operation of the Site and/or the Affordable Units, Owner's evaluation and determination of a Tenant Household's gross income, or Owner's failure to perform any obligations as and when required by this Agreement, except for such liability arising from the gross negligence or willful misconduct of City. The provisions of this Section 15 shall survive the expiration or earlier termination of this Agreement.

16. **Agreement to be Recorded; Covenants Run with the Land; Priority**. This Agreement shall be recorded, prior to the issuance of a vertical building permit for the Residential Building, in the Official Records of Orange County, California, as senior, non-subordinate covenants and as an encumbrance running with the land for the full Term of this Agreement. In no event shall this Agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the improvements on the Site, or any other lien or encumbrance whatsoever for the entire Term of this Agreement. Nor shall this Agreement be made junior or subordinate to any extension, amendment, or modification of any lien or encumbrance recorded against the Site prior to the date hereof. Prior to recordation of this Agreement, Owner shall provide City with evidence satisfactory to the City that all deeds of trust, liens, encumbrances, or other documents recorded against the Site since *[EFFECTIVE DATE OF DEVELOPMENT AGREEMENT]*, if any, have been or will be subordinated to this Agreement, at Owner's sole cost and expense.

17. **Mortgage Protection**. No breach or default under this Agreement shall defeat, terminate, extinguish, render invalid or otherwise affect the lien of any junior mortgage or deed of trust encumbering the Site or any part thereof or interest therein; provided, however, that any successor in interest to the Site shall be bound by this Agreement, whether such successor's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale, or otherwise.

18. **Default**. An event of default occurs under this Agreement when: (a) there is a breach of any condition, covenant or promise set forth herein; (b) written notice thereof has been given to the defaulting Party; and (c) such breach has not been cured within thirty (30) days after such notice was given to the defaulting Party or, if such breach cannot reasonably be cured within such thirty (30) day period, the defaulting Party fails to commence to cure the breach and/or fails thereafter to diligently proceed to complete such cure. A waiver by either Party of any such breach shall not be construed as a waiver of any succeeding breach of the same or other condition, covenant or promise.

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

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19. **Remedies**. The occurrence of an event of default hereunder shall give the non-defaulting Party the right to proceed with any and all remedies available at law or equity. Such remedies may include an action for damages, an action or proceeding for specific performance, and/or an action or proceeding for injunctive relief. Such actions or proceedings may require the defaulting Party to pay damages, to perform its obligations and covenants under this Agreement, and to enjoin or cease and desist from acts which may be unlawful or in violation of the provisions of this Agreement.

20. **Additional Remedies for Certain Defaults; Remedy For Excessive Rent Charge**.

(A) It shall constitute a default for the Owner to charge or accept for any Lower Income Unit rent amounts in excess of an Affordable Rent for Lower Income Households or to charge or accept for any Moderate Income Unit rent amounts in excess of an Affordable Rent for Moderate Income Households. In the event that the Owner charges or receives such higher rental amounts, in addition to any other legal or equitable remedy that the City shall have for such default, the Owner shall be required to pay to the City an amount equal to the difference between the rent that should have been charged and the amount of the rent received from the Tenant Household, plus interest compounded at the maximum rate allowable for judgments.

(B) It shall also constitute a default for the Owner to fail to rent any of the required Lower Income Units to a Lower Income Household, to knowingly (or without investigation as required herein) initially rent any Lower Income Unit to a tenant who is not a Lower Income Household, to fail to rent any of the required Moderate Income Units to a Moderate Income Household, or to knowingly (or without investigation as required herein) initially rent any Moderate Income Unit to a tenant who is not a Moderate Income Household. In the event the Owner violates this provision, in addition to any other remedy at law or equity that the City shall have for such default, the Owner, for each separate violation, shall be required to pay to the City an amount equal to the total rent the Owner received from such ineligible tenant, plus interest compounded at the maximum rate allowable for judgments.

21. **Attorneys' Fees and Costs**. In addition to any other remedies provided hereunder or available pursuant to law, if either Party to this Agreement commences an action against the other Party to this Agreement arising out of or in connection with this Agreement, the prevailing Party shall be entitled to recover reasonable attorneys' fees, expert witness fees, costs of investigation, and costs of suit from the losing Party.

22. **Rights and Remedies Cumulative**. The rights and remedies of the parties are cumulative, and the exercise by either Party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

23. **Time of Essence**. Time is expressly made of the essence with respect to the performance by City and Owner of each and every obligation and condition of this Agreement.

24. **Governing Law and Venue**. This Agreement shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to

enforce or interpret this Agreement shall be filed and heard in the Superior Court of Orange County, California or in the Federal District Court for the Central District of California.

25. **Headings; Construction; Statutory References**. The headings of sections and paragraphs of this Agreement are for convenience only and shall not be used to interpret this Agreement. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party. All references in this Agreement to particular statutes, regulations, ordinances or resolutions of the United States, the State of California, or the City of Laguna Hills shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

26. **Third Party Beneficiaries**. No persons or entities other than the Parties and their successors and assigns shall have any right of action under this Agreement.

27. **City Approvals and Actions**. Whenever any approval, notice, direction, consent or request by City is required or permitted under this Agreement, such action shall be in writing, and such action may be given, made or taken by the City Manager.

28. **Successor and Assigns**. This Agreement shall run with the land, and all of the terms, conditions, restrictions, and covenants contained in this Agreement shall be binding upon Owner, City, their permitted successors and assigns, and all successors in interest to all or any portion of the Site or the Project. Whenever the terms "Owner" or "City" are used in this Agreement, such terms shall include any other successors and assigns as herein provided. Not later than thirty (30) days prior to a transfer of any interest in the Site or the Project or any interest in Owner, Owner shall provide written notice to the City of such transfer.

29. **Notices**. Any approval, disapproval, demand, document or other notice which either Party may desire to give to the other Party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by reputable document delivery service such as Federal Express that provides a receipt showing date and time of delivery, (iii) mailing in the United States first-class mail, postage prepaid, or (iv) by email, with confirmation of receipt to the intended recipient, addressed to the address of the Party as set forth below, or at any other address as that Party may later designate by notice:

If to the City: City of Laguna Hills
24035 El Toro Road
Laguna Hills, California 92653
Attn: City Manager
Email: _____

If to the Owner: _____
_____
_____
Attn: _____
Email: _____

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

30. **Amendment**. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each Party. Each alteration, change, or modification to this Agreement shall be recorded against the Site in the Official Records of Orange County, California. The City Manager is authorized to enter into amendments of this Agreement on behalf of the City.

31. **Severability**. If any provision of this Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

32. **Legal Advice**. Each Party represents and warrants to the other the following: they have carefully read this Agreement, and in signing this Agreement, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this Agreement, or have knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement, and they have freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other Party, or their respective agents, employees or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise.

33. **Project as a Private Undertaking**. It is specifically understood and agreed by and between the Parties hereto that the development of the Project is a private development, that neither Party is acting as the agent of the other in any respect hereunder, and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another. The relationship of Owner and City shall not be construed as a joint venture, equity venture, partnership or any other relationship. City neither undertakes nor assumes any responsibility or duty to Owner (except as expressly provided in this Agreement) or to any third party with respect to the Project. Owner and its employees are not employees or agents of City, and Owner and its employees shall at no time pretend to be or hold themselves out as employees or agents of the City. Except as City may specify in writing, Owner shall not have any authority to act as an agent of City or to bind City to any obligation.

34. **Counterparts**. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

[Signatures appear on following page.]

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

IN WITNESS WHEREOF, City and Owner have executed this Development Agreement as of the date and year first above written.

"CITY"

CITY OF LAGUNA HILLS, a California municipal corporation

By: _____

_____,
City Manager

ATTEST:

_____

_____,
City Clerk

APPROVED AS TO FORM:

_____

_____,
City Attorney

"OWNER"

_____,
a _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

All signatures to be acknowledged by a Public Notary

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

(seal)

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Notary Public

(seal)

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WITNESS my hand and official seal.

_____
Notary Public

(seal)

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

EXHIBIT A

LEGAL DESCRIPTION OF SITE

Attachment: Attachment c - Ordinance Approving and Adopting the Development Agreement (2402 : USE-0010-2019 (Village at Laguna Hills))

EXHIBIT G

REASONABLE APPROVAL PROCESSING TIMES

[Pursuant to Subsection 22.1.1(C) (Administrative Delay]

Type of City or Other Agency Action, Approval, or Permit	**Reasonable Time Period for Processing and Acting on Request/Submittal/Application**
City Staff Review of Each Complete Phased Final Subdivision Map Submittal (Including City Plan Check of Map, Closure Calcs, and Title Report)	First Check: 20 Working Days Second Check: 15 Working Days Third and Subsequent Checks: 10 Working Days
County Review and Approval of Each Phased Final Subdivision Map	120 Days (Cumulative) **Includes the cumulative time for County staff review of all submittals and re-submittals of a Phased Final Map. Does not include periods of time Owner is making corrections between submittals.
City Council Consideration / Approval of Each Phased Final Subdivision Map (Following Approval by County and payment of fees)	30 days after approval of Phased Final Map by County, payment of fees, and Owner's execution of City Subdivision Improvement Agreement (if applicable), or at next regularly scheduled City Council meeting if more than 30 days after all of the above. **City approval of a Phased Final Map is contingent upon the Final Map being in compliance with all applicable conditions of approval and/or Owner's execution of a Subdivision Improvement Agreement and provision of acceptable security acceptable to City.

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Type of City or Other Agency Action, Approval, or Permit	Reasonable Time Period for Processing and Acting on Request/Submittal/Application
Public Property Encroachment Permit (Including City Plan Check of Improvement Plans)	First Check: 15 Working Days Second Check: 10 Working Day Third and Subsequent Checks: 5 Working Days Issuance of Permit: 5 Working Days after approval of plans and payment of fees
On-Site Grading Permits / On-Site Improvements (Including City Plan Check of Rough and/or Precise Grading Plans, Hydrology Study, WQMP, SSWMP, Improvement Plans, Hydraulic Analysis, Storm Drain Plans, etc.)	First Check: 20 Working Days Second Check: 15 Working Day Third and Subsequent Checks: 10 Working Days Issuance of Permit: 5 Working Days after approval of plans and payment of fees
City Engineer Review of Surveyor's Pad Elevation Certificate and the Geotechnical Engineer's Final Soils Certification	First Check: 5 Working Days Second Check: 5 Working Day Third and Subsequent Checks: 5 Working Days Authorization to Work: 5 Working Days after approval of plans, payment of fees, and satisfactory completion of Rough Grading
City Plan Check Completion (Per Plan Type) --Building Plan Check --Construction and Staging Plan Review --Lighting and Photometric Plan Review --Waste Management Plan Review --Outdoor Dining / Patio Plan Review	First Submittal: 20 Working Days Second Submittal: 15 Working Days Third and Subsequent Submittals: 10 Working Days

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Type of City or Other Agency Action, Approval, or Permit	Reasonable Time Period for Processing and Acting on Request/Submittal/Application
City Building Permit Issuance	5 Working Days **City issuance of building permits is contingent upon (1) Owner's compliance with all applicable Project conditions of approval that are prerequisites to building permit issuance and (2) the prior approval of all other entities required to approve requested permits, including, but not limited to, Orange County Fire Authority, Orange County Health Care Agency, El Toro Water District, Saddleback Valley Unified School District (payment of fees only), State of California (elevators), Southern California Edison, and Southern California Gas Company.
Landscape Plan Compliance Review (LHMC Chapters 9-46 and 9-47)	First Submittal: 20 Working Days Second Submittal: 20 Working Days Third and Subsequent Submittals: 10 Working Days
Waste Reduction and Recycling Plan Review (LHMC Chapter 5-48)	First Submittal: 20 Working Days Second Submittal: 20 Working Days Third and Subsequent Submittals: 10 Working Days

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Type of City or Other Agency Action, Approval, or Permit	Reasonable Time Period for Processing and Acting on Request/Submittal/Application
All Other Governmental Agency Permits/Approvals (i.e., approvals by governmental agencies other than City) ** County of Orange review of Phased Final Subdivision Maps addressed separately, above. **Other Governmental Agencies may include, but not be limited to, Orange County Fire Authority, Orange County Health Care Agency, El Toro Water District, Saddleback Valley Unified School District (payment of fees only), and the State of California (elevators). **Administrative Delay does not apply to review or approvals of utility companies or other agencies that are not governmental agencies, including, but not limited to, Southern California Edison, Southern California Gas Company, AT&T, etc.	90 Days (Cumulative) **Includes the cumulative time for Agency review following submission of an initial complete application to the Agency for which a permit or ministerial approval is requested. Does not include periods of time Owner is making corrections between submittals.

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EXHIBIT H

PROCEDURES AND REQUIREMENTS FOR PREPARATION, SUBMITTAL, REVIEW, APPROVAL, AND INSTALLATION OF PUBLIC ART

This **Exhibit H** sets forth the procedures and requirements for preparation, submittal, review, approval, and installation of Public Art for the Village at Laguna Hills Project (the "**Project**") in accordance with Section 7.4 of the Development Agreement. The Project an integrated mixed-use development on approximately 68 acres consisting of multiple components, including Public Art installations, which Owner contemplates developing in multiple phases over the Term of the Development Agreement. This **Exhibit H** is intended to establish procedures and requirements to ensure that the Public Art required in conjunction with the Project is installed in an integrated, thought-out, and cohesive manner consistent with the goals, objectives, and standards of the Specific Plan's "Public Art" provisions.

I. Owner's Public Art Obligation

A. Owner's Public Art Obligation. Section 7.4 of the Development Agreement provides that Owner shall furnish Public Art in connection with the Project and/or pay a Public Art In-lieu Fee with a combined minimum aggregate value of one-half percent (0.5%) of the total aggregate construction costs of the Project ("**Owner's Public Art Obligation**"). For this purpose, construction costs are based on the valuation as determined by the City's Community Development Director and indicated on the building applications submitted in order to obtain permits for construction of all of the Project components. City will determine the portion of Owner's Public Art Obligation attributable to each discreet Project component at the time City receives an application for permits for construction such Project component by multiplying the construction cost of such Project component, as determined by City, by one-half percent (0.5%) ("**Component Public Art Obligation**"). The sum at any point in time of the Component Public Art Obligation for each building permit that has been approved and/or applied for is referred to herein as "**Owner's Accrued Public Art Obligation**."

B. In-Lieu Payment Contribution. Pursuant to Section 7.4 of the Development Agreement, the Parties have agreed that Six Hundred Fifty Thousand Dollars ($650,000) of Owner's Public Art Obligation will be satisfied by the Three Hundred Thousand Dollar ($300,000) credit and Three Hundred Fifty Thousand Dollar ($350,000) nonrefundable advance described in Section 10.4 of the Development Agreement (collectively, "**Owner's In-Lieu Payment Contribution**"). Owner and City agree that Owner's In-Lieu Payment Contribution correlates to a total aggregate construction cost of One Hundred Thirty Million Dollars ($130,000,000) [$650,000 / 0.5% = $130,000,000].

C. Actual Art Obligation. Pursuant to Section 7.4 of the Development Agreement, the Parties have agreed that that portion of Owner's Public Art Obligation that exceeds Six Hundred Fifty Thousand Dollars ($650,000) must be satisfied through the actual provision of Public Art on the Property ("**Owner's Actual Art Obligation**"). Unless otherwise proposed by Owner and included as a requirement within the Conceptual Project Art Program approved pursuant to Section II, Owner and City agree that Owner's Actual Art Obligation will not be

triggered until the estimated total aggregate construction cost of Project components exceeds One Hundred Thirty Million Dollars ($130,000,000). Consistent with the Specific Plan, expenses that may be attributed to Owner's Actual Art Obligation include the artist fee for design and fabrication, mountings and bases for installation of the artwork, and lighting that is integral to the artwork, but do not include landscaping surrounding the art, delivery expenses, or installation costs. That portion of Owner's Accrued Public Art Obligation that exceeds Six Hundred Fifty Thousand Dollars ($650,000) is referred to herein as "**Owner's Accrued Actual Art Obligation**."

II. Conceptual Project Art Program

A. Conceptual Project Art Program Required. Before the first building permit for any building in the Project is issued, Owner shall prepare, submit, and obtain City approval of a concept Public Art program for the entire Project (the "**Conceptual Project Art Program**"). All Public Art that is thereafter constructed and installed on the Property must be consistent with the approved Conceptual Project Art Program.

B. Conceptual Project Art Program Components. The Conceptual Project Art Program shall include the following components:

1. Goals and Objectives. A description of the goals and objectives of the Conceptual Project Art Program.

2. Theme. A description of the proposed theme of the Public Art to be installed on the Property.

3. Standards. Standards governing type, media, materials, size, scope, and content of Public Art to be installed on the Property. All standards should be consistent with the Specific Plan provisions for Public Art. Owner shall consider the following when developing proposed standards for Public Art installations:

a. Relevance of the artwork to the City, its values, culture, and people;

b. Suitability of the artwork for outdoor display, including its maintenance and conservation requirements.

c. Relationship of the artwork to the site, especially how it serves to activate or enhance public space.

d. Appropriateness of the scale of the artwork.

e. Community standards of decency;

f. Construction and material standards for Public Art set forth in the "Public Art" provisions of Section V of the Specific Plan. Pursuant to the

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Specific Plan, permissible types of Public Art include, but are not limited to, sculptures, paintings, graphic arts, mosaics, photographs, fountains, decorative arts, and the preservation of historical or cultural resources. The Specific Plan also requires that artwork be constructed of durable, long-lasting materials that can withstand outdoor display and require low maintenance. Recommended materials include bronze, stainless steel, high-grade aluminum or hard stones. In addition, the Specific Plan states that artworks incorporating water features must be designed so that the artwork can stand on its own should the water cease to function properly.

4. Location. A description and depiction of the locations where Public Art is anticipated to be installed and standards for locating Public Art. Consistent with the Specific Plan, Public Art installations (i) should be located in places that are open and easily accessible to the public; (ii) should be prominently placed within the Property; (iii) should be oriented toward the pedestrian experience of the Project and/or located within the Village Park; and (iv) should not be sited near monument signs, walls, benches, or utility boxes, since these structures may block viewing the art and diminish the aesthetic value of the artwork.

5. Criteria for Selection of Artists. A description of how artists commissioned to create or fabricate original art for the Project will be selected and the criteria that will be used to select artists. Pursuant to the Specific Plan, artists selected must have experience in design concepts, fabrication, installation and long-term durability of large-scale outdoor artworks, and be approved by the City's Planning Agency prior to selection. Owner may, but is not required, to include a list of proposed artists and their qualifications as part of the Conceptual Project Art Program.

6. Drawings and Illustrations. Owner is encouraged to include concept drawings, illustrations, and/or visual examples depicting the type, nature, size, scale, and location of the types of Public Art envisioned by the Conceptual Project Art Program. At Owner's option, Owner may include illustrations of specific proposed Public Art installations.

7. Phasing Plan. A phasing plan for the funding and installation of Public Art.

a. The phasing plan shall provide for the funding and installation of Public Art on the Property within timeframes consistent with the anticipated phasing of the Project components and infrastructure and shall establish outside dates within the Term of the Development Agreement by which Public Art installations at specified locations or areas of the Property will be completed. At a minimum, the phasing plan shall ensure that Public Art with a minimum value equal to or exceeding the amount of Owner's Accrued Actual Art Obligation attributable to the Project components Owner is required to Develop in Phase One shall be installed prior to the date Owner is required to Complete Construction of such required Phase One components pursuant to Subsection 5.4.1 of the Development Agreement.

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b. If the phasing plan contemplates that funds will be accumulated within a Public Art Fund established pursuant to Section V to facilitate the financing and planning of larger, Project-serving Pubic Art installations, it shall address the anticipated amounts needed to fund such Public Art installations, the anticipated timing of completion of such Public Art installations, and any applicable requirements or limitations with respect to deposits to or withdrawals from the Public Art Fund for such Public Art installations.

c. The phasing plan shall address how Owner's In-Lieu Payment Contribution will be applied to satisfy Owner's Public Art Obligation in relation to the sequence of issuance of building permits for construction of Project components. Unless otherwise proposed by Owner and included as a requirement within the approved Conceptual Project Art Program, Owner is not required to install any Public Art until the estimated total aggregate construction cost of Project components exceeds One Hundred Thirty Million Dollars ($130,000,000). Notwithstanding the foregoing, at Owner's option, the phasing plan may require the installation of Public Art in conjunction with the construction of Project components before the estimated total aggregate construction cost of the Project components exceeds One Hundred Thirty Million Dollars ($130,000,000).

d. At Owner's option, the phasing plan may include requirements for the funding and/or installation of Public Art in conjunction with the development of specific parcels of the Property and/or components of the Project, which will be binding on and enforceable against future transferees, assignees, and developers.

7. Maintenance Standards. Proposed minimum maintenance standards for Public Art that is installed on the Property.

8. O&M Funding and Implementation. A description of the mechanism through which operation and maintenance of Public Art installed on the Property will be funded and implemented for the life of the Project.

C. Review and Approval by Planning Agency. The Conceptual Project Art Program shall be subject to review by the City's Planning Agency for conformance with the requirements and goals of the Specific Plan's Public Art provisions. Owner understands and agrees that approval of Owner's submitted Conceptual Project Art Program is subject to the discretionary approval of the City's Planning Agency, subject to applicable limits of state and federal law.

D. Amendments. The Conceptual Project Art Program may be amended from time to time with the approval of the City's Planning Agency.

III. Final Art Submittals

A. Final Art Submittal Required. Before fabricating and installing any piece of Public Art, Owner must prepare, submit, and obtain City approval of final plans and specifications for such Public Art ("**Final Art Submittal**").

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B. Required Content of Final Art Submittals. Each Final Art Submittal shall describe and demonstrate how the proposed Public Art is consistent with the approved Conceptual Project Art Program and the Specific Plan and shall include, without limitation, detailed plans and specifications, schematics, and descriptions of the type, size, medium/material, location, content, and value of the proposed Public Art, a description of the proposed artist(s), a proposed timeline for installation of the Public Art, and a complete application for any Subsequent Development Approvals required for installation of the Public Art. More than one Public Art installation may be combined in a single Final Art Submittal.

C. Review and Approval by Planning Agency. The design, artist, type, size, medium, location, content, estimated value, and timeline for installation of each Public Art installation shall be subject to review the City's Planning Agency for consistency with the Conceptual Project Art Program and conformance with the requirements and goals of the Specific Plan's Public Art provisions. Owner understands and agrees that approval of each Final Art Submittal is subject to the discretionary approval of the City's Planning Agency, subject to the applicable limits of state and federal law; provided, however, that Planning Agency may not deny or impose conditions on a proposed Final Art Submittal based on aspects of the proposed Public Art that conform to the Conceptual Project Art Program approved by the Planning Agency.

IV. Installation of Approved Public Art

A. Obligation. Owner shall install approved Public Art within the timeframes set forth in the Conceptual Project Art Program phasing plan and each Final Art Submittal approved by the City's Planning Agency.

B. Time Extensions. Time extensions not exceeding six (6) months may be approved by the City Manager, in his or her reasonable discretion. Time extensions exceeding six (6) months shall require approval of the Planning Agency, in its reasonable discretion.

C. Excusable Delay. The timeframes in which Owner is required to install Public Art shall be subject to extension for periods equal to the duration of any excusable delay pursuant to Section 22.1 of the Development Agreement.

D. Withholding of Permits for Noncompliance. In addition to any other remedies available to City, Owner's failure to complete installation of Public Art within required timeframes shall entitle City to withhold future building permits or certificates of occupancy for the Project until Public Art of a value equal or exceeding the amount of Owner's Accrued Actual Art Obligation has been installed.

V. Public Art Fund

A. Establishment of Public Art Fund. Rather than installing a separate Public Art installation in conjunction with the construction of each building to satisfy Owner's Actual Art Obligation, Owner may accumulate funds in a fund held in trust by the City (the "**Public Art**

Fund") to facilitate the financing and planning of larger, Project-serving Public Art installations as provided in the approved Conceptual Project Art Program.

B. Effect of Deposits into Public Art Fund. Subject to any applicable requirements or limitations set forth in the approved Conceptual Project Art Program, deposits by Owner into the Public Art Fund in an amount equal to one-half percent (0.5%) of the estimated construction cost of any discreet Project component, as determined by City, shall permit Owner to obtain building permits and/or certificates of occupancy for such Project component prior to approval of Final Art Submittals for, and/or installation of, specified Public Art installations. Such deposits into the Public Art Fund shall not be deemed to satisfy or excuse Owner's obligation under the Development Agreement to install actual Public Art.

C. Withdrawals from Public Art Fund. Following approval by the City's Planning Agency of a Final Art Submittal for a Public Art installation intended to be financed with funds held in the Public Art Fund, Owner may withdraw funds from the Public Art Fund in an amount up to the estimated value of the Public Art installation, as determined by the Planning Agency in conjunction with approval of the Final Art Submittal. Consistent with the Specific Plan, allowable expenses attributable to the value of a Public Art installation include the artist fee for design and fabrication, mountings and bases for installation of the artwork, and lighting that is integral to the artwork, but do not include landscaping surrounding the art, delivery expenses, or installation costs.

D. Forfeiture in the Event of Expiration, Termination, or Cancellation of Development Agreement. In the event the Development Agreement expires or is terminated or cancelled pursuant to the terms of the Development Agreement, and Owner's Accrued Actual Art Obligation has not been satisfied by the date of such expiration, termination or cancellation, that portion of the funds, if any, held in the Public Art Fund equal to the difference between Owner's Accrued Actual Art Obligation and the value of Public Art that has actually been installed shall be forfeited to the City and deposited into City's Public Art In-Lieu Fund.

VI. Project Building and Occupancy Permits

A. Building Permits. In order to be entitled to issuance of a building permit for any discreet Project component, Owner must demonstrate that the combination of (1) the value of specific Public Art installations already approved by the City's Planning Agency, and (2) the amount deposited by Owner into a Public Art Fund to fund larger, Project-serving Public Art installations pursuant to the approved Conceptual Project Art Program, equals or exceeds the amount of Owner's Accrued Public Art Obligation.

B. Certificates of Occupancy. In order to be entitled to issuance of a final certificate of occupancy for any building, Owner must demonstrate that it is in compliance with the timeframes for installation of Public Art set forth in the Conceptual Project Art Program phasing plan and all approved Final Art Submittals.

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The Village at Laguna Hills

Attachment d

UVSP Allowable Residential Units Report (KAMG)

Attachment: Attachment d - UVSP Allowable Residential Units Memorandum KAMG (2402 : USE-0010-2019 (Village at Laguna Hills))

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April 2021

Residential Unit Cap

City of Laguna Hills ("City") Urban Village Specific Plan ("UVSP")

DISCUSSION:

The City of Laguna Hills Urban Village Specific Plan area is subject to regulatory controls in the City's 2009 General Plan, the UVSP, and the City's Municipal Code. Certain provisions of the General Plan and the UVSP reference an anticipated 200 units of multi-family residential housing within the specific plan area. This Memorandum evaluates the significance of references to 200 units of multi-family housing within the General Plan and UVSP for purposes of evaluating discretionary approvals for projects located within the plan area. In summary, multi-family residential use is permitted in the UVSP without a unit-based cap and is instead subject to a density-based limitation and the UVSP's overall "trip budget" cap intended to ensure consistency with traffic level-of-service ("LOS") controls.

The City adopted the UVSP in 2002 to encompass an approximately 240-acre area bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard to the south, and Interstate 5 on the east.[1] The UVSP includes a series of goals that are collectively intended to transform the plan area into a village-like "downtown core."[2]

[1] UVSP Section I, p. 1.

[2] UVSP Section I, p. 3. The UVSP's "main goals" are to:

- Encourage and facilitate new uses in the area;
- Create new pathways and add landscaping to existing sidewalks to create a pedestrian-friendly environment;
- Create an identity for the use area through the use of entry features, area wayfinding signs, consistent landscaping and street furniture;
- Facilitate private investments in the development of desirable and planned activity nodes;
- Take full commercial and market advantage of the Urban Village's central location in the Saddleback Valley;
- Increase the employment opportunities, tax revenues and ensure the long-term viability of the Urban Village; and
- Provide the framework for a public/private partnership to implement the goals of the specific plan.

Attachment: Attachment d - UVSP Allowable Residential Units Memorandum KAMG (2402 : USE-0010-2019 (Village at Laguna Hills))

The UVSP effectively establishes zoning controls for properties within the plan area.[3]

The UVSP provides for maximum flexibility of uses within the plan area, subject to an overall vehicle trip cap for all uses intended to ensure minimum LOS at area intersections.[4] Development intensity within the UVSP is regulated based on remaining vehicle trip capacity within the UVSP as opposed to land use type or project size. As such, applicants for any new or expanded project within the plan area must prepare a traffic study to document that project-generated A.M. and P.M. peaks hour trips will not exceed the capacity of the UVSP's circulation network (i.e., trip budget caps).[5]

The General Plan notes that the 2002 UVSP identified 200 residential units as a future development scenario within the UVSP, but did not describe that development capacity as a land use control. Rather, the 200 residential units are described along with 375,000 square feet of commercial use and 518,000 square feet of office use in terms of estimated development "capacity."[6] Accordingly, while the General Plan clearly identified residential unit maximums for other areas within the City, it did not do so with respect to the UVSP area.[7] Instead, the General Plan identified the UVSP as an "area for housing opportunities" and required an amendment to the UVSP to establish a *minimum* residential density of 30-units per acre.[8] The General Plan notes that the UVSP area is underutilized for housing and that housing is allowed subject only to a site development permit.[9] The only reference to a control on the maximum number of residential dwelling units within the UVSP, other than the trip budget cap, is a 50-unit per- acre density maximum.[10] Importantly, under a header labeled "Potential UVSP Housing Development Summary," the General Plan states that the "maximum units" allowed within the UVSP area is "determined by trip limits."[11]

The UVSP's trip budget capacity reflects additional development capacity identified in the General Plan. The General Plan described the UVSP as a "future study area" targeted for revitalization in the future.[12] As part of its analysis of the specific plan area and its circulation network, the General Plan identified additional development capacity within the UVSP equivalent to 117,000 square feet of retail use beyond what was anticipated when the UVSP was approved in 2002.[13] The City amended the UVSP in 2011 to incorporate this additional development capacity as required by the General Plan Implementation Program.

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[3] Laguna Hills Municipal Code, Section 9-24.010.
[4] UVSP, Section II, p. 4; Section V, p. 35 ("At the time that the General Plan was updated in July 2009, the Urban Village area could accommodate 1,243 additional AM peak hour trips, and 2,272 PM peak hour trips.")
[5] UVSP, Section V, pp. 35-36.
[6] General Plan, p. LU-29, Table LU-3.
[7] By way of example, compare General Plan Table LU-2 with the description of "up to 600 Maximum Dwelling Units" for Via Lomas at p. LU-22 -23.
[8] General Plan, p. H-48.
[9] General Plan, p. H-71.
[10] General Plan, p. H-51.
[11] General Plan, p. H-88.
[12] General Plan, p. LU-26, Figure LU-13.
[13] General Plan, p. LU-28, Figure LU-2.

Attachment: Attachment d - UVSP Allowable Residential Units Memorandum KAMG (2402 : USE-0010-2019 (Village at Laguna Hills))

As stated above, multi-family residential use is permitted within the UVSP.[14] Any project that includes residential must do so at a minimum density of 30-units per acre and is subject to a maximum of 50-units per acre, subject to available trip budget capacity.[15] The UVSP includes a "Conceptual Land Use Plan" that does not, in any way, function as a limit on development. As stated in Section III of the UVSP: "the Land Use Plan is conceptual in nature and shows where new development might occur…the diagrams are schematic in nature and not meant to be a precise plan."[16] Accordingly, while the Conceptual Land Use Plan was devised as a concept for what could be developed based on a trip budget capacity, the UVSP expressly acknowledges that "the Specific Plan includes provisions for flexibility in the development options…as long as the trip budgets are not exceeded."[17] As with the General Plan, the UVSP does not describe the 200 residential unit component of the "Conceptual Land Use Plan" as a restriction on residential development.

The City has never interpreted the reference to 200 residential units in the UVSP's Conceptual Land Use Plan as a constraint on development. In 2012, the City approved a Development Agreement and related entitlements for the Oakbrook Village Project authorizing 489 residential units. In 2016, the City approved the Five Lagunas Project, which includes as many as 988 residential units. For both projects, the City approved Precise Plans subject to a finding that the relevant plan – including the residential use – was consistent with the General Plan and applicable development standards.[18] These projects were evaluated for consistency with minimum and maximum density and the UVSP trip budget cap, as required by the UVSP. Thus, the 200 residential units in the UVSP's Conceptual Land Use Plan did not prevent the City from adopting the required General Plan and UVSP consistency findings.

As with the Oakbrook Village and Five Lagunas projects, any future project within the UVSP that includes multi-family residential must be evaluated for consistency with the UVSP's development standards. These standards include the minimum residential density of 30 units per acre and a maximum of 50 units per acre, and a determination, based on a traffic study, that the project will not exceed available UVSP trip budget capacity. The fact that the City has already authorized residential use in excess of the 200 units described in the UVSP's Conceptual Land Use Plan does not preclude future approvals of mixed commercial and residential projects within the specific plan area.

Documents reviewed:

2009 Laguna Hills General Plan

[14] UVSP, Section V, p. 33, Table 1.
[15] UVSP, Section V, p. 37, Table 2.
[16] UVSP, Section III, p. 8 (emphasis added).
[17] UVSP, Section V, p. 35.
[18] See Laguna Hills Municipal Code, Section 9-92.080(B).

Attachment: Attachment d - UVSP Allowable Residential Units Memorandum KAMG (2402 : USE-0010-2019 (Village at Laguna Hills))

2009 Laguna Hills Program Environmental Impact Report on the General Plan

2009-2014 Laguna Hills Housing Element

Urban Village Specific Plan, adopted November 26, 2002, CC. Ord. No. 2002-8

Amendments to the Urban Village Specific Plan, April 26, 2011, Ord. No. 2011-3

Five Laguna's City Council/Planning Agency Staff Report, March 22, 2016

Five Laguna's Approval, March 22, 2016, Reso. No. PA 2016-03-22-1

Oakbrook Development City Council/Planning Agency Staff Report, November 13, 2002 Reso PA-2002-11-13-1 and Development Agreement Ord. 2012-4

Merlone Geier Partners Application for The Village at Laguna Hills, Submittal August 28, 2020

Attachment: Attachment d - UVSP Allowable Residential Units Memorandum KAMG (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

Attachment e

Village at Laguna Hills Plan Set

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



THE VILLAGE AT LAGUNA HILLS

submitted 08/28/2020
updated 10/06/2020
ofca revisions 01/28/2021
updated 03/05/2021
updated 03/26/2021

MerloneGeier
Partners

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SD
SITE DESIGN

Developer: Merlone Geier Partners
21791 Lake Forest Dr.
Lake Forest, CA 92630

Contact: Andy Neff
aneff@merlonegeier.com
(818) 824-6244

SD 1.01 Project Summary
SD 1.02 Parking Summary
SD 1.03 Master Plan - Full Build, Ground Level
SD 1.03B Master Plan - Full Build, Upper Level
SD 1.04 Phasing Summary
SD 1.05 Phasing Plan - Phase I
SD 1.06 Phasing Plan - Phase II
SD 1.07 Phasing Plan - Phase III, Ground Level
SD 1.08 Phasing Plan - Phase III, Upper Level
SD 1.09-16 Conceptual Renderings, Aerial Views
SD 1.17 View 1 - Village Center Drive from El Toro
SD 1.18 View 2 - Retail Anchors with Theater
SD 1.19 View 3 - Village Park
SD 1.20 View 4 - The Hotel
SD 1.21 View 5 - Transition to Residential
SD 1.22 View 6 - Residential Buildings IV & V
SD 1.23 View 7 - Office Building 2 & Courtyard
SD 1.24 View 8 - Office Building 4 & Complex
SD 1.25 View 9 - Residential I & Retail Shops
SD 1.26-27 Preliminary Site Photometric

RT
RETAIL ARCHITECTURE

Retail Architect: MCG Architecture
15635 Alton Pkwy, Suite 100
Irvine, CA 92618

Contact: Christine Fong
cfong@mcgarchitecture.com
(949) 553-1117

Anchor Building with Theater
RT 2.01 Ground Floor Plan
RT 2.02 2nd Floor Plan
RT 2.03 Elevations, East & North
RT 2.04 Elevations, West & South

Retail Shops Building 1
RT 2.05 Floor Plan
RT 2.06 Elevations

Retail Pad Building 1
RT 2.07 Floor Plan
RT 2.08 Elevations

Retail Pad Building 3
RT 2.09 Floor Plan
RT 2.10 Elevations

Hotel
RT 2.11 Floor Plan, Ground Floor
RT 2.12-14 Floor Plan, Floors 2 thru 5
RT 2.15 Elevations, West & North
RT 2.16 Elevations, East & South

Trash Enclosure, typical
RT 2.17 Floor Plan & Elevations

RT 2.18 Concept Images
RT 2.19 Colors & Materials Palette

RE
RESIDENTIAL ARCHITECTURE

Residential Architect: Architects Orange
133 N. Orange St.
Orange, CA 92866

Contact: Ioanna Magiati
ioannam@aoarchitects.com
(714) 639-9860

RE 3.00 Residential Site Plan

Residential I
RE 3.01 Data Summary
RE 3.02-8 Floor Plans
RE 3.09 Open Space Plan
RE 3.10 Conceptual Building Sections
RE 3.11-12 Elevations
RE 3.13-14 Perspective Views

Residential II
RE 3.15 Data Summary
RE 3.16-21 Floor Plans
RE 3.22 Open Space Plan
RE 3.23 Conceptual Building Sections
RE 3.24-25 Elevations
RE 3.26 Perspective Views

Residential III
RE 3.27 Data Summary
RE 3.28-34 Floor Plans
RE 3.35 Open Space Plan
RE 3.36 Conceptual Building Sections
RE 3.37-38 Elevations
RE 3.39 Perspective Views

Residential IV
RE 3.40 Data Summary
RE 3.41-47 Floor Plans
RE 3.48 Open Space Plan
RE 3.49 Conceptual Building Sections
RE 3.50-51 Elevations
RE 3.52 Perspective Views

Residential V
RE 3.53 Data Summary
RE 3.54-59 Floor Plans
RE 3.60 Open Space Plan
RE 3.61 Conceptual Building Sections
RE 3.62-63 Elevations
RE 3.64 Perspective Views

RE 3.65-66 Unit Plans
RE 3.67 Colors & Materials Palette

OF
OFFICE ARCHITECTURE

Office Architect: Gensler
225 Broadway, Suite 100
San Diego, CA 92101

Contact: Darrel Fullbright
darrel_fullbright@gensler.com
(619) 557-2500

OF 4.01 Office Plan
OF 4.02 Enlarged Office Site Plan
OF 4.03 Conceptual Site Sections, A, B & C

Office 1
OF 4.04 Floor Plan, Ground Floor
OF 4.05-07 Floor Plans, Floors 2 thru 4
OF 4.08 Elevations, East & North
OF 4.09 Elevations, West & South

Office 2
OF 4.10 Floor Plan, Ground Floor
OF 4.11-13 Floor Plans, Floors 2 thru 4
OF 4.14 Elevations, East & North
OF 4.15 Elevations, West & South

Office 3
OF 4.16 Floor Plan, Ground Floor
OF 4.17-19 Floor Plans, Floors 2 thru 4
OF 4.20 Elevations, East & North
OF 4.21 Elevations, West & South

Office 4
OF 4.22 Floor Plan, Ground Floor
OF 4.23-25 Floor Plans, Floors 2 thru 4
OF 4.26 Elevations, East & North
OF 4.27 Elevations, West & South

Parking Structure A
OF 4.28 Floor Plan, Ground Floor
OF 4.29-32 Floor Plans, Floors 2 thru 5
OF 4.33 Elevations, East & North
OF 4.34 Elevations, West & South

Parking Structure B
OF 4.35 Floor Plan, Ground Floor
OF 4.36-38 Floor Plans, Floors 2 thru 4
OF 4.39 Elevations, East & North
OF 4.40 Elevations, West & South

OF 4.41 Colors & Materials Palette

OF 4.42-49 Conceptual Renderings

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
03/26/2021

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

L
LANDSCAPE ARCHITECTURE

Landscape Architect: Urban Arena
11300 Sorrento Valley Rd., Suite 230
San Diego, CA 92121

Contact: Keith Mittemeyer
keith@urbanarena.com
(858) 625-0112

L 5.01	Overall Landscape Plan
L 5.02	Landscape Open Space Plan
L 5.03	Village Park Enlargement Plan
L 5.04	Commercial Enlargement Plan
L 5.05-07	Residential Enlargement Plan
L 5.08	Parking Lot Programming
L 5.09	Stormwater Management Plan
L 5.10	Pedestrian Accessibility Plan
L 5.11	Bicycle Connectivity Plan
L 5.12	Fence and Wall Plan
L 5.13	Kiosk Elevations
L 5.14	Tot Lot Plan and 3D
L 5.15	Band Shell Elevations
L 5.16	Band Shell Perspective
L 5.17	Office Amenity Structure Elevations
L 5.18	Street Edge Condition Plan
L 5.19-36	Cross-Section Views
L 5.37	Landscape Materials Board Plan
L 5.38	Landscape Materials Board
L 5.39	Landscape Site Furnishings
L 5.40	Public Walkway & Dining Separation
L 5.41	Commercial Walkway & Outdoor Conference Room Separation

FMP
FIRE MASTER PLAN

FMP 1.00-02	Civil Fire Master Plan
FMP 2.00-10	Retail Fire Master Plan
FMP 3.00-09	Residential Fire Master Plan
FMP 4.01-08	Office Fire Master Plan

C
CIVIL ENGINEERING

Civil Engineer: Rick Engineering
5620 Friars Rd.
San Diego, CA 92110

Contact: Joe Hammond
jhammond@rickengineering.com
(619) 895-1073

1-10	Encumbrance Map - Land Survey
11-20	District Sequencing Plans
C 1.0	Existing Condition Site Plan
C 1.1	Existing Condition Aerial Map
C 1.2	Existing Easement Notes
C 1.3-4	Existing Easement Plan
C 2.0-13	Technical Site Plan - Site Layout
C 3.1-13	Technical Site Plan - Preliminary Grading Plan
C 4.1-13	Technical Site Plan - Preliminary Utility Plan
C 5.0	Preliminary Stormwater Plan
C 6.1-2	Technical Site Plan - Erosion Control Plan
C 6.3-4	Stormwater Pollution Prevention Plan (SWPPP)
C 7.1-2	Striping - Site Layout
F 1.0	Fire Master Plan

VTTM

C 8.1-19	Vesting Tentative Tract Map

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PROJECT SUMMARY

TABLE A: TOTAL EXISTING BUILDING AREAS (PRE-2016)

Use	Gross Floor Area (SF)	Units/Rooms/Seats
Retail	952,346	n/a
Restaurant	78,795	n/a
Cinema	13,166	1,020 Seats
Sub-Total	965,512	

TABLE B: AREAS DEMOLISHED IN 2016

Use	Gross Floor Area (SF)	Units/Rooms/Seats
Sub-Total	402,859	

TABLE C: REMAINING BUILDING AREAS TO BE DEMOLISHED

Use	Gross Floor Area (SF)	Units/Rooms/Seats
(Remaining Building Area in 2016)	562,653	

TABLE D: EXISTING BUILDING AREAS TO REMAIN (= A - B - C)

Use	Gross Floor Area (SF)	Units/Rooms/Seats
Retail / Restaurant	23,095	n/a
Sub-Total	23,095	n/a

TABLE E: PROPOSED BUILDING AREAS TO BE CONSTRUCTED

Use	Gross Floor Area (SF)	Units/Rooms/Seats
Retail / Restaurant / Health Club	±176,905	n/a
Cinema	±50,000	±1,200 Seats
Hotel	±117,198	±150 Rooms
Residential	±1,798,568	±1,500 Units
Commercial Office	±465,000	n/a
Sub-Total	±2,607,671	

TABLE F: TOTAL PROPOSED BUILDING AREAS (= D + E)

Use	Gross Floor Area (SF)	Units/Rooms/Seats
Retail / Restaurant / Health Club	±200,000	n/a
Cinema	±50,000	±1,200 Seats
Hotel	±117,198	±150 Rooms
Residential	±1,856,068	±1,500 Units
Commercial Office	±465,000	n/a
Total	±2,688,266	

TABLE G: TOTAL PROPOSED BUILDING AREAS (BY USE)

Retail / Restaurant / Entertainment	
	Gross Floor Area (SF)
District Area	±756,175 SF / ±17.4 AC
Existing Pad Buildings	±23,095
Anchor Building w/ Theater	±118,000
Shops Buildings	±18,000
Pad Buildings	±22,600
Retail at Hotel	±10,805
Retail under Residential	±57,500
Total Retail	±250,000

Hotel	
	Units/Rooms/Seats
District Area	±97,300 / ±2.2 AC
Hotel	±117,198
Total Hotel	±117,198 SF / ±150 RM

Residential	
	Gross Floor Area (SF)
District Area	±1,286,080 SF / ±30.0 AC
Residential I	±458,520
Residential II	±287,654
Residential III	±377,129
Residential IV	±394,084
Residential V	±338,681
Total Residential	±1,856,068 SF / 1,500 DU

Commercial Office	
Occupied Patio (SF)	SF / Units
District Area	±796,175 SF / ±18.2 AC
Office Building 1	±107,640
Office Building 2	±125,720
Office Building 3	±86,000
Office Building 4	±145,640
Total Office	±465,000 SF

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PARKING SUMMARY, FULL BUILD

TABLE G: SPECIFIC PLAN STANDARDS SUMMARY

Item	Standard
Minimum Lot Size	10,000 SF
Minimum Lot Width	100 FT
Minimum Lot Depth	100 FT
Maximum Lot Coverage	70%
Density (Residential)	30 DU/AC (Gross) to 50 DU/AC
Maximum Building Height	75 FT
Maximum Setback - Front	
Parking Lot	10 FT*
Parking Structure	20 FT*
Building	20 FT*
Minimum Setback - Side (Interior)	10 FT abutting Residential * / 0 FT Commercail abutting Non-Res. *
Minimum Setback - Street Side	10 FT*
Minimum Setback - Rear	20 FT abutting Residential * / 10 FT abutting Non-Residential
Minimum Open Space and Amenities	10%**
Minimum Landscape Coverage	15%**
Minimum Bldg. Separation - Main > Main	10 FT
Main > Accessory	2.5 FT
Accessory > Accessory	2.5 FT
Parking	See Ch. 9-44
Signage	See Ch. 9-42

*Modifications: The setbacks may be modified in connection with a site development permit or a precise plan of development in order to promote increased pedestrian activity, provide for unified street frontage, privacy and light for residential uses, provide for public spaces and promose compatibility with existing development and the goals of the Urban Village Specific Plan.

**For residential projects only. Amenities shall include open space and landscape / hardscape features, such as pools, spas, play courts, etc. The open space and amenities requirement is in addition to the minimum landscape coverage requirement. See sheets RE3.2, RE3.9, RE3.16, RE3.23, RE3.30 for residential open space calculations.

***See sheets L5.01, L5.02 & L5.03 for landscape coverage calculations.

****See Commercial Parking Summary, this sheet, for proposed parking breakdown.

TABLE F: PARKING REQUIRED (BY USE)

Use	Total from Table D	Requirement	Stall Count
Retail	142,500 SF	1 stall per 200 SF	713 Stalls
Theater	1,200 Seats (50,000 SF)	1 stall per 4 seats +10	310 Stalls
Retail under Residential	57,500 SF	1 stall per 200 SF	288 Stalls
	Sub-Total Retail		1,311 Stalls
Hotel	150 Rooms	1 stall per Guest Unit	150 Stalls
Office	465,000	1 stall per 300 SF	1,550 Stalls
Residential		Varies: See RE3.2, RE3.9, RE3.16, RE3.23, RE3.30	2,813 Stalls
		Total Parking Required	5,824 Stalls

TABLE G: PARKING PROVIDED (BY AREA)

Parking Area	Stall Count	Notes
Retail Parcel, Surface Parking	791 Stalls	
Parking Structure A	304 Stalls	2 stories of 5
Parking Structure B	238 Stalls	1 Story of 4
Sub-Total Retail	1,333 Stalls	5.72 per 1000SF
Hotel Parcel, Surface Parking	130 Stalls	See parking exihibit
Office Structure A	21 Stalls	
Sub-Total Hotel	151 Stalls	1 Stall per guest Unit
Office Parcel, Surface Parking	443 Stalls	
Parking Structure A	420 Stalls	±3 stories of 5
Parking Structure B	699 Stalls	±3 stories of 4
Sub-Total Office	1562 Stalls	
Residential, Surface Parking	0 Stalls	
Residential Structures	2,813 Stalls	
Sub-Total Residential	2,813 Stalls	Varies: See RE__
Unassigned surface parking	80 Stalls	See parking exihibit
Total Parking Provided	5,939 Stalls	

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

MASTER PLAN, FULL BUILD

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,824 Stalls
Parking Provided	**5,939 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*



THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

MASTER PLAN
Laguna Hills, CA
08/28/2020

SD 1.03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

MASTER PLAN - FULL BUILD

UPPER FLOOR(S)

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,824 Stalls
Parking Provided	**5,939 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*



THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

MASTER PLAN, UPPER
Laguna Hills, CA
08/28/2020

SD 1.03B

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PHASING SUMMARY

PHASE I

Retail / Restaurant / Health Club / Cinema	
Existing Retail	49,013 SF
Existing Pad Buildings	23,095 SF
Anchor Building w/ Theater	±118,000 SF
Shops Buildings / Hotel Retail	±28,805 SF
Pad Buildings	±22,600 SF
Total Retail	±241,513 SF
Hotel	
5-Stories	±150 Rooms
Office	
Office Building	0 SF
Residential / Mixed-Use	
Residential Buildings (II, III, V)	±805 Units

Parking Required	
Retail (191,513 SF at 1 stall per 200 SF)	958 Stalls
Theater (1,200 seats at 1 per 4 seats + 10)	310 Stalls
Sub-Total Retail Required	1,268 Stalls
Office (1 stall per 300 SF)	0 Stalls
Residential (Varies: See RE___)	1,532 Stalls
Total Parking Required	2,800 Stalls

Parking Provided	
Retail & Office Parcel, Surface Parking	1,267 Stalls
Office Parcel, Surface Parking	1,953 Stalls
Sub-Total Office / Retail Provided	3,220 Stalls
Residential Structures	1,532 Stalls
Sub-Total Residential	1,532 Stalls
Total Parking Provided	4,752 Stalls

PHASE II

Retail / Restaurant / Health Club / Cinema	
Existing Pad Buildings	23,095 SF
Anchor Building w/ Theater	±118,000 SF
Shops Buildings	±18,000 SF
Pad Buildings	±22,600 SF
Retail at Hotel	±10,805 SF
Retail under Residential	±57,500 SF
Total Retail	±250,000 SF
Hotel	
5-Stories	±150 Rooms
Office	
Office Buildings (1 & 2)	± 233,360 SF
Residential / Mixed-Use	
Residential Buildings (III, V & VI)	±1,163 Units

Parking Required	
Retail (142,500 SF at 1 stall per 200 SF)	713 Stalls
Theater (1,200 seats at 1 per 4 seats + 10)	310 Stalls
Retail under Res. (57,500 SF at 1 stall per 200 SF)	288 Stalls
Sub-Total Retail Required	1,311 Stalls
Hotel (1 stall per Guest Unit)	150 Stalls
Office (1 stall per 300 SF)	778 Stalls
Residential (Varies: See RE__)	2,196 Stalls
Total Parking Required	4,617 Stalls

Parking Provided	
Surface Parking	2,612 Stalls
Residential Structures	2,196 Stalls
Total Parking Provided	4,808 Stalls

PHASE III*

Retail / Restaurant / Health Club / Cinema	
Retail District Area	±756,175 SF / ±17.4 AC
Existing Pad Buildings	23,095 SF
Anchor Building w/ Theater	±118,000 SF
Shops Buildings	±18,000 SF
Pad Buildings	±22,600 SF
Retail at Hotel	±10,805 SF
Retail under Residential	±57,500 SF
Total Retail	±250,000 SF
Hotel	
Hotel District Area	±97,300 SF / ±2.2 AC
5-Stories	±150 Rooms
Office	
Office District Area	±796,175 SF / ±18.2 AC
Office Buildings (1, 2, 3 & 4)	±465,000 SF
Residential / Mixed-Use	
Residential / Mixed-Use District Area	±1,286,080 SF / ±30.0 AC
Residential Buildings (I, II, III, IV, & V)	±1,500 Units

Parking Required	
Retail (142,500 SF at 1 stall per 200 SF)	713 Stalls
Theater (1,200 seats at 1 per 4 seats + 10)	310 Stalls
Retail under Res. (57,500 SF at 1 stall per 200 SF)	288 Stalls
Sub-Total Retail Required	1,311 Stalls
Hotel (1 stall per Guest Unit)	150 Stalls
Office (1 stall per 300 SF)	1,550 Stalls
Residential (Varies: See RE__)	2,815 Stalls
Total Parking Required	5,826 Stalls

Parking Provided	
Retail Parcel, Surface Parking	791 Stalls
Office Structure A (2 stories of 5)	304 Stalls
Office Structure B (1 story of 4)	238 Stalls
Sub-Total Retail Provided	1,333 Stalls
Hotel Parcel, Surface Parking	130 Stalls
Office Structure A	21 Stalls
Sub-Total Hotel	151 Stalls
Office Parcel, Surface Parking	443 Stalls
Office Structure A (3 stories of 5)	420 Stalls
Office Structure B (3 stories of 4)	699 Stalls
Sub-Total Office	1,562 Stalls
Unassigned Surface Parking	80 Stalls
Residential Structures	2,813 Stalls
Sub-Total Residential	2,893 Stalls
Total Parking Provided	5,939 Stalls

*See also Project and Parking Summaries on Sheets SD1.01 & SD1.02.

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PHASING PLAN - PHASE I

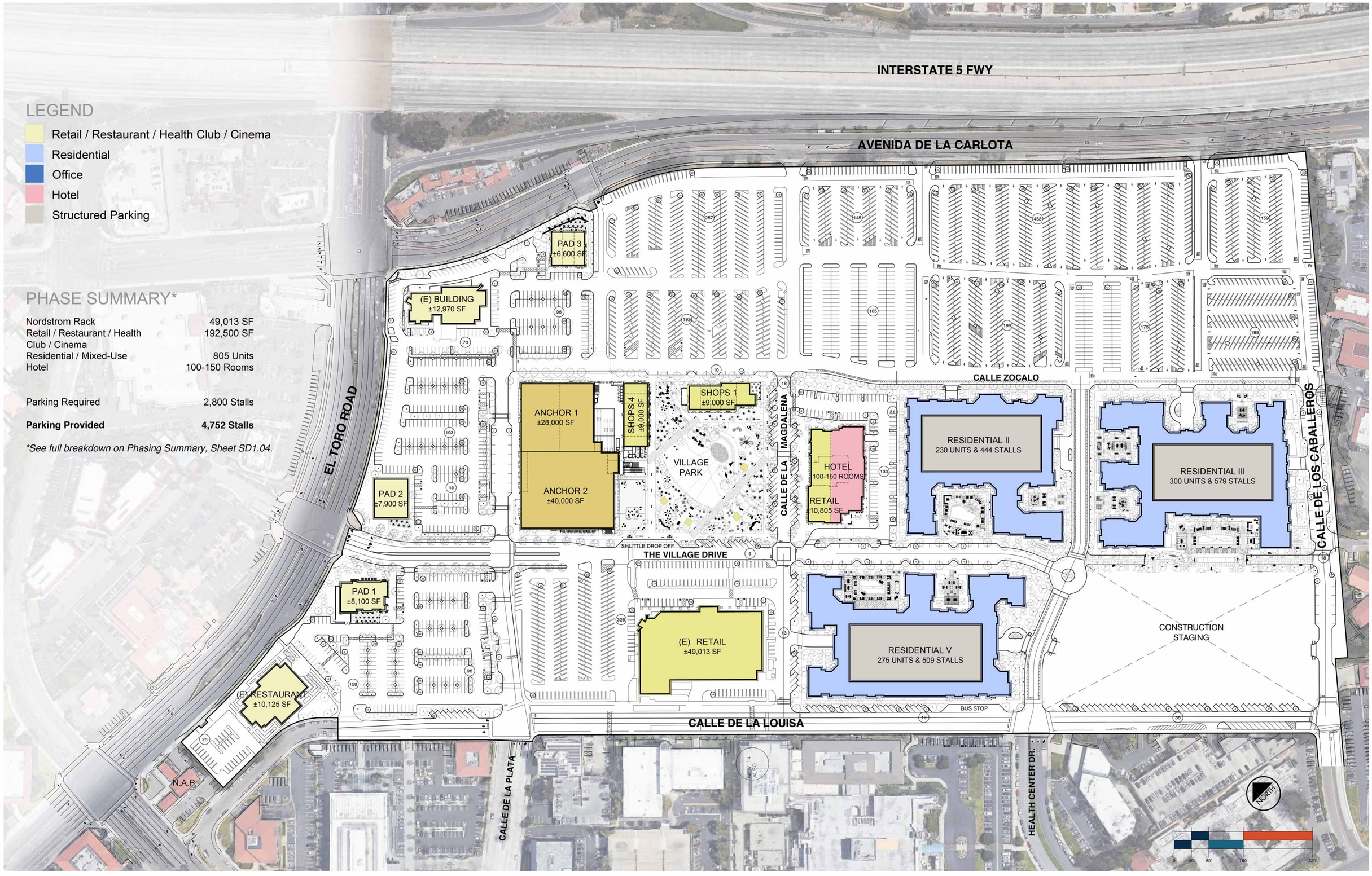
LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Nordstrom Rack	49,013 SF
Retail / Restaurant / Health Club / Cinema	192,500 SF
Residential / Mixed-Use	805 Units
Hotel	100-150 Rooms
Parking Required	2,800 Stalls
Parking Provided	**4,752 Stalls**

**See full breakdown on Phasing Summary, Sheet SD1.04.*



THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

PHASE I
Laguna Hills, CA
08/28/2020

SD 1.05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PHASING PLAN - PHASE II

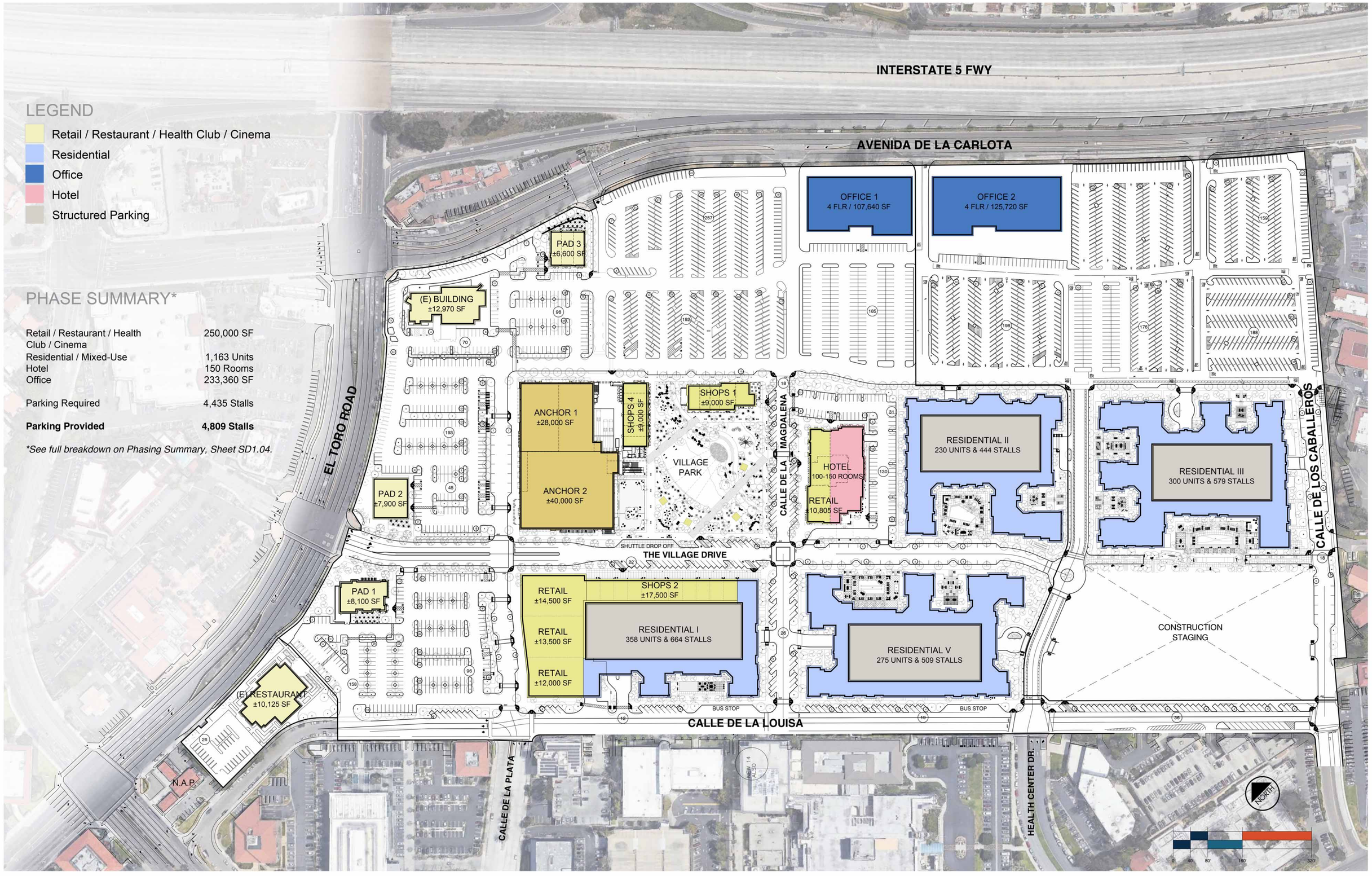
LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Retail / Restaurant / Health Club / Cinema	250,000 SF
Residential / Mixed-Use	1,163 Units
Hotel	150 Rooms
Office	233,360 SF
Parking Required	4,435 Stalls
Parking Provided	**4,809 Stalls**

**See full breakdown on Phasing Summary, Sheet SD1.04.*



mg AO Gensler RICK ENGINEERING COMPANY URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

PHASE II
Laguna Hills, CA
08/28/2020

SD 1.06

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PHASING PLAN - PHASE III

GROUND LEVEL

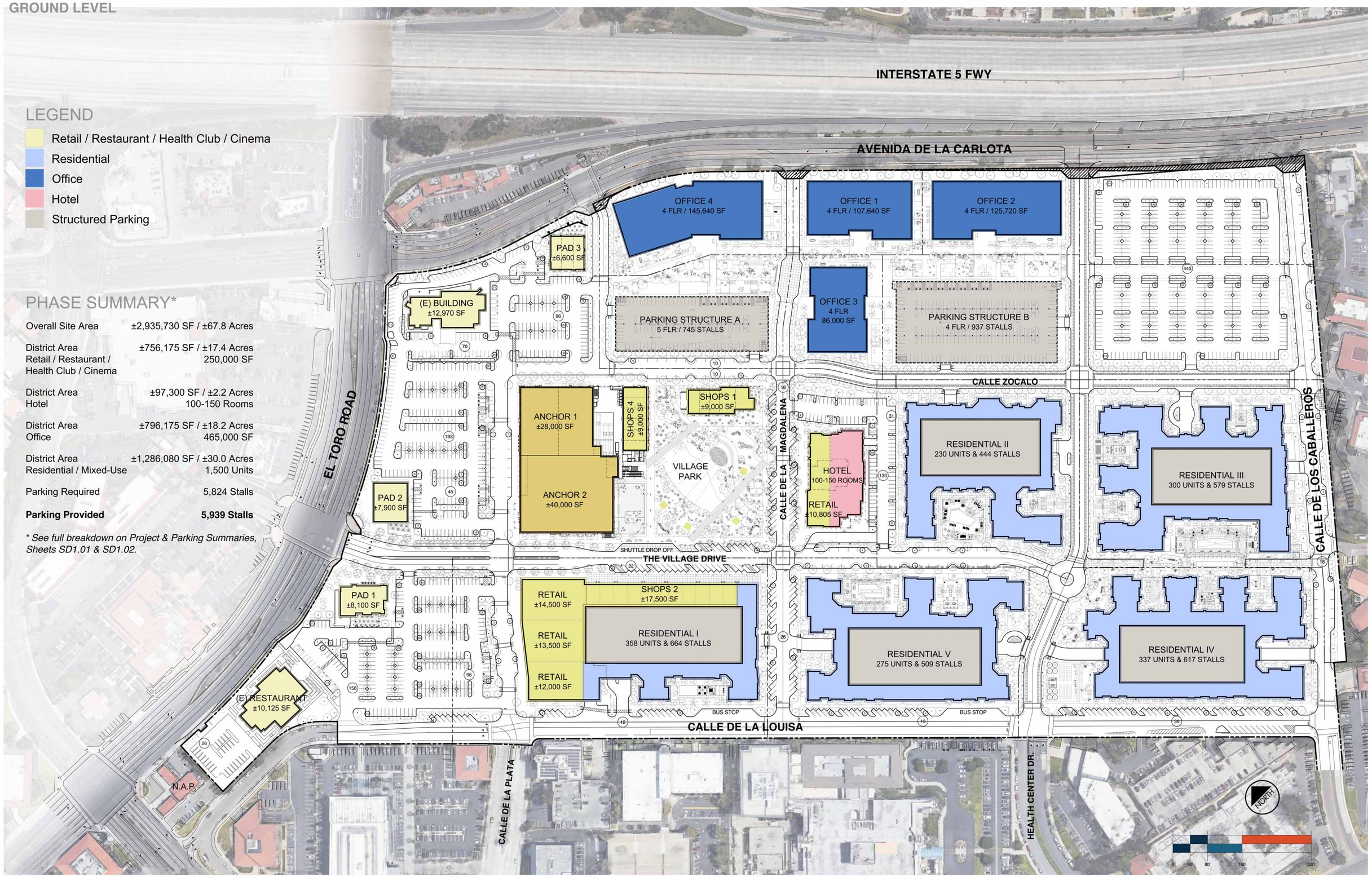
LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,824 Stalls
Parking Provided	**5,939 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*



THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

PHASE III, GROUND
Laguna Hills, CA
08/28/2020

SD 1.07

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PHASING PLAN - PHASE III

UPPER FLOOR(S)

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,824 Stalls
Parking Provided	**5,939 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*



THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

PHASE III, UPPER
Laguna Hills, CA
08/28/2020

SD 1.08

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL RENDERING

NORTH-EAST CORNER



Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL RENDERING

EAST VIEW



Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL RENDERING

SOUTH-EAST CORNER



Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL RENDERING

SOUTH VIEW



THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

Laguna Hills, CA
09/24/2020

SD
1.12

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL RENDERING

SOUTH-WEST CORNER



THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

Laguna Hills, CA
09/24/2020

SD
1.13

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL RENDERING

WEST VIEW



Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

mg AO Gensler RICK ENGINEERING COMPANY URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

Laguna Hills, CA
09/24/2020

SD
1.14

CONCEPTUAL RENDERING

NORTH-WEST CORNER



THE VILLAGE AT LAGUNA HILLS

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Laguna Hills, CA
09/24/2020

SD
1.15

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL RENDERING

NORTH VIEW



mg AO Gensler RICK ENGINEERING COMPANY URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

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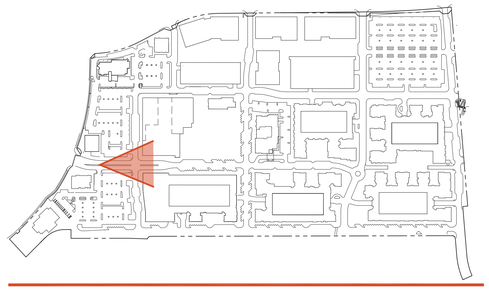
Laguna Hills, CA
09/24/2020

SD
1.16

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 1

VILLAGE CENTER DRIVE FROM MAIN ENTRANCE AT EL TORO



NORTH

KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION

Laguna Hills, CA

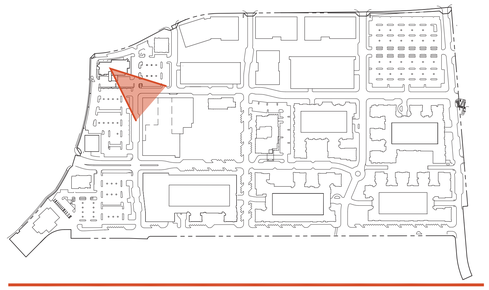
08/28/2020

SD 1.17

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 2

RETAIL ANCHORS WITH 2ND FLOOR THEATER



KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION

Laguna Hills, CA

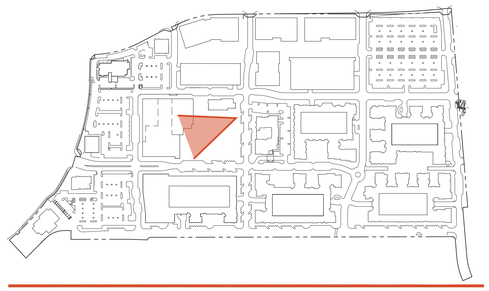
08/28/2020

SD 1.18

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 3

THE VILLAGE PARK WITH THEATER AND SHOPS BEYOND



NORTH

KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION

Laguna Hills, CA

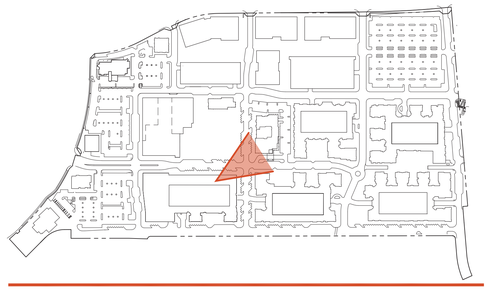
08/28/2020

SD 1.19

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 4

HOTEL FROM THE VILLAGE DRIVE



KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

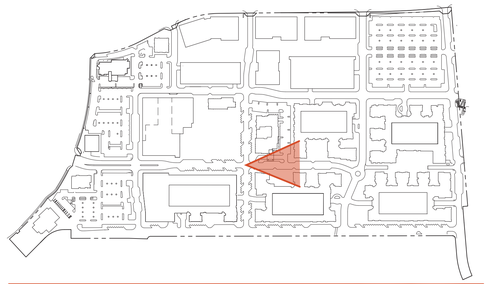
CONCEPTUAL 3D VISUALIZATION
Laguna Hills, CA
08/28/2020

SD 1.20

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 5

TRANSITION TO THE RESIDENTIAL AREA ALONG VILLAGE CENTER DRIVE



KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION

Laguna Hills, CA

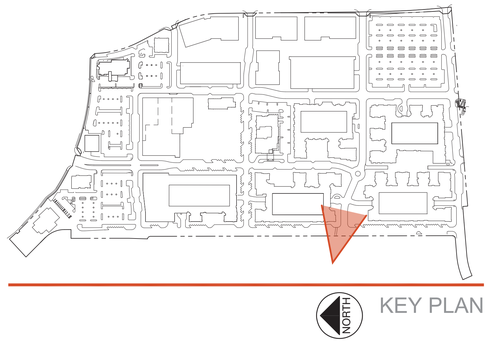
08/28/2020

SD 1.21

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 6

RESIDENTIAL BUILDINGS IV & V LOOKING EAST ALONG HEALTH CENTER DRIVE



KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION

Laguna Hills, CA

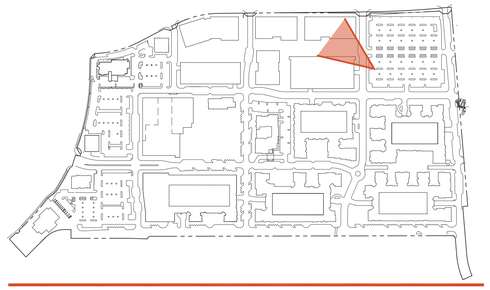
08/28/2020

SD 1.22

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 7

OFFICE BUILDING 2 AND COURTYARD



KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION

Laguna Hills, CA

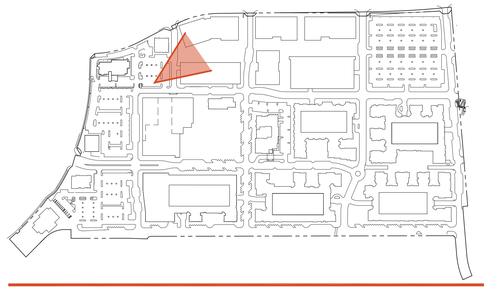
08/28/2020

SD 1.23

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 8

OFFICE BUILDING 4 AND OFFICE COMPLEX BEYOND



KEY PLAN



MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION

Laguna Hills, CA

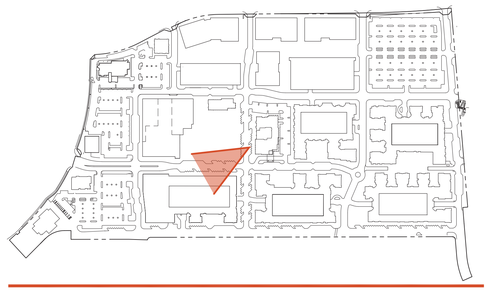
08/28/2020

SD 1.24

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

VIEW 9

RESIDENTIAL BUILDINGS I & GROUND-FLOOR RETAIL SHOPS



KEY PLAN



MerloneGeier Partners

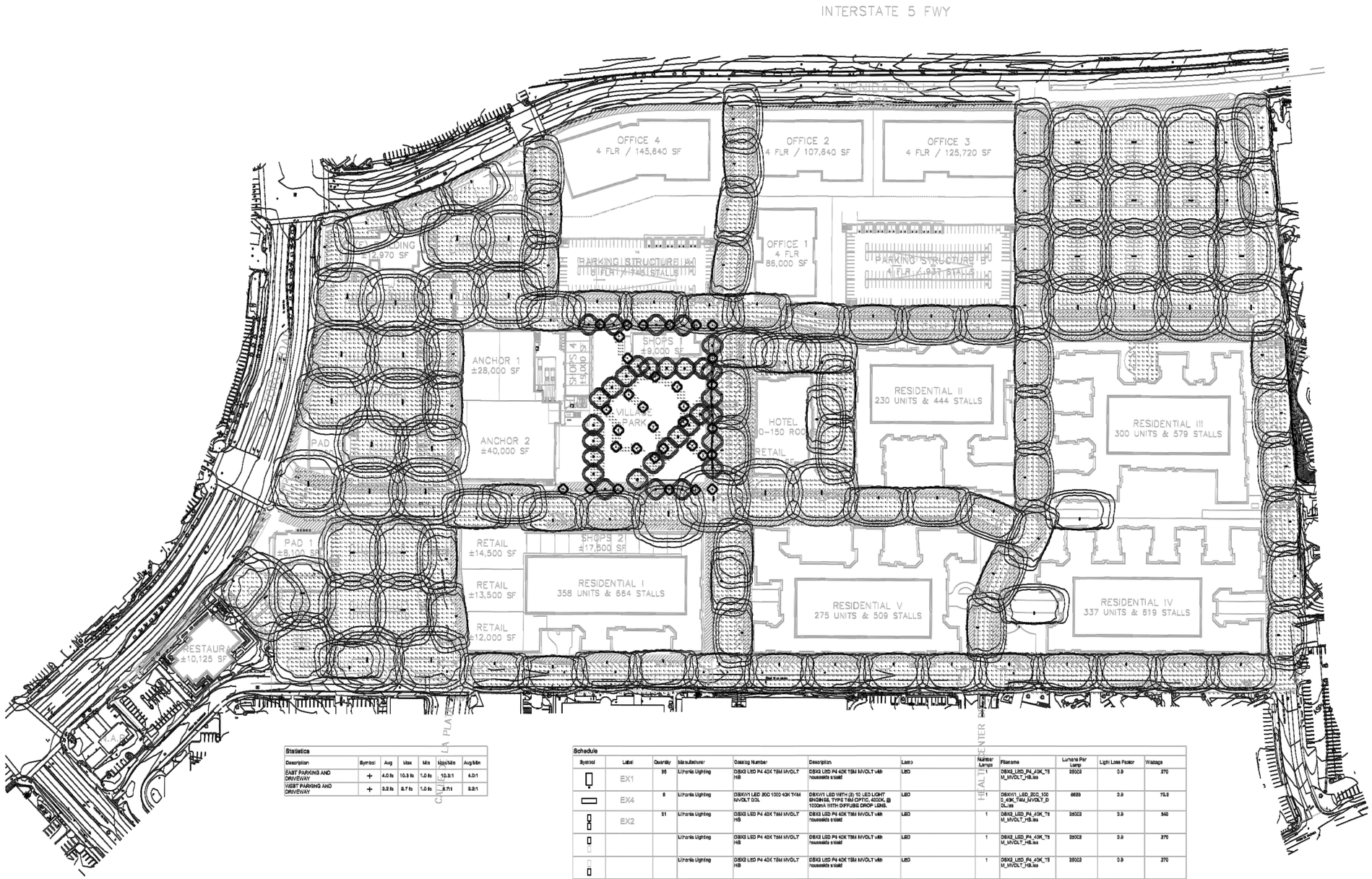
THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL 3D VISUALIZATION
Laguna Hills, CA
08/28/2020

SD
1.25

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PRELIMINARY SITE PHOTOMETRIC



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST PARKING AND DRIVEWAY	+	4.0 fc	10.3 fc	1.0 fc	10.3:1	4.0:1
WEST PARKING AND DRIVEWAY	+	3.2 fc	8.7 fc	1.0 fc	8.7:1	3.2:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	EX1	96	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT HS	DSX2 LED P4 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P4_40K_T5M_MVOLT_HS.ies	25002	0.9	270
	EX4	6	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT D2L	DSXW1 LED WITH (2) 1D LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA WITH DIFFUSE DROP LENS.	LED	1	DSXW1_LED_20C_1000_40K_T4M_MVOLT_D2L.ies	6839	0.9	75.8
	EX2	31	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT HS	DSX2 LED P4 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P4_40K_T5M_MVOLT_HS.ies	25003	0.9	340
			Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT HS	DSX2 LED P4 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P4_40K_T5M_MVOLT_HS.ies	25002	0.9	270
			Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT HS	DSX2 LED P4 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P4_40K_T5M_MVOLT_HS.ies	25003	0.9	270
	EX3	18	Lithonia Lighting	DSX2 LED P2 40K T5M MVOLT HS	DSX2 LED P2 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P2_40K_T5M_MVOLT_HS.ies	18503	0.9	185
	EX12	1	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT HS	DSX2 LED P4 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P4_40K_T5M_MVOLT_HS.ies	25002	0.9	340
			Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT HS	DSX2 LED P4 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P4_40K_T5M_MVOLT_HS.ies	25002	0.9	270
			Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT HS	DSX2 LED P4 40K T5M MVOLT with houseside shield	LED	1	DSX2_LED_P4_40K_T5M_MVOLT_HS.ies	25002	0.9	270

DISCLAIMER:
This exhibit is for reference only and is not are presentation as to size, dimension, or location of any tenant in the shopping center. All building, improvements, their occupants, and their uses as shown on this plan are subject to modification at the landlord's discretion.

NOTE:
Demising plan is purely conceptual and subject to variation based on tenant needs.

NORTH

0 40' 80' 160' 320'

THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

SITE PHOTOMETRIC
Laguna Hills, CA
08/28/2020

SD 1.26

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SITE LIGHT CUTSHEETS

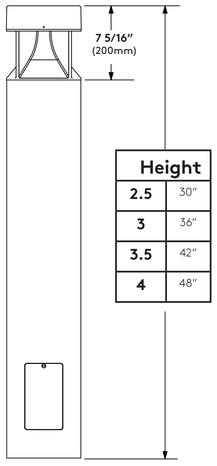
Inula Bollard LED

selux

Lumen Matrix

ELECTRICAL SPECIFICATIONS at 120VAC-277VAC (at 347-480VAC)																
Light Engine		**4QD/4QS**				**3Q**				**2Q180/2Q90**				**1Q**			
LED CCT		**3000K**	**4000K**	**5000K**	**AMBER**	**3000K**	**4000K**	**5000K**	**AMBER**	**3000K**	**4000K**	**5000K**	**AMBER**	**3000K**	**4000K**	**5000K**	**AMBER**
Standard Power	**Delivered Lumens (lm)**	2101		2246	464	1580		1689	349	1083		1156	239	540		577	119
	Wattage (W)	27.2 (29.6)			20.7 [22.6]	20.5 (22.3)			15.6 [17.0]	14.1 [15.4]			10.6 [11.6]	7.6 (8.3)			5.6 [6.2]
	Efficacy (lm/W)	77.2 (71.0)		82.6 (75.9)	22.4 [75.9]	77.1 [70.9]		82.4 (75.7)	22.4 [20.5]	76.8 (70.3)		82.0 (75.1)	22.5 [20.6]	71.1 (65.1)		75.9 (69.5)	21.3 [19.2]
High Power (HP) Option	**Delivered Lumens (lm)**	4202		4492	N/A	3160		3378	N/A	2166		2312	N/A	1080		1155	N/A
	Wattage (W)	54.4 [59.2]				41.0 [44.6]				28.2 [30				15.2 [16.6]			
	Efficacy (lm/W)	77.2 (67.8)		82.6 (75.9)		77.1 (70.9)		82.4 (75.7)		76.8(70.3)		82.0 (75.1)		71.1 (65.1)		75.9 (69.5)	
EM Option	**Delivered Lumens (lm)**	2501		2674	N/A	1881		2011	N/A	1289		1376	N/A				

Profiles IBL-XX-4QD



Inula Column LED

selux

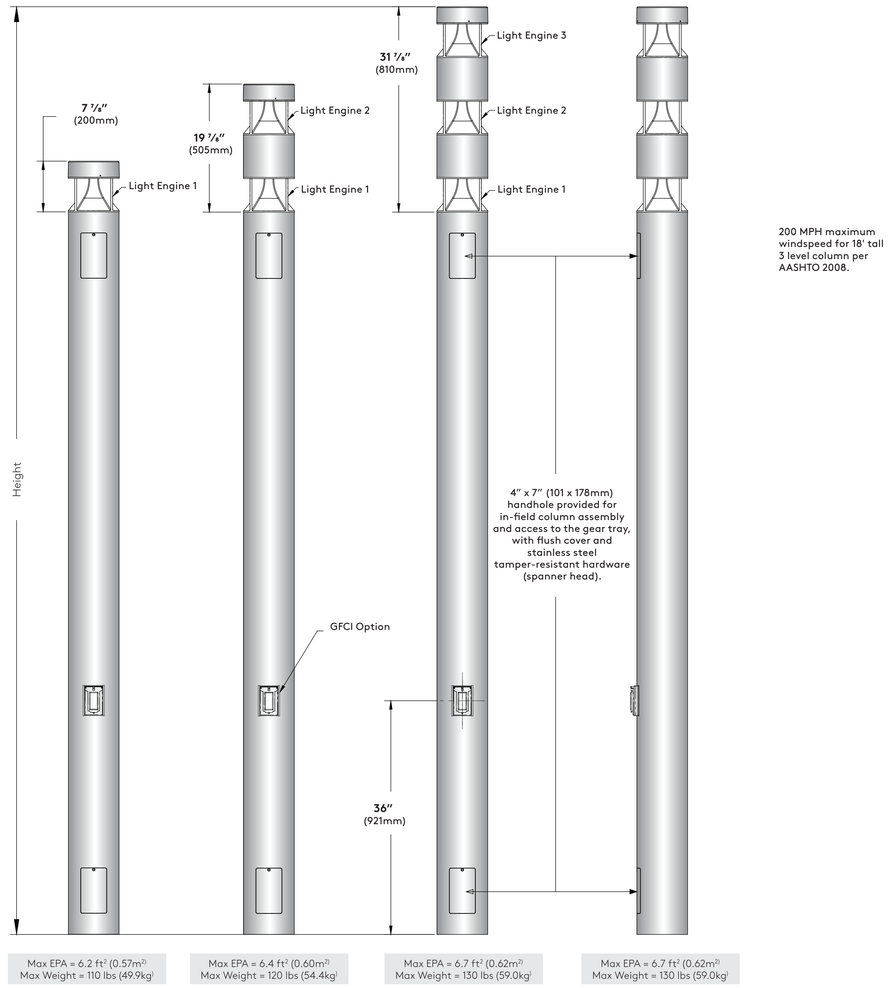
Mounting ICL-XX-4QD

1 Level
Single stack column.

2 Level
Double stack column.

3 Level
Triple stack column.

3 Level
Triple stack column.

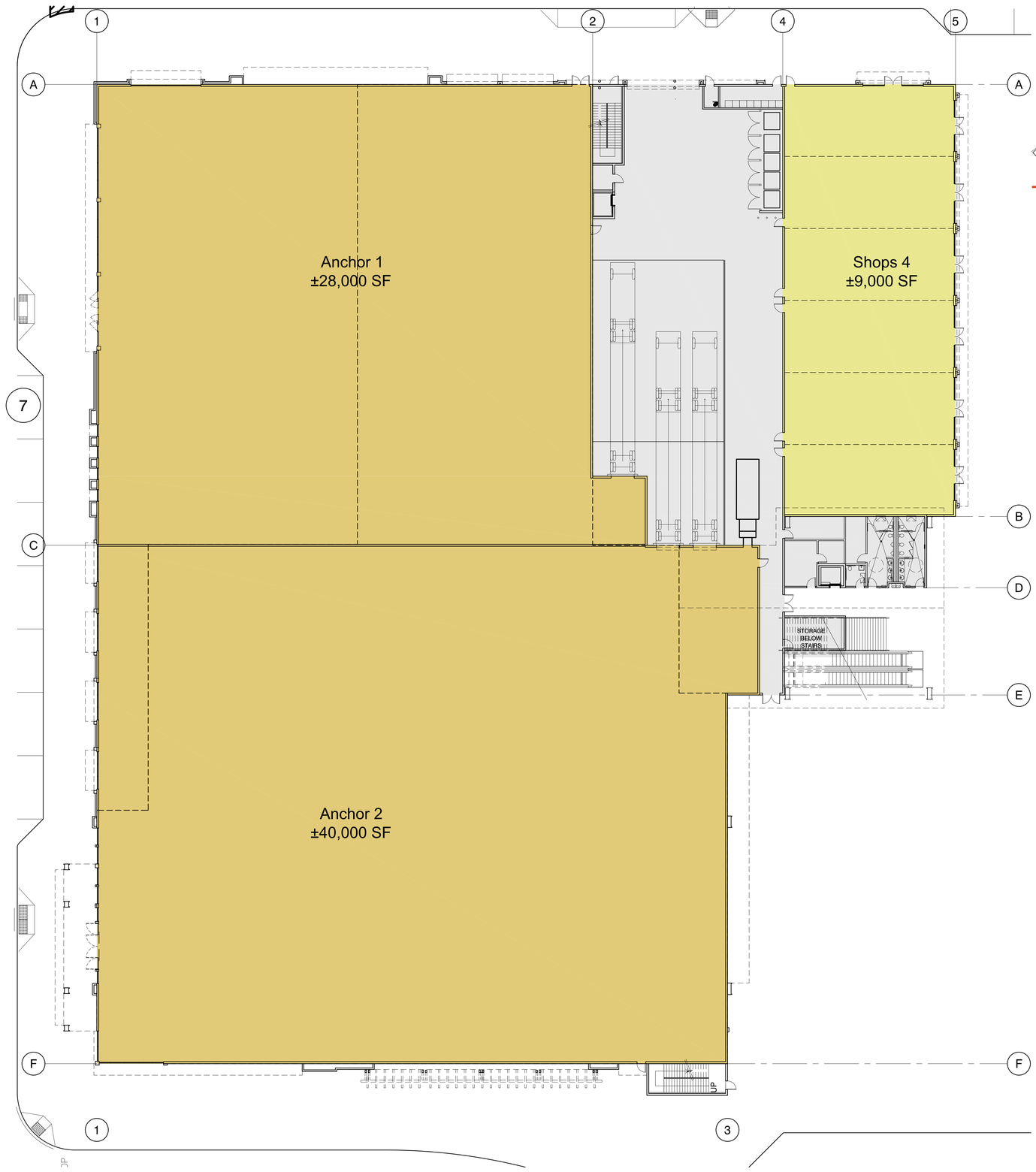


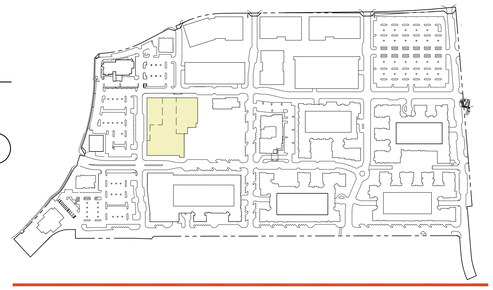
200 MPH maximum windspeed for 18' tall 3 level column per AASHTO 2008.

Max EPA = 6.2 ft² (0.57m²) Max Weight = 110 lbs (49.9kg)	Max EPA = 6.4 ft² (0.60m²) Max Weight = 120 lbs (54.4kg)	Max EPA = 6.7 ft² (0.62m²) Max Weight = 130 lbs (59.0kg)	Max EPA = 6.7 ft² (0.62m²) Max Weight = 130 lbs (59.0kg)

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
GROUND FLOOR





KEY PLAN

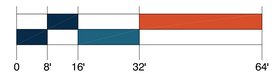
LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA) Ground Floor Total:	±80,073 SF
Gross Leasable Area (GLA) Ground Floor Total:	±68,000 SF
Gross Floor Area (GFA) Support Spaces/Circulation:	±12,073 SF
GLA - Retail (Shops 4)	±9,000





MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

ANCHOR BUILDING WITH THEATER
Laguna Hills, CA
08/28/2020

RT
2.01

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
SECOND FLOOR

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA) Ground Floor Total:	±50,000 SF
Gross Leasable Area (GLA) Ground Floor Total:	±50,000 SF



KEY PLAN

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

ANCHOR BUILDING- 2ND FLOOR PLAN
Laguna Hills, CA
08/28/2020

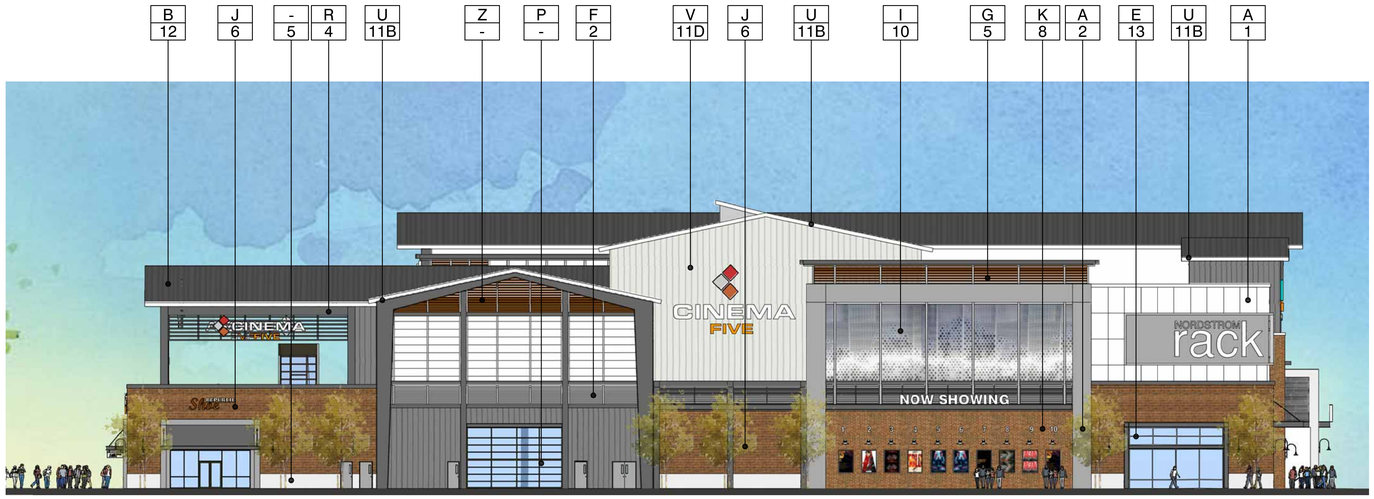
RT
2.02

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

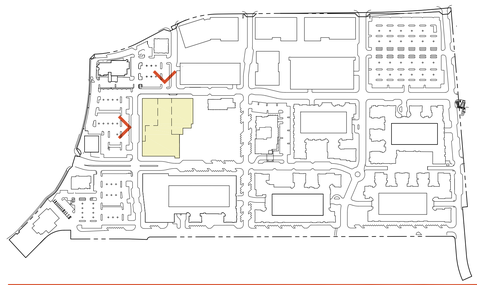
CONCEPTUAL ELEVATIONS



NORTH ELEVATION
(FACING EL TORO ROAD)



EAST ELEVATION
(FACING 5 FREEWAY)



KEY PLAN

MATERIALS:

- A - EXTERIOR CEMENT PLASTER FINISH AND REVEAL
- B - METAL ROOFING
- C - PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.
- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
- H - FIBER CEMENT PANEL
- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
- J - WOOD PLANK
- K - BRICK VENEER
- L - METAL AWNING
- M - WALL SCONE, TYP.
- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-121 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- - 1 SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
- - 2 SW 6254 "LAZY GRAY" BY : SHERWIN WILLIAMS
- - 3 SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- - 4 SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - 5 SW 6340 "BAKED CLAY" BY : SHERWIN WILLIAMS
- - 6 COLOR: "AMERICANO: BY NARAZZI
- - 7 WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA
- - 8 OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY:BRICK IT
- - 9 WALL PANEL "BOARD FORM CONCRETE" COLOR "FLAT IRON" BY: CONCRETEWORKS EAST
- - 10 PERFORATED METAL PANEL "IMAGEPERF" BY: MCNICHOLS
- - 11 COLOR: A. METALLIC SILVER B. SNOWDRIFT WHITE C. SLATE GREY D. ASH GREY BY: MS METALS SALES
- - 12 STANDING METAL ROOF "MAGNA-LOC 180" WITH PENCIL RIBS COLOR: SLATE GREY BY: MS METAL SALES
- - 13 ALUMINUM STOREFRONT FINISH COLOR: DARK BRONZE ANODIZED
- - 14 "V1085 SIMULATED ACID-TECH BY: VIRACON
- - 15 CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
- - 16 SUBDUED GRAY VO3" BY: VIRAGON

0 8' 16' 32' 64'

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

ANCHOR BUILDING WITH THEATER
Laguna Hills, CA
08/28/2020

RT
2.03

Attachment: Attachment e - Village at Laguna Hills Plan Se (2402 : USE-0010-2019 (Village at Laguna Hills))

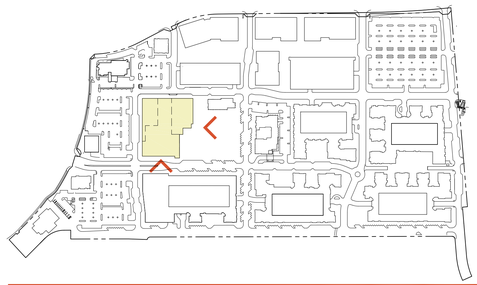
CONCEPTUAL ELEVATIONS



SOUTH ELEVATION
(FACING VILLAGE PARK)



WEST ELEVATION
(FACING RES. IV & CALLE DE LOUISA)



KEY PLAN

MATERIALS:

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- O - SIGNAGE BY: OTHERS
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- Q - STEEL COLUMN/BEAM
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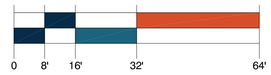
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-121 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- - 1 SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
- - 2 SW 6254 "LAZY GRAY" BY : SHERWIN WILLIAMS
- - 3 SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- - 4 SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - 5 SW 6340 "BAKED CLAY" BY : SHERWIN WILLIAMS
- - 6 COLOR: "AMERICANO: BY NARAZZI
- - 7 WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA
- - 8 OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY:BRICK IT
- - 9 WALL PANEL "BOARD FORM CONCRETE" COLOR "FLAT IRON" BY: CONCRETEWORKS EAST
- - 10 PERFORATED METAL PANEL "IMAGEPERF" BY: MCNICHOLS
- - 11 COLOR: A. METALLIC SILVER B. SNOWDRIFT WHITE C. SLATE GREY D. ASH GREY BY: MS METALS SALES
- - 12 STANDING METAL ROOF "MAGNA-LOC 180" WITH PENCIL RIBS COLOR: SLATE GREY BY: MS METAL SALES
- - 13 ALUMINUM STOREFRONT FINISH COLOR: DARK BRONZE ANODIZED
- - 14 "V1085 SIMULATED ACID-TECH BY: VIRACON
- - 15 CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
- - 16 SUBDUED GRAY VO3" BY: VIRAGON



MerloneGeier Partners

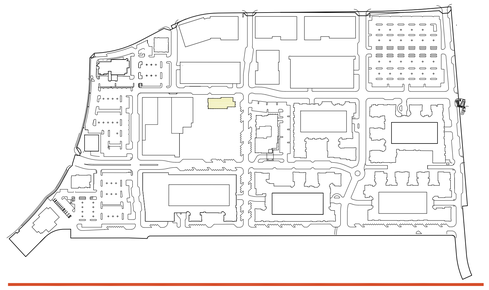
THE VILLAGE AT LAGUNA HILLS

ANCHOR BUILDING WITH THEATER
Laguna Hills, CA
08/28/2020

RT
2.04

Attachment: Attachment e - Village at Laguna Hills Plan Se (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN



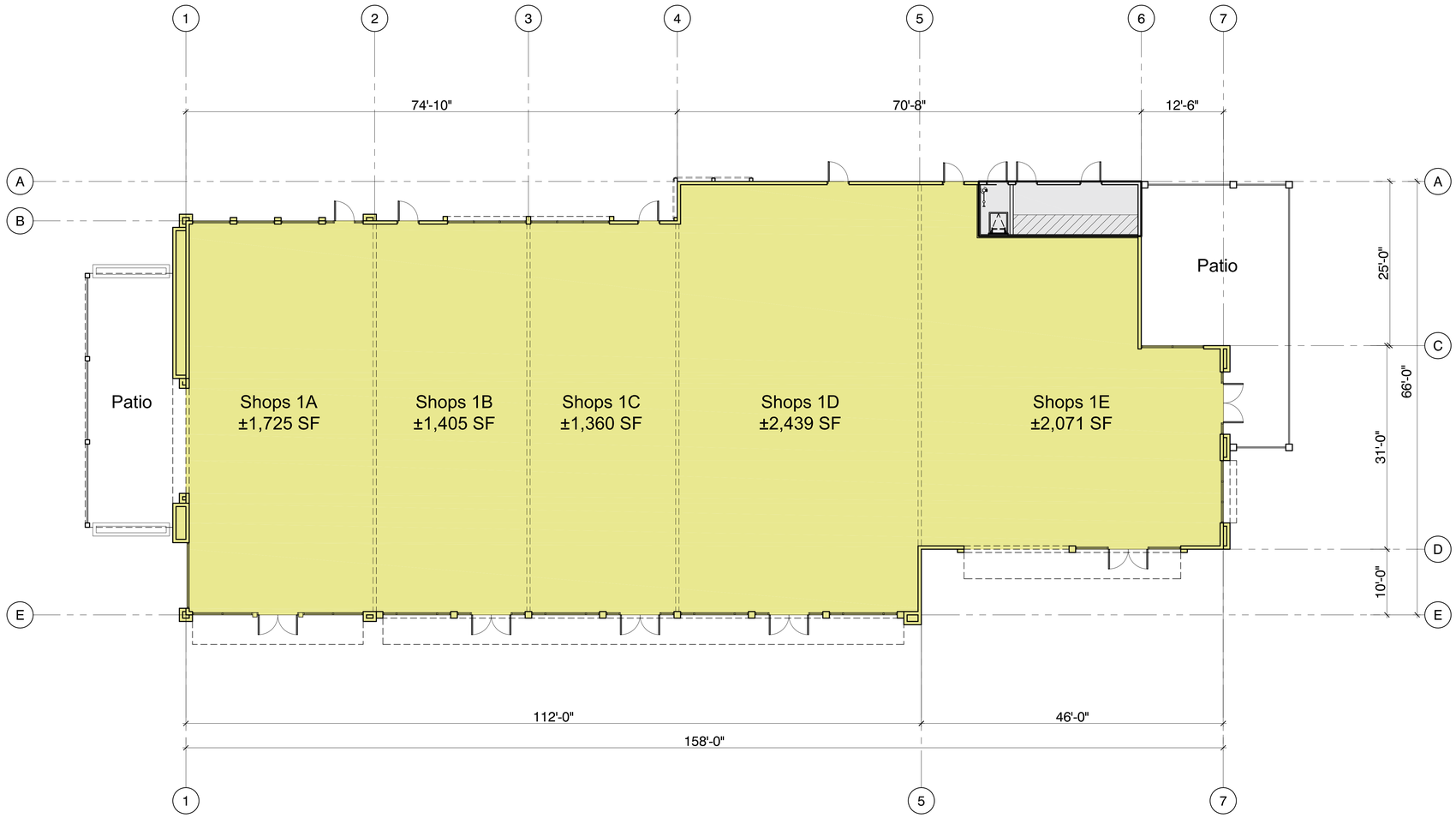
KEY PLAN

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA)	±9,206 SF
Gross Leasable Area (GLA)	±9,000 SF



NORTH

0 4' 8' 16' 32'

MerloneGeier Partners

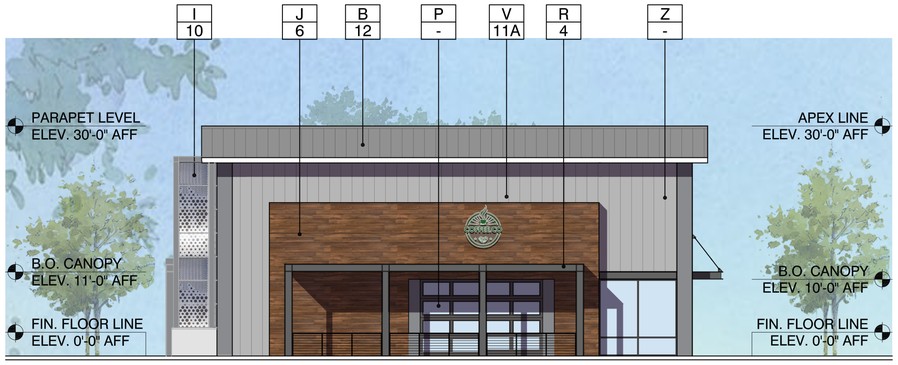
THE VILLAGE AT LAGUNA HILLS

RETAIL SHOPS BUILDING 1
Laguna Hills, CA
08/28/2020

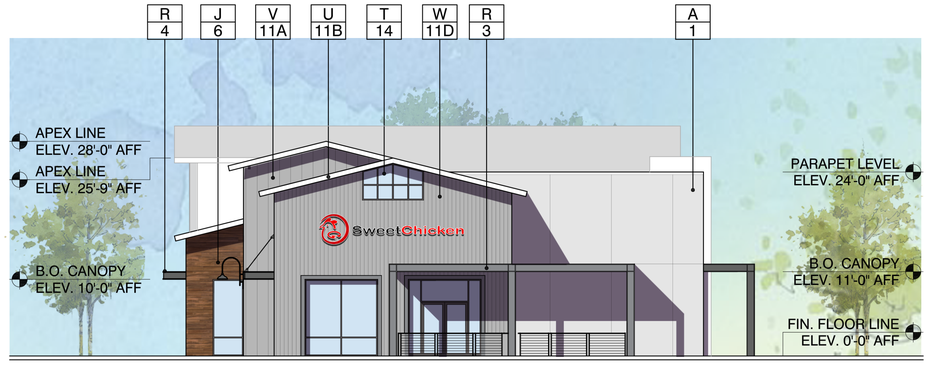
RT
2.05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

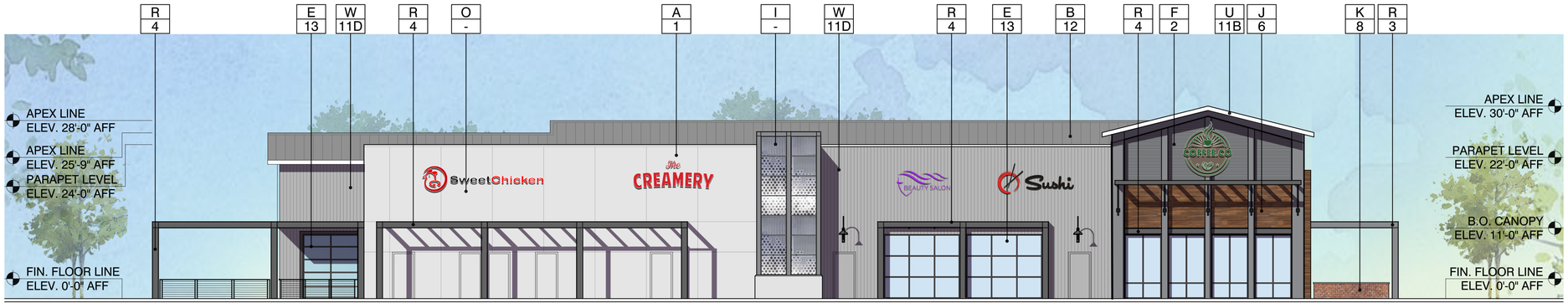
CONCEPTUAL ELEVATIONS



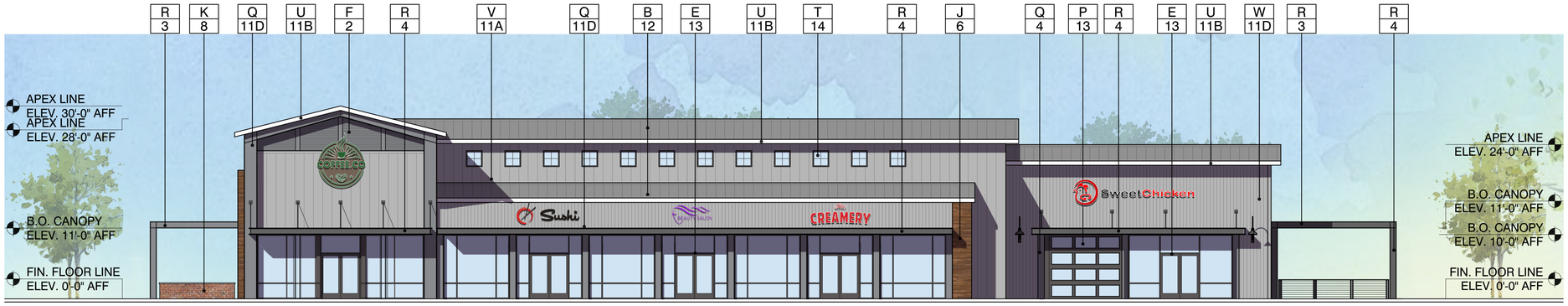
NORTH ELEVATION
(FACING EL TORO RD. & THE ANCHOR BLDG.)



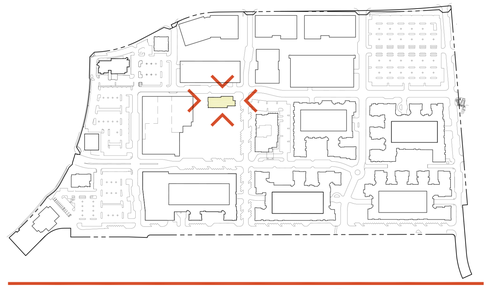
SOUTH ELEVATION
(FACING THE HOTEL)



EAST ELEVATION
(FACING THE 5 FWY & OFFICE PARK)



WEST ELEVATION
(FACING VILLAGE PARK)



KEY PLAN

MATERIALS:

- A - EXTERIOR CEMENT PLASTER FINISH AND REVEAL
- B - METAL ROOFING
- C - PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.
- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
- H - FIBER CEMENT PANEL
- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
- J - WOOD PLANK
- K - BRICK VENEER
- L - METAL AWNING
- M - WALL SCONE, TYP.
- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-1212 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- - 1 - SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
- - 2 - SW 6254 "LAZY GRAY" BY : SHERWIN WILLIAMS
- - 3 - SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- - 4 - SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - 5 - SW 6340 "BAKED CLAY" BY : SHERWIN WILLIAMS
- - 6 - COLOR: "AMERICANO: BY NARAZZI
- - 7 - WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA
- - 8 - OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY:BRICK IT
- - 9 - WALL PANEL "BOARD FORM CONCRETE" COLOR "FLAT IRON" BY: CONCRETEWORKS EAST
- - 10 - PERFORATED METAL PANEL "IMAGEPERF" BY: MCNICHOLS
- - 11 - COLOR: A. METALLIC SILVER B. SNOWDRIFT WHITE C. SLATE GREY D. ASH GREY BY: MS METALS SALES
- - 12 - STANDING METAL ROOF "MAGNA-LOC 180" WITH PENCIL RIBS COLOR: SLATE GREY BY: MS METAL SALES
- - 13 - ALUMINUM STOREFRONT FINISH COLOR: DARK BRONZE ANODIZED
- - 14 - "V1085 SIMULATED ACID-TECH BY: VIRACON
- - 15 - CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
- - 16 - SUBDUED GRAY VO3" BY: VIRAGON

0 4' 8' 16' 32'

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

RETAIL SHOPS BUILDING 1
Laguna Hills, CA
08/28/2020

RT 2.06

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

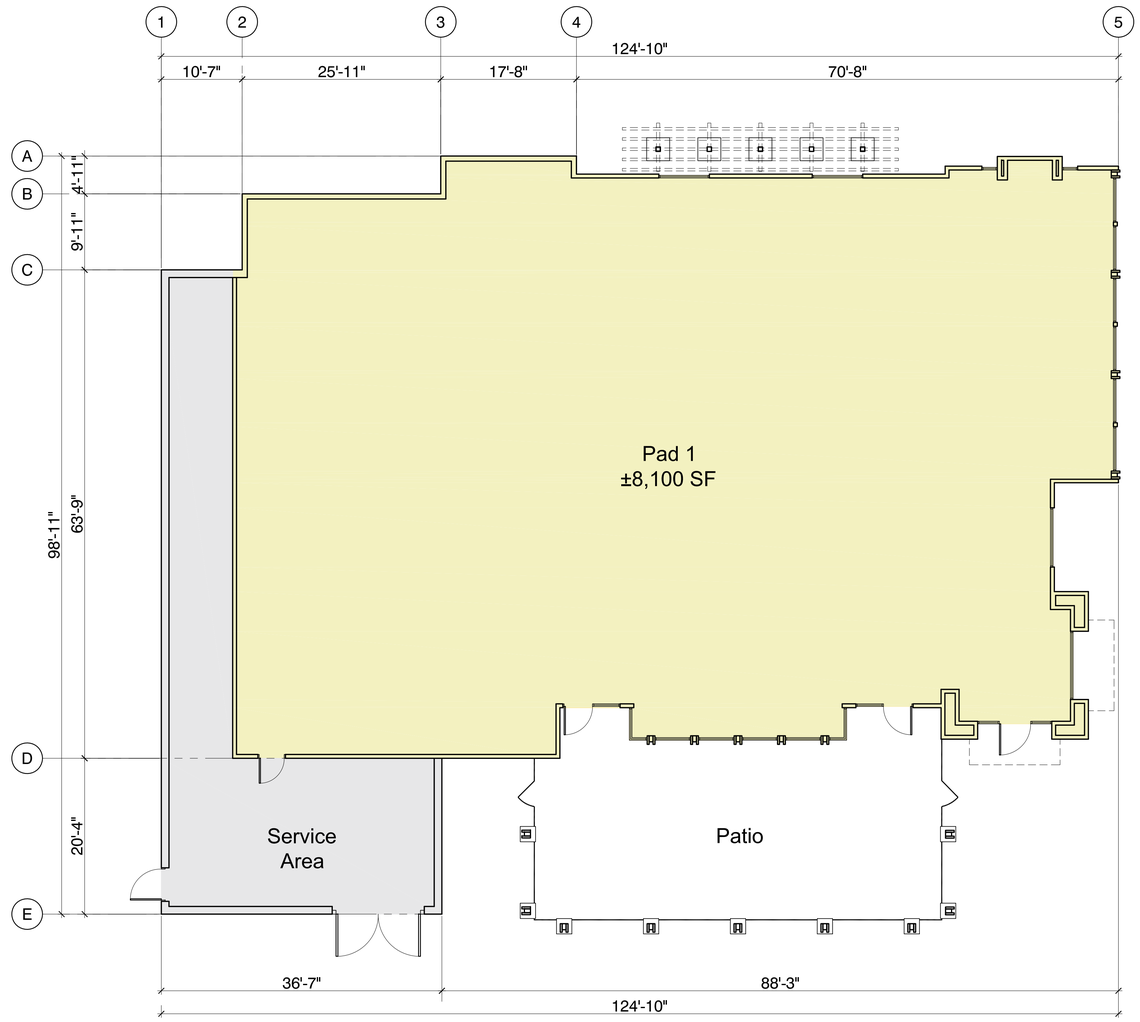
CONCEPTUAL FLOOR PLAN

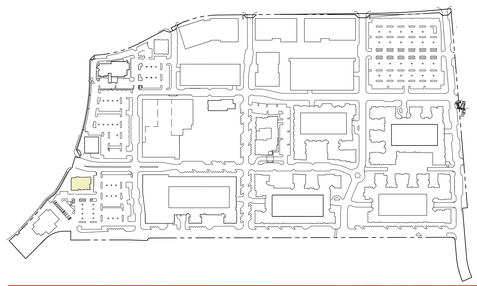
LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA)	8,100 SF
Gross Leasable Area (GLA)	8,100 SF





KEY PLAN

NORTH

NORTH

0 4' 8' 16' 32'

MerloneGeier Partners

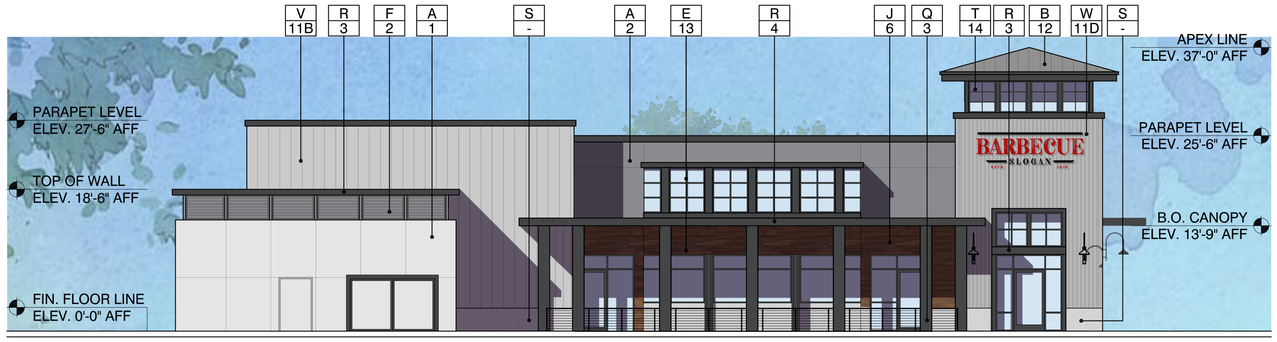
THE VILLAGE AT LAGUNA HILLS

RETAIL PAD BUILDING 1
Laguna Hills, CA
08/28/2020

RT
2.07

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

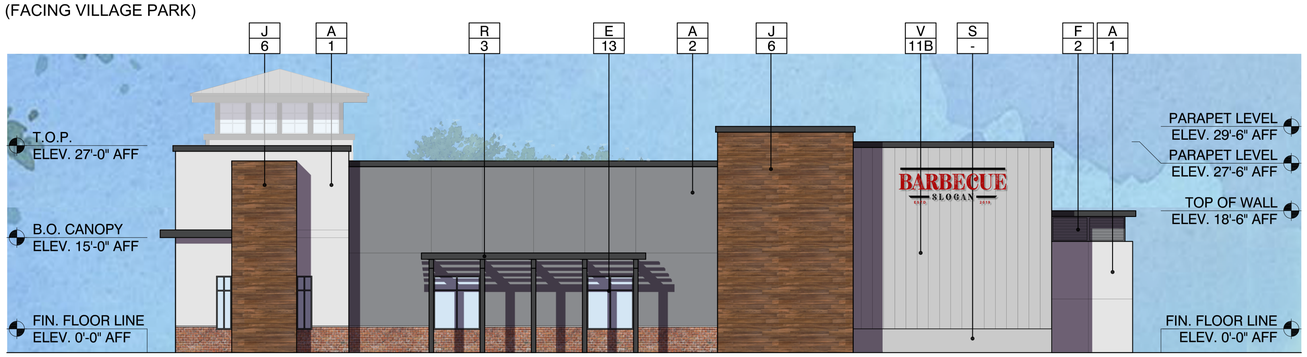
CONCEPTUAL ELEVATIONS



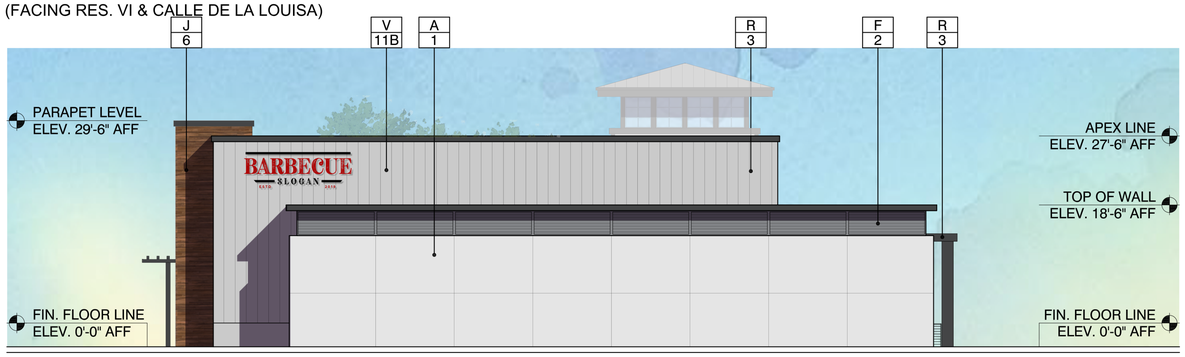
EAST ELEVATION
(FACING CALLE DE LA LOUISA)



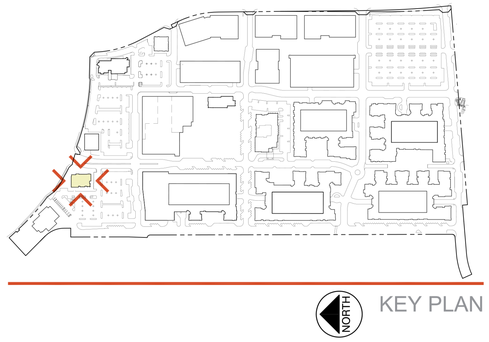
SOUTH ELEVATION
(FACING VILLAGE PARK)



WEST ELEVATION
(FACING RES. VI & CALLE DE LA LOUISA)



NORTH ELEVATION
(FACING EL TORO RD.)



KEY PLAN

MATERIALS:

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- B - METAL ROOFING
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- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
- H - FIBER CEMENT PANEL
- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
- J - WOOD PLANK
- K - BRICK VENEER
- L - METAL AWNING
- M - WALL SCONE, TYP.
- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-1212 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- - 1 SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
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- - 3 SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- - 4 SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - 5 SW 6340 "BAKED CLAY" BY : SHERWIN WILLIAMS
- - 6 COLOR: "AMERICANO: BY NARAZZI
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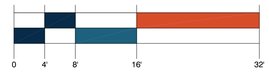
- - 15 CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
- - 16 SUBDUED GRAY VO3" BY: VIRAGON



MerloneGeier Partners

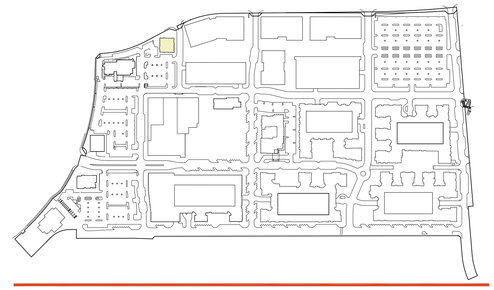
THE VILLAGE AT LAGUNA HILLS

RETAIL PAD BUILDING 1
Laguna Hills, CA
08/28/2020

RT 2.08

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN



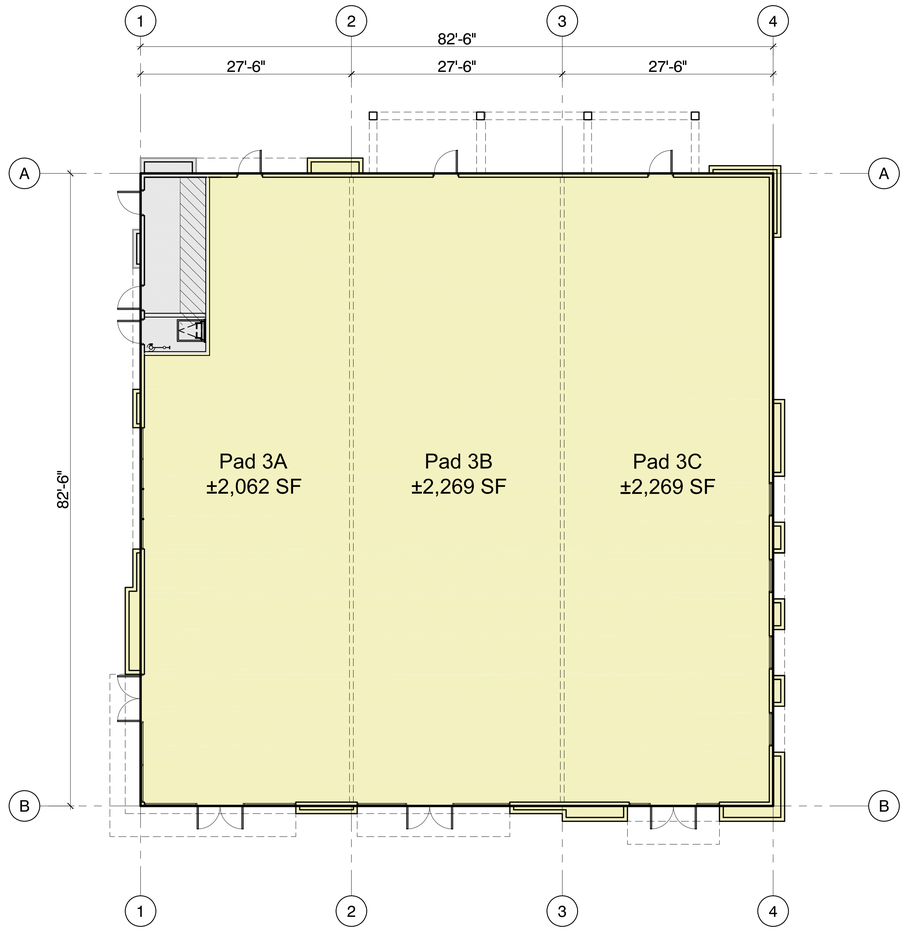
KEY PLAN

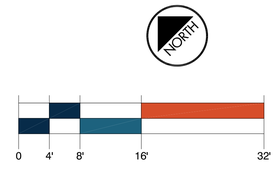
LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA)	6,806 SF
Gross Leasable Area (GLA)	6,600 SF





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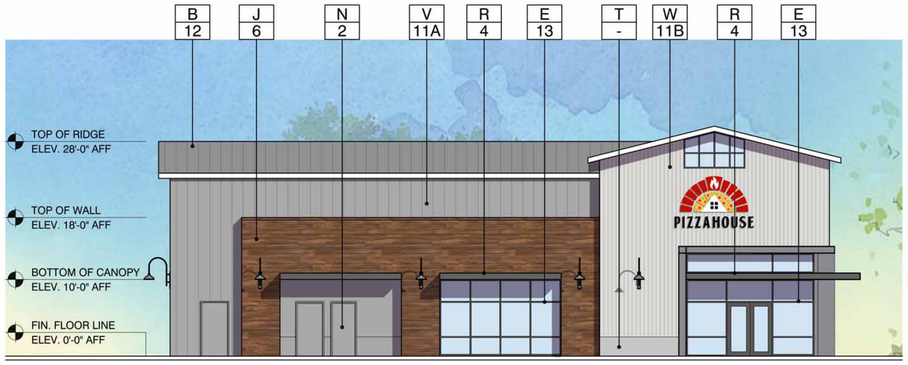
THE VILLAGE AT LAGUNA HILLS

RETAIL PAD BUILDING 3
Laguna Hills, CA
08/28/2020

RT
2.09

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



NORTH ELEVATION
(FACING EL TORO RD. & THE ANCHOR BLDG.)



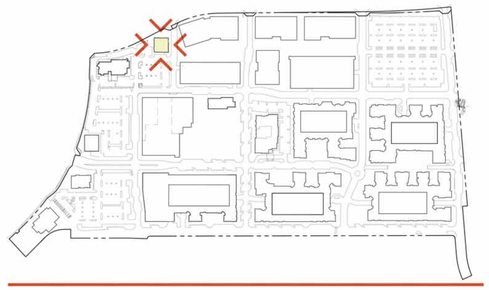
WEST ELEVATION
(FACING VILLAGE PARK)



SOUTH ELEVATION
(FACING THE 5 FWY & OFFICE PARK)



EAST ELEVATION
(FACING VILLAGE PARK)



NORTH

KEY PLAN

MATERIALS:

- A - EXTERIOR CEMENT PLASTER FINISH AND REVEAL
- B - METAL ROOFING
- C - PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.
- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
- H - FIBER CEMENT PANEL
- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
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- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-1212 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- -1 SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
- -2 SW 6254 "LAZY GRAY" BY : SHERWIN WILLIAMS
- -3 SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- -4 SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- -5 SW 6340 "BAKED CLAY" BY : SHERWIN WILLIAMS
- -6 COLOR: "AMERICANO: BY NARAZZI
- -7 WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA
- -8 OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY:BRICK IT
- -9 WALL PANEL "BOARD FORM CONCRETE" COLOR "FLAT IRON" BY: CONCRETEWORKS EAST
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- -13 ALUMINUM STOREFRONT FINISH COLOR: DARK BRONZE ANODIZED
- -14 "V1085 SIMULATED ACID-TECH BY: VIRACON
- -15 CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
- -16 SUBDUED GRAY VO3" BY: VIRAGON

0 4' 8' 16' 32'

MerloneGeier Partners

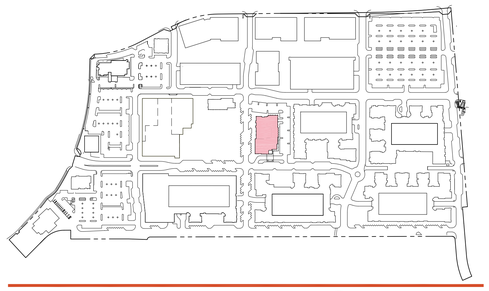
THE VILLAGE AT LAGUNA HILLS

RETAIL PAD 3
Laguna Hills, CA
08/28/2020

RT 2.10

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
GROUND FLOOR



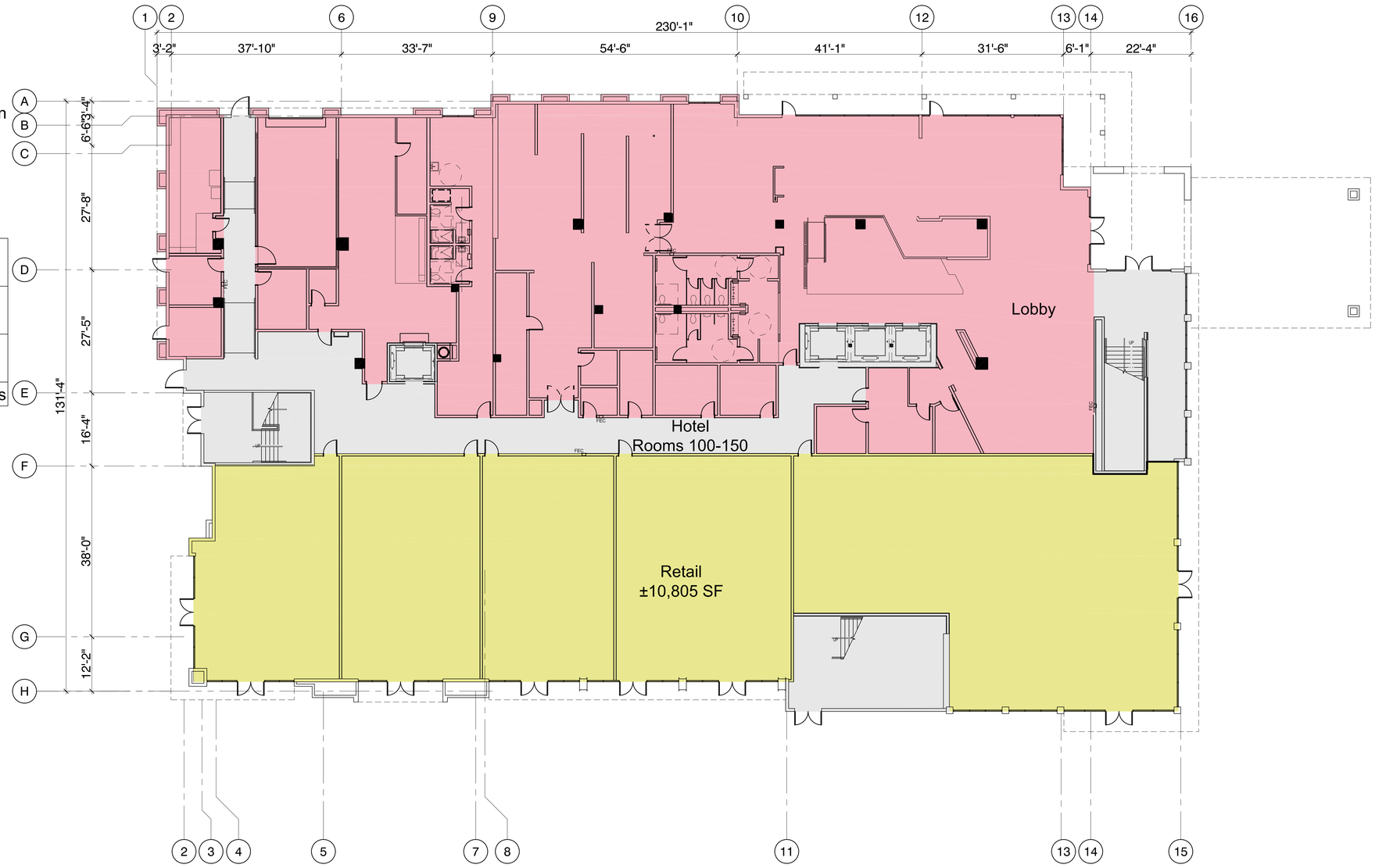
KEY PLAN

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA)	±27,982 SF
Gross Leasable Area (GLA)- Hotel	±17,177 SF
Gross Leasable Area (GLA)- Retail	±10,805 SF
Total Units (5 Flrs)	100-150 Rms



NORTH

0 8' 16' 32' 64'

MerloneGeier Partners

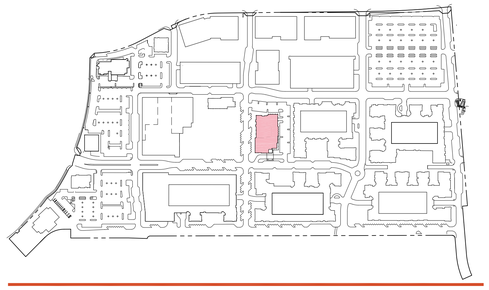
THE VILLAGE AT LAGUNA HILLS

HOTEL
Laguna Hills, CA
08/28/2020

RT
2.11

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
2ND FLOOR



KEY PLAN

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA)	±27,264 SF



NORTH

0 8' 16' 32' 64'

MerloneGeier Partners

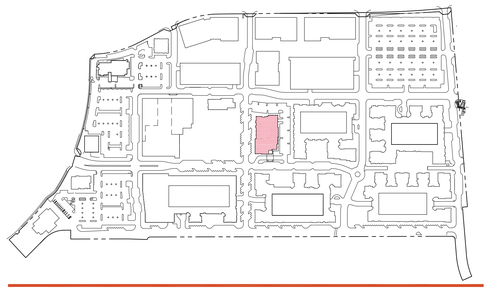
THE VILLAGE AT LAGUNA HILLS

HOTEL
Laguna Hills, CA
08/28/2020

RT
2.12

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
3RD FLOOR



KEY PLAN

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA)	±19,832 SF



NORTH

0 8' 16' 32' 64'

MerloneGeier Partners

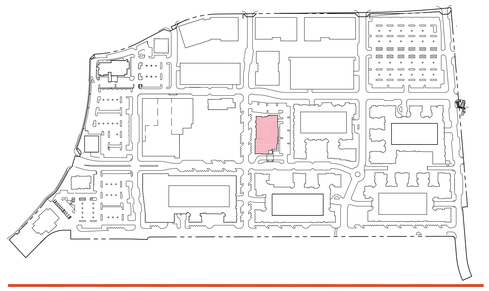
THE VILLAGE AT LAGUNA HILLS

HOTEL
Laguna Hills, CA
08/28/2020

RT
2.13

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
4TH - 5TH FLOOR



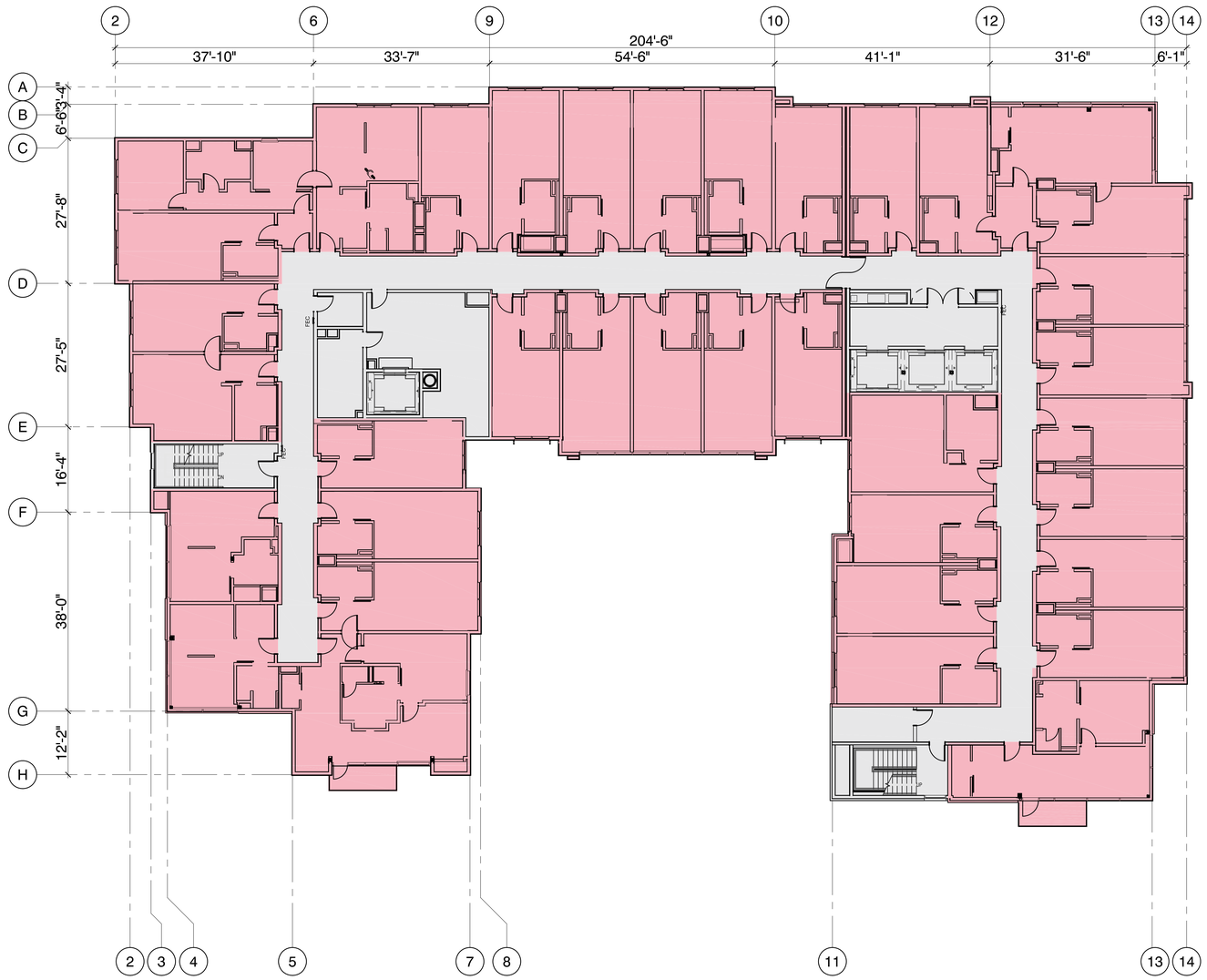
KEY PLAN

LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking
- Rooftop Amenities
- Support Spaces / Circulation

BUILDING DATA

Gross Floor Area (GFA)	±21,060 SF



NORTH

0 8' 16' 32' 64'

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

HOTEL
Laguna Hills, CA
08/28/2020

RT
2.14

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



APEX LINE
ELEV. 75'-0" AFF

TOP OF ROOF
ELEV. 64'-0" AFF

5TH FLOOR LEVEL
ELEV. 53'-0" AFF

4TH FLOOR LEVEL
ELEV. 42'-0" AFF

3RD FLOOR LEVEL
ELEV. 31'-0" AFF

2ND FLOOR LEVEL
ELEV. 20'-0" AFF

FIINISH FLOOR LINE
ELEV. 0'-0" AFF

NORTH ELEVATION
(FACING EL TORO ROAD)



APEX LINE
ELEV. 75'-0" AFF

TOP OF ROOF
ELEV. 64'-0" AFF

5TH FLOOR LEVEL
ELEV. 53'-0" AFF

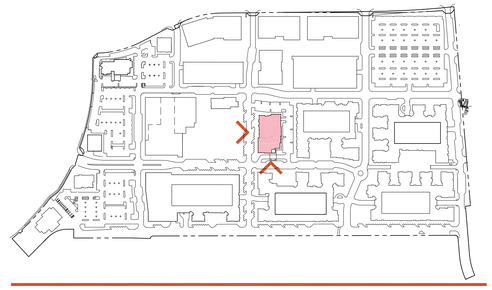
4TH FLOOR LEVEL
ELEV. 42'-0" AFF

3RD FLOOR LEVEL
ELEV. 31'-0" AFF

2ND FLOOR LEVEL
ELEV. 20'-0" AFF

FIINISH FLOOR LINE
ELEV. 0'-0" AFF

WEST ELEVATION
(FACING AVENIDA LA CARLOTA ROAD)



NORTH

KEY PLAN

MATERIALS:

- A - EXTERIOR CEMENT PLASTER FINISH AND REVEAL
- B - METAL ROOFING
- C - PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.
- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
- H - FIBER CEMENT PANEL
- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
- J - WOOD PLANK
- K - BRICK VENEER
- L - METAL AWNING
- M - WALL SCONE, TYP.
- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-1212 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- - 1 SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
- - 2 SW 6254 "LAZY GRAY" BY : SHERWIN WILLIAMS
- - 3 SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- - 4 SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - 5 SW 6340 "BAKED CLAY" BY : SHERWIN WILLIAMS
- - 6 COLOR: "AMERICANO: BY NARAZZI
- - 7 WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA
- - 8 OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY:BRICK IT
- - 9 WALL PANEL "BOARD FORM CONCRETE" COLOR "FLAT IRON" BY: CONCRETEWORKS EAST
- - 10 PERFORATED METAL PANEL "IMAGEPERF" BY: MCNICHOLS
- - 11 COLOR: A. METALLIC SILVER B. SNOWDRIFT WHITE C. SLATE GREY D. ASH GREY BY: MS METALS SALES
- - 12 STANDING METAL ROOF "MAGNA-LOC 180" WITH PENCIL RIBS COLOR: SLATE GREY BY: MS METAL SALES
- - 13 ALUMINUM STOREFRONT FINISH COLOR: DARK BRONZE ANODIZED
- - 14 "V1085 SIMULATED ACID-TECH BY: VIRACON
- - 15 CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
- - 16 SUBDUED GRAY VO3" BY: VIRAGON

0 8' 16' 32' 64'

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

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THE VILLAGE AT LAGUNA HILLS

HOTEL
Laguna Hills, CA
08/28/2020

RT
2.15

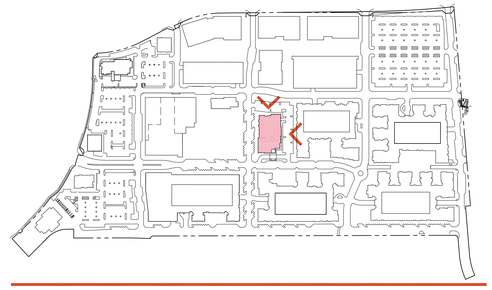
CONCEPTUAL ELEVATIONS



SOUTH ELEVATION
(FACING RESIDENTIAL AREA)



EAST ELEVATION
(FACING OFFICE PARK)



KEY PLAN

MATERIALS:

- A - EXTERIOR CEMENT PLASTER FINISH AND REVEAL
- B - METAL ROOFING
- C - PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.
- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
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- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
- J - WOOD PLANK
- K - BRICK VENEER
- L - METAL AWNING
- M - WALL SCONE, TYP.
- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
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- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-1212 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
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- - 4 SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - 5 SW 6340 "BAKED CLAY" BY : SHERWIN WILLIAMS
- - 6 COLOR: "AMERICANO: BY NARAZZI
- - 7 WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA
- - 8 OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY:BRICK IT
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- - 12 STANDING METAL ROOF "MAGNA-LOC 180" WITH PENCIL RIBS COLOR: SLATE GREY BY: MS METAL SALES
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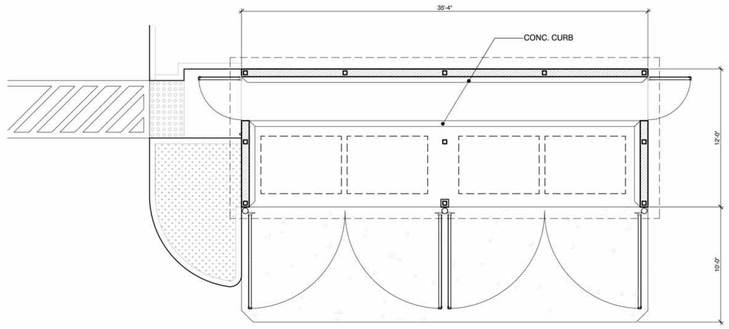
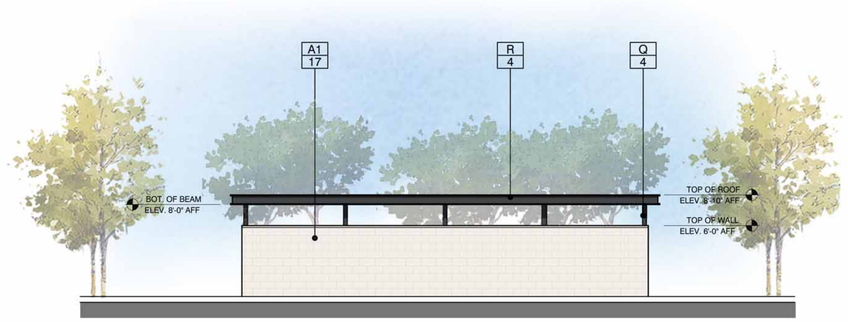
0 8' 16' 32' 64'

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



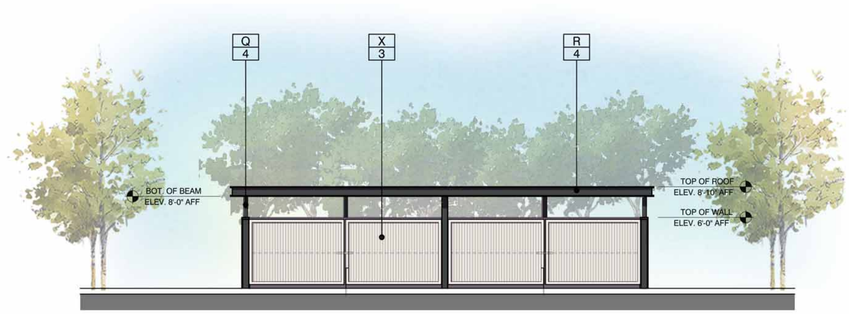
FLOOR PLAN



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN

MATERIALS:

- A / - : ~~EXTERIOR CEMENT PLASTER FINISH AND REVEAL~~
- A1 / - : CMU WALL
- B / - : ~~METAL ROOFING~~
- C / - : ~~PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.~~
- D / - : ~~CONCRETE, WALL, PANEL, PEDESTAL~~
- E / - : ~~ALUMINUM STOREFRONT~~
- F / - : ~~METAL LOUVERS~~
- G / - : ~~2"X6" M143 BY: B&C AWNINGS~~
- H / - : ~~FIBER CEMENT PANEL~~
- I / - : ~~PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"~~
- J / - : ~~WOOD PLANK~~
- K / - : ~~BRICK VENEER~~
- L / - : ~~METAL AWNING~~
- M / - : ~~WALL SCONE, TYP.~~
- N / - : ~~METAL DOOR~~
- O / - : ~~SIGNAGE BY: OTHERS~~
- P / - : ~~SECTIONAL ROLL-UP DOOR~~
- Q / - : STEEL COLUMN/BEAM
- R / - : STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S / - : ~~PRE-CAST CONC-BASED~~
- T / - : ~~FROSTED GLASS WITH BACKLIT~~
- U / - : ~~METAL FACIA, COPING~~
- V / - : ~~METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-121 BY: MS METALS SALES~~
- W / - : ~~METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES~~
- X / - : ~~METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES~~
- Y / - : ~~LED SCREEN, BY OTHERS~~
- Z / - : ~~CURTAIN WALL W/ CLEAR GLASS (TYP.)~~

COLORS & FINISHES:

- - / 1 : ~~SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS~~
- - / 2 : ~~SW 6254 "LAZY GRAY" BY : SHERWIN WILLIAMS~~
- - / 3 : SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- - / 4 : SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - / 5 : ~~SW 6340 "BAKED CLAY" BY : SHERWIN WILLAIMS~~
- - / 6 : ~~COLOR: "AMERICANO: BY NARAZZI~~
- - / 7 : ~~WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA~~
- - / 8 : ~~OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY: BRICK IT~~
- - / 9 : ~~WALL PANEL "BOARD FORM CONCRETE" COLOR "FLAT IRON" BY: CONCRETEWORKS EAST~~
- - / 10 : ~~PERFORATED METAL PANEL "IMAGEPERF" BY: MCNICHOLS~~
- - / 11 : ~~COLOR: A. METALLIC SILVER B. SNOWDRIFT WHITE C. SLATE GREY D. ASH GREY BY: MS METALS SALES~~
- - / 12 : ~~STANDING METAL ROOF "MAGNA-LOC 180" WITH PENCIL RIBS COLOR: SLATE GREY BY: MS METAL SALES~~
- - / 13 : ~~ALUMINUM STOREFRONT FINISH COLOR: DARK BRONZE ANODIZED~~
- - / 14 : ~~"V1085 SIMULATED ACID-TECH BY: VIRACON~~
- - / 15 : ~~CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD~~
- - / 16 : ~~SUBDUED GRAY VO3" BY: VIRAGON~~
- - / 17 : PRECISION "CHARCOAL" BY: ANGELUS BLOCK., INC.

0 2' 4' 8' 16'

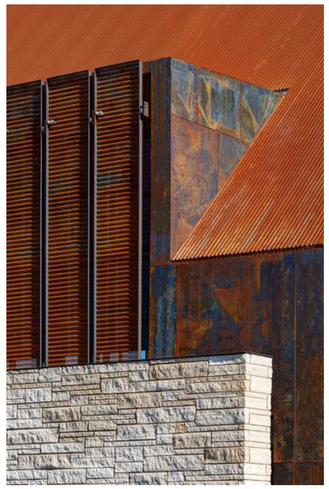
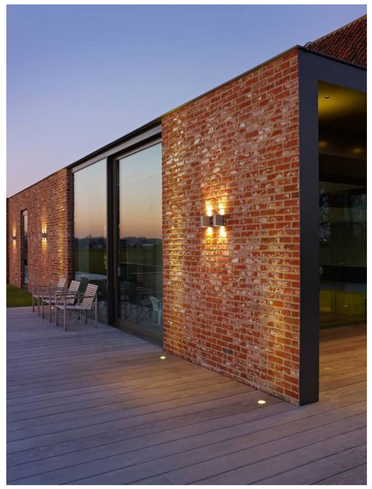
MerloneGeier Partners

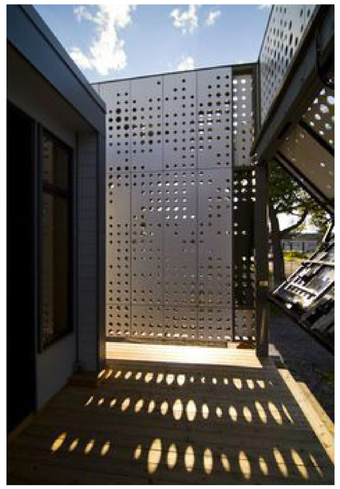
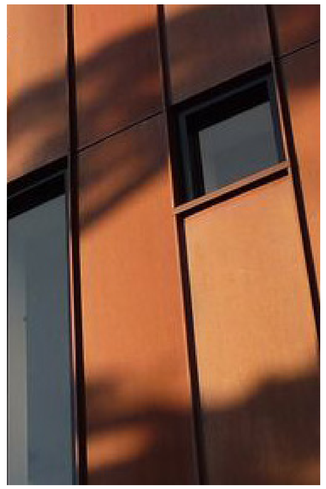
THE VILLAGE AT LAGUNA HILLS

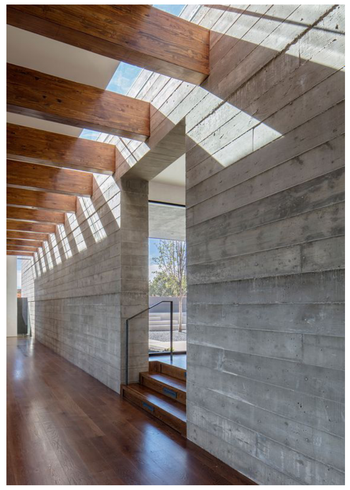
TRASH ENCLOSURE
Laguna Hills, CA
08/28/2020

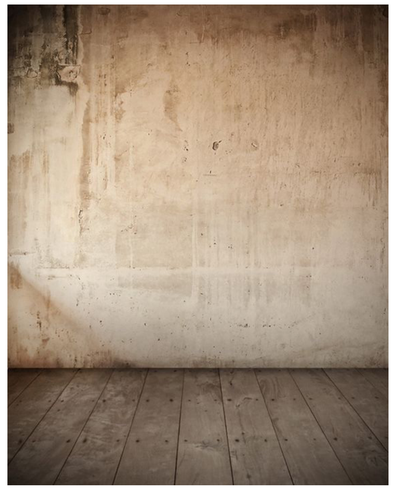
RT 2.17

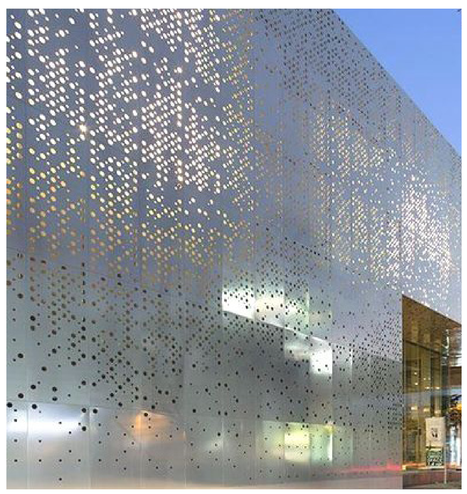
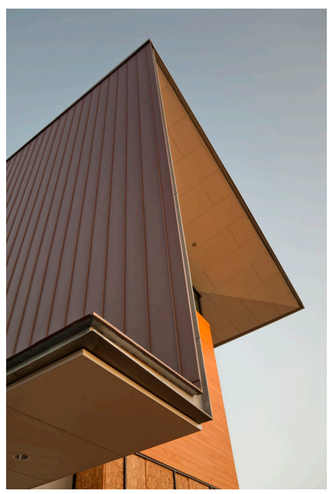
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

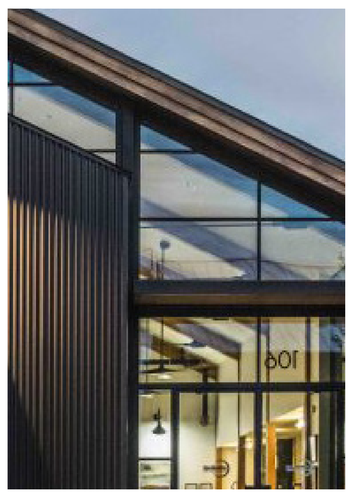







Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPT IMAGES
Laguna Hills, CA
08/28/2020

RT
2.22

CONCEPT COLORS & MATERIALS

RETAIL PALETTE



1 SW 7100 “ARCADE WHITE”
By: Sherwin Williams



5 SW 6340 “BAKED CLAY”
By: Sherwin Williams



9 CONCRETE WALL PANEL
BOARD FORM CONCRETE
COLOR - FLAT IRON
By: Concretework East



11c CONCEALED FASTENER
WALL PANEL
Slate Grey (W38)
By: MC Metal Sales



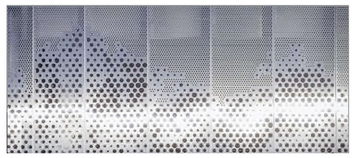
14 SIMULATED ACID-TECH
V1085
By: Viracon



2 SW 62254 “LAZY GRAY”
By: Sherwin Williams



6 PORCELAIN TILE
COLOR - AMERICANO
By: Marazzi USA



10 PERFORATED METAL PANEL
“IMAGEPERF”
By: McNichols



11d CONCEALED FASTENER
WALL PANEL
Ash Grey (25)
By: MC Metal Sales



15 CONCRETE
COLOR - C10 COOL GRAY
By: Scofield



3 SW 9162 “AFRICAN GRAY”
By: Sherwin Williams



7 FIBER CEMENT WALL PANEL
INDUSTRIAL BLOCK -
CONCRETE SERIES
By: Nichiha



11a CONCEALED FASTENER
WALL PANEL
Metallic Silver (K7)
By: MC Metal Sales



12 STANDING SEAM
METAL ROOF
COLOR - SLATE GRAY
By: MC Metal Sales



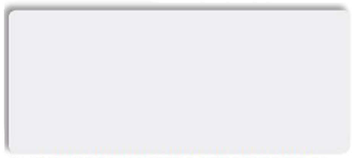
16 SUBDUED GRAY
V03
By: Viracon



4 SW 9154 “PERLE NOIR”
By: Sherwin Williams



8 OLD WORLD BRICK VENEER
NEW YORK USED
By: Brick It

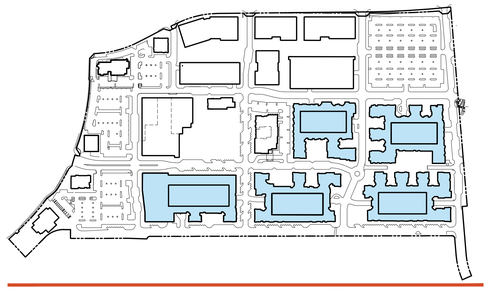


11b CONCEALED FASTENER
WALL PANEL
Snowdrift White (W81)
By: MC Metal Sales

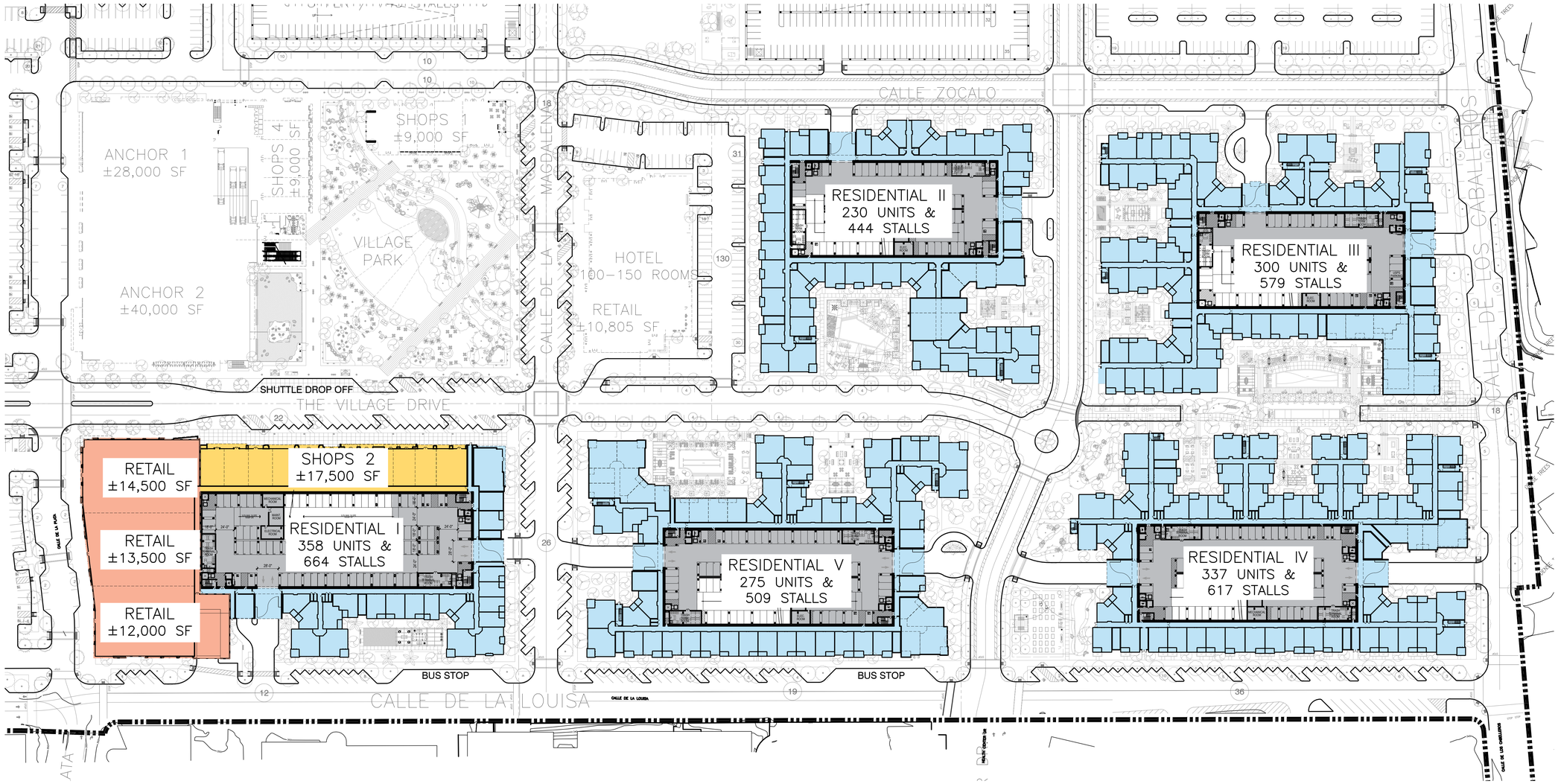


13 ALUMINUM STOREFRONT
DARK BRONZE ANODIZED
By: Kawneer

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



OVERALL RESIDENTIAL CONCEPTUAL SITE PLAN

MerloneGeier Partners
Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.00

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

THE VILLAGE AT LAGUNA HILLS
LAGUNA HILLS, CA

RESIDENTIAL I - PROJECT DESCRIPTION

A 358-UNIT PROJECT CONSISTING OF A 4-STORY TYPE V-A RESIDENTIAL BUILDING OVER 2-STORY PODIUM AND A 5-STORY TYPE III-A OVER 1-STORY PODIUM, ALL SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE AND ROOF DECK.

GROSS LAND AREA: 7.17 ACRES
TOTAL UNITS: 358 UNITS
DENSITY: 49.9 DU/AC

RESIDENTIAL I - BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	%	TOTAL
S1							0.0%	0
S2	5	5	16	19	19	19	23.2%	83
S3			9	9	9	9	10.1%	36
STUDIOS	5	5	25	28	28	28	33.2%	119
A1							0.0%	0
A2	1	1	2	2	2	2	2.8%	10
A3	4	3	11	11	11	11	14.2%	51
A4	4	4	12	11	11	11	14.8%	53
A5	1	1	2	2	2	2	2.8%	10
A6							0.0%	0
A7							0.0%	0
A8			2	1	1	1	1.4%	5
1 BR'S	10	9	29	27	27	27	36.0%	129
B1							0.0%	0
B2							0.0%	0
B3							0.0%	0
B4				1	1	1	0.8%	3
B5		4	5	5	5	5	6.7%	24
B6	3	3	4	4	4	4	6.1%	22
B7	1	1	4	4	4	4	5.0%	18
B8			1	2	2	2	2.0%	7
B9			9	9	9	9	10.1%	36
2 BR'S	4	8	23	25	25	25	30.7%	110
C1	-	-	-	-	-	-	0.0%	0
C2	-	-	-	-	-	-	0.0%	0
3BR	0	0	0	0	0	0	0.0%	0
TOTAL	**19**	**22**	**77**	**80**	**80**	**80**	**100%**	**358**

RESIDENTIAL I - UNIT SUMMARY

UNIT TYPE	UNIT FLOOR AREA	NUMBER OF UNITS	TOTAL DU FLOOR AREA	%	UNIT %
S1	600	0	0	0.0%	33.2%
S2	604	83	50,132	23.2%	
S3	609	36	21,924	10.1%	
A1	700	0	0	0.0%	36.0%
A2	728	10	7,280	2.8%	
A3	744	51	37,944	14.2%	
A4	750	53	39,750	14.8%	
A5	778	10	7,780	2.8%	
A6	729	0	0	0.0%	
A7	777	0	0	0.0%	
A8	783	5	3,915	1.4%	
B1	1,028	0	0	0.0%	30.7%
B2	1,044	0	0	0.0%	
B3	1,199	0	0	0.0%	
B4	1,061	3	3,183	0.8%	
B5	1,084	24	26,016	6.7%	
B6	1,155	22	25,410	6.1%	
B7	1,192	18	21,456	5.0%	
B8	1,047	7	7,329	2.0%	
B9	1,052	36	37,872	10.1%	
C1	1,401	0	0	0.0%	0.0%
C2	1,431	0	0	0.0%	
TOTAL	**810**	**358**	**289,991**	**100%**	

PRIVATE OPEN SPACE

UNIT TYPE	DECK AREA	NUMBER OF UNITS	TOTAL DECK AREA
S1	42	0	0
S2	52	83	4,316
S3	72	36	2,592
A1	96	0	0
A2	71	10	710
A3	62	51	3,162
A4	58	53	3,074
A5	64	10	640
A6	62	0	0
A7	71	0	0
A8	80	5	400
B1	96	0	0
B2	73	0	0
B3	96	0	0
B4	58	3	174
B5	62	24	1,488
B6	103	22	2,266
B7	57	18	1,026
B8	59	7	413
B9	63	36	2,268
C1	71	0	0
C2	92	0	0
TOTAL	**63**	**358**	**22,529**

RESIDENTIAL I - PARKING SUMMARY

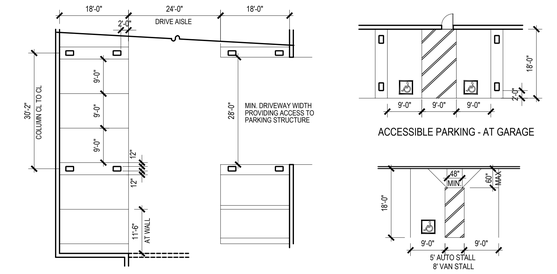
RESIDENTIAL PARKING REQUIRED

UNIT TYPE	UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	119	1.5	179
1 BR	129	1.5	194
2 BR'S	110	2.00	220
3 BR'S	0	2.50	0
TOTAL UNITS	358	1.65	
STALLS REQUIRED - RESIDENTIAL			592
STALLS REQUIRED - GUEST		358 0.20	72
TOTAL STALLS REQUIRED		RATIO: 1.85	**664**

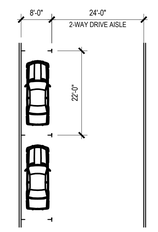
PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS			
		ASSIGNED STALLS	ADA STALLS	**TOTAL STALLS PROVIDED**	
LEVEL 1	19	67	4	71	
LEVEL 2	22	117	4	121	
LEVEL 3	77	120	2	122	
LEVEL 4	80	120	2	122	
LEVEL 5	80	120	2	122	
LEVEL 6	80	106		106	
TOTALS	358	**650**	**14**	**664**	**1.85**

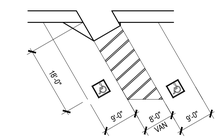
NOTE: EVCS STALLS ARE INCLUDED IN PARKING COUNT TO MEET MINIMUM ZONING REQUIREMENT



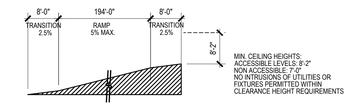
TYPICAL PARKING GARAGE STALL
CHAPTER 9-44.110 TABLE 9-44.D



PARALLEL PARKING STANDARD



ACCESSIBLE PARKING - ANGLED



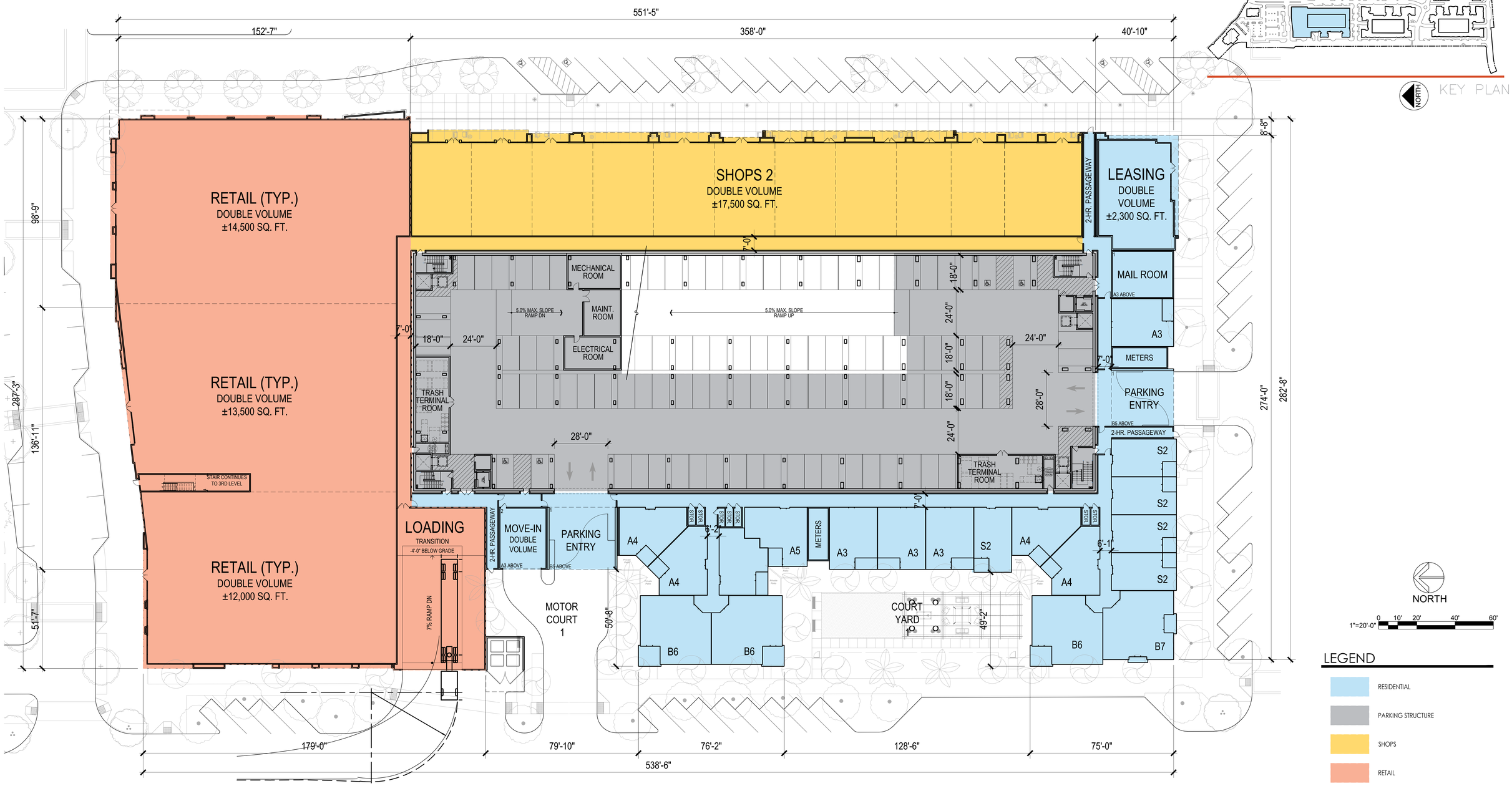
TYPICAL RAMP REQUIREMENTS
CHAPTER 9-44.110 TABLE 9-44.D

CITY OF LAGUNA HILLS PARKING STANDARDS

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL I - DATA SUMMARY

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



RESIDENTIAL I - □ROUND LEVEL □LOOR PLAN

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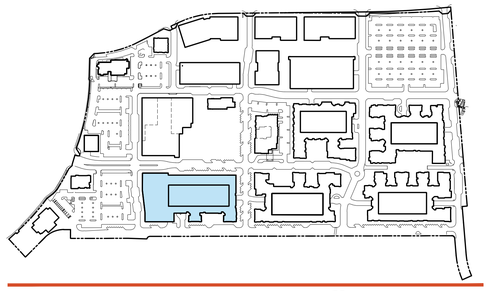
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
03/03/2021

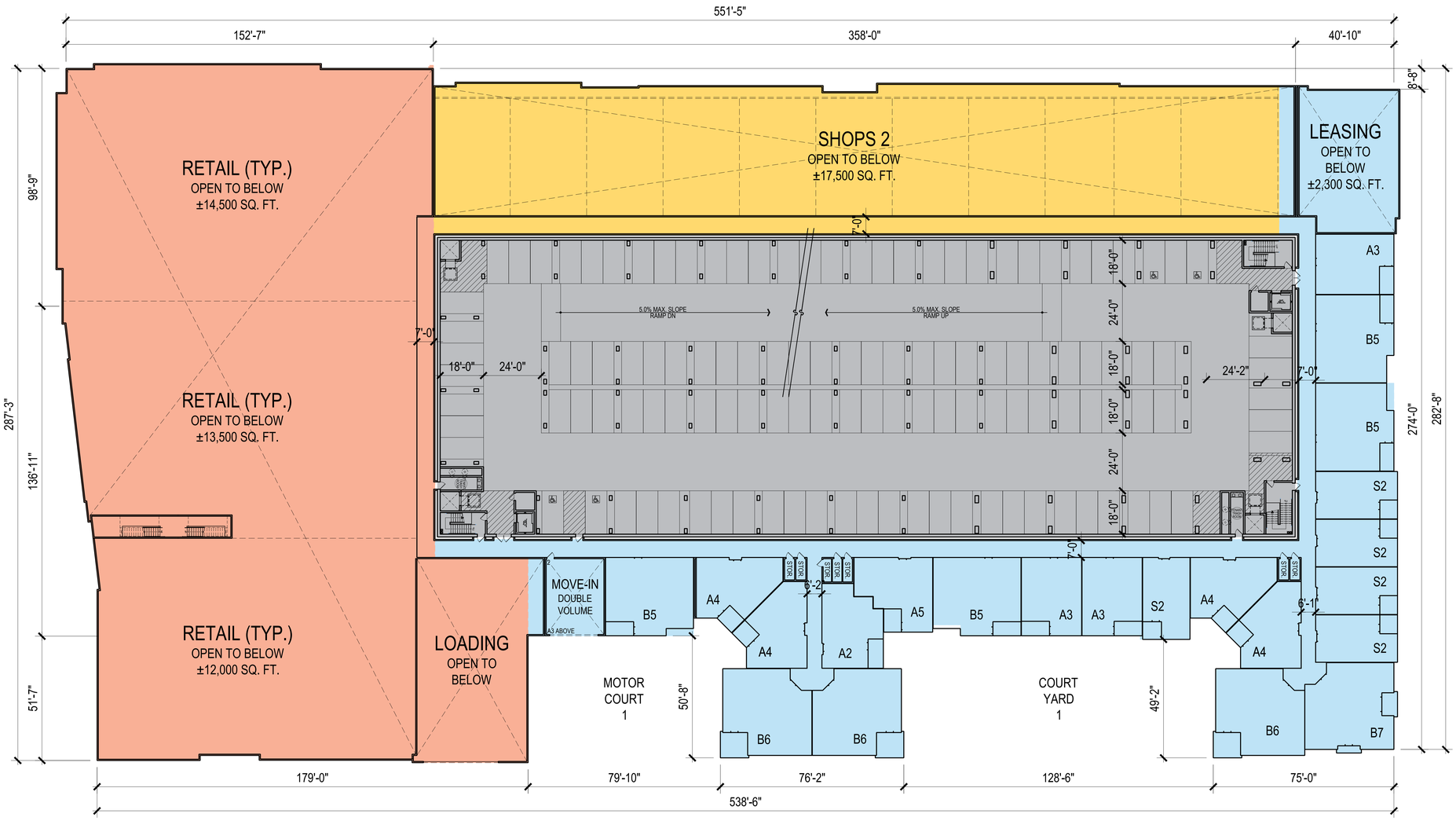
RE 3.02

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN

NORTH



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE
- SHOPS
- RETAIL

RESIDENTIAL I - SECOND LEVEL FLOOR PLAN

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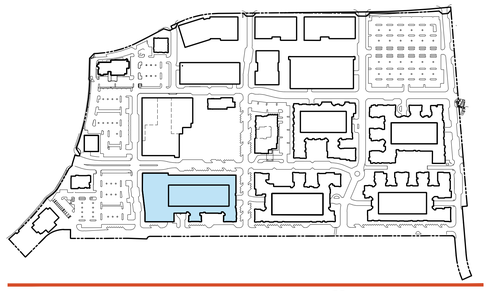
THE VILLAGE AT LAGUNA HILLS

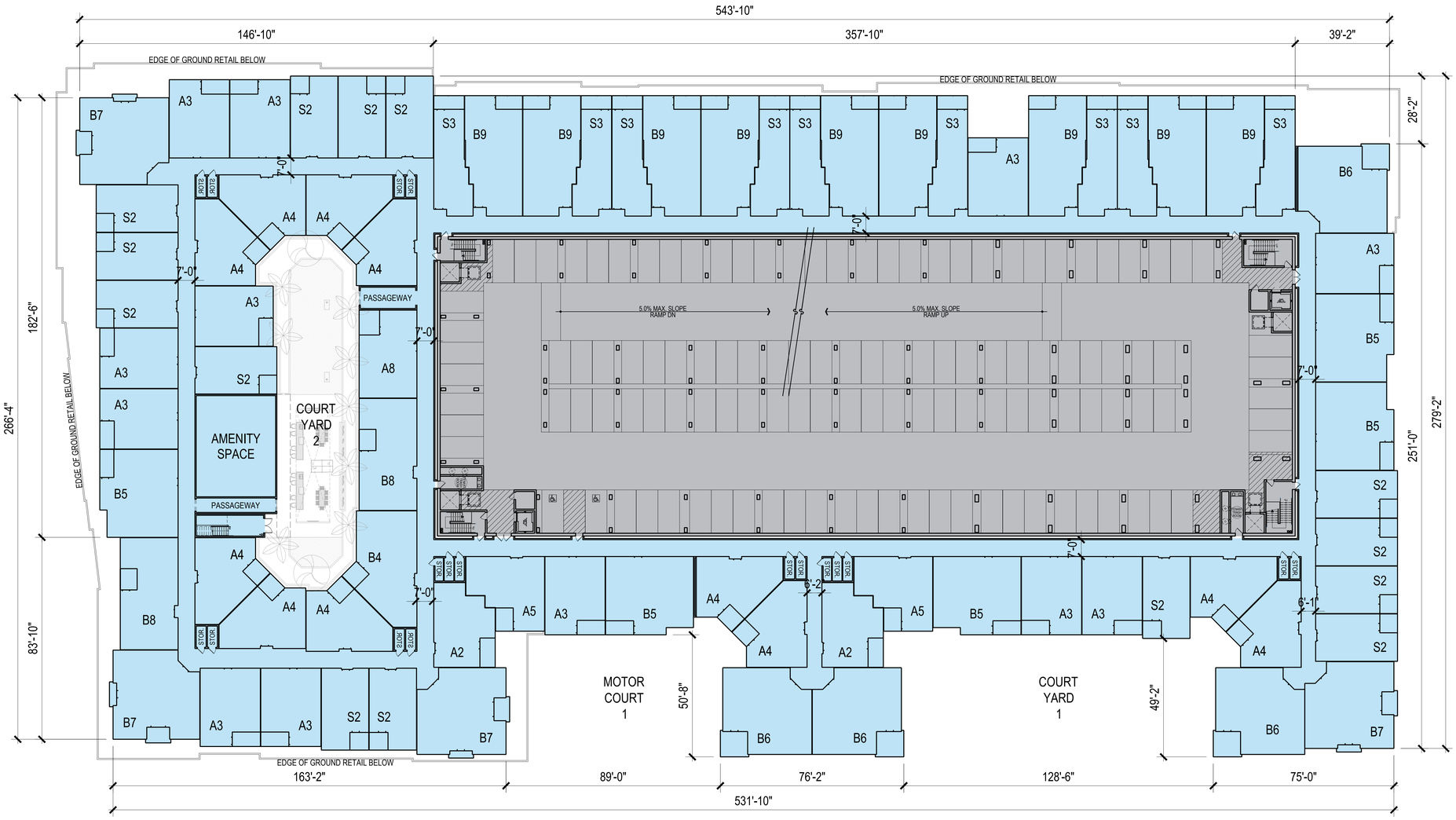
Laguna Hills, CA
03/03/2021

RE 3.03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE
- SHOPS
- RETAIL

RESIDENTIAL I - THIRD LEVEL FLOOR PLAN

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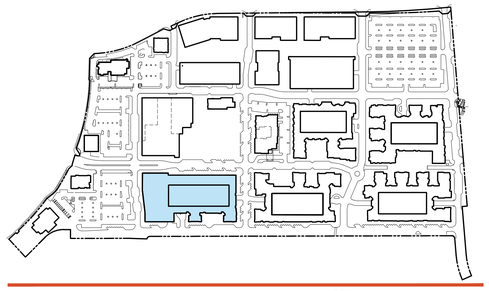
THE VILLAGE AT LAGUNA HILLS

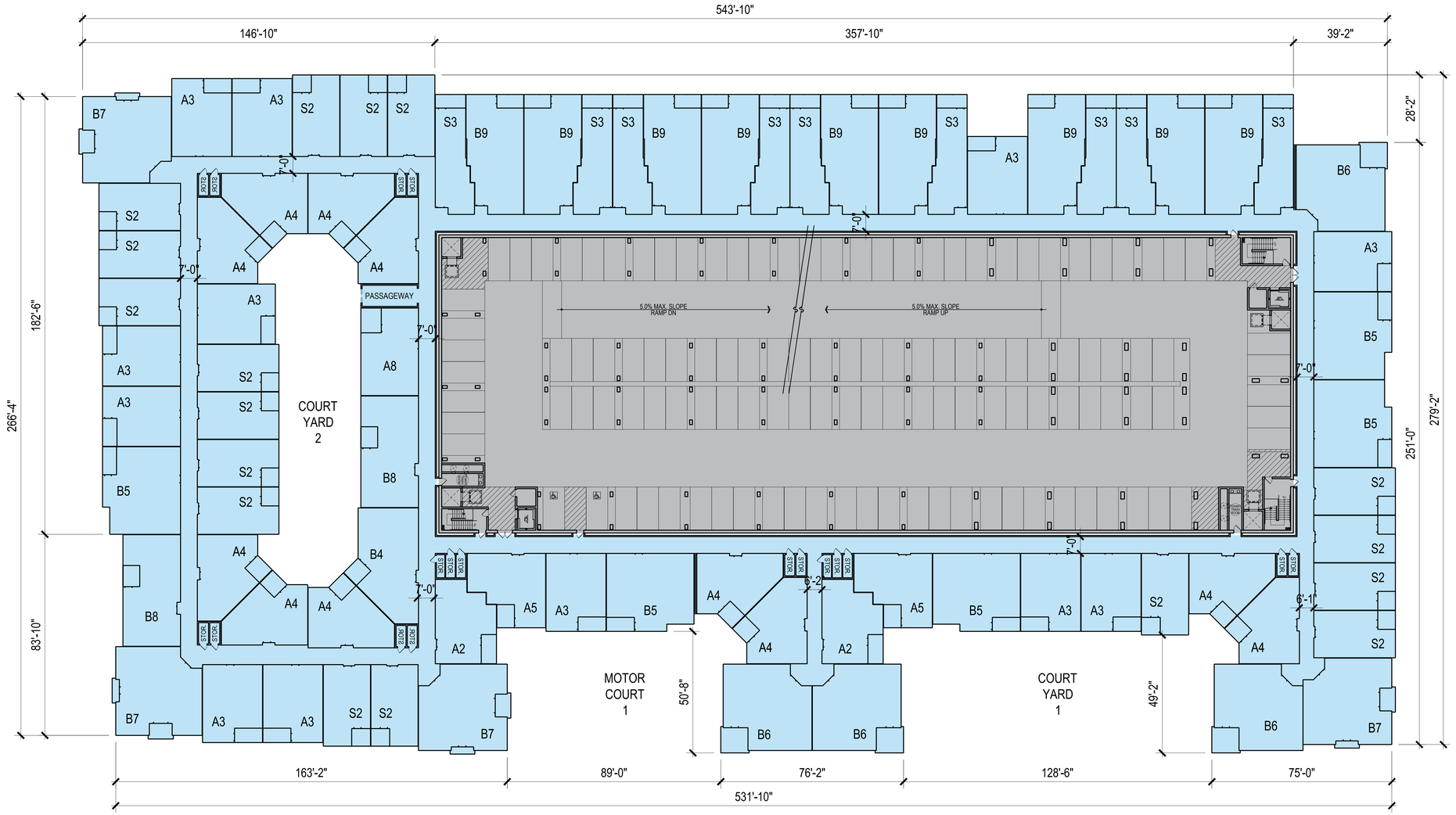
Laguna Hills, CA
03/03/2021

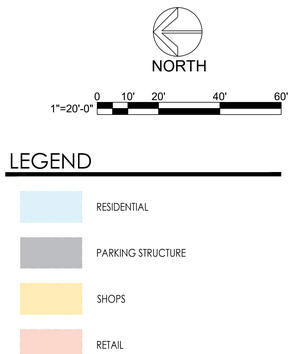
RE 3.04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN





RESIDENTIAL I - FOURTH LEVEL FLOOR PLAN

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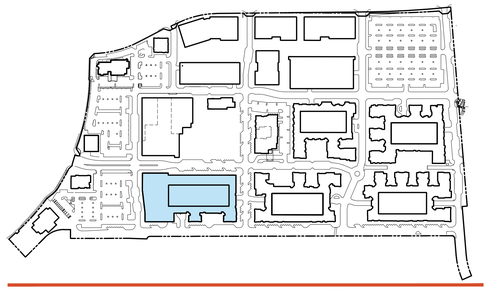
THE VILLAGE AT LAGUNA HILLS

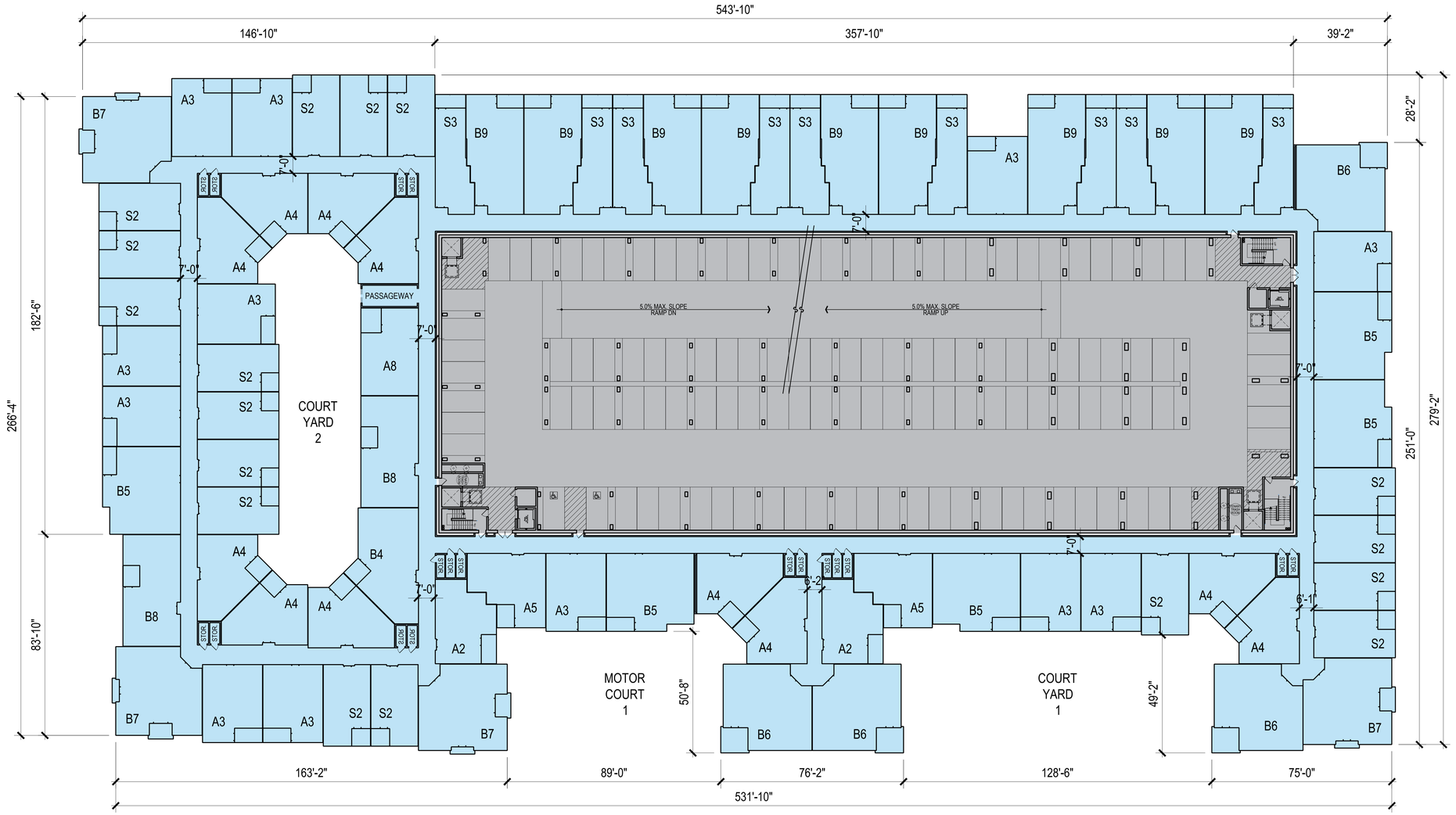
Laguna Hills, CA
03/03/2021

RE 3.05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE
- SHOPS
- RETAIL

RESIDENTIAL I - □I□TH LEVEL □LOOR PLAN

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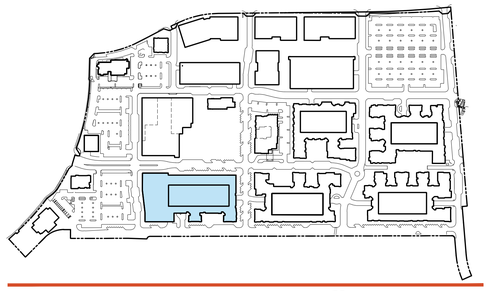
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
03/03/2021

RE 3.06

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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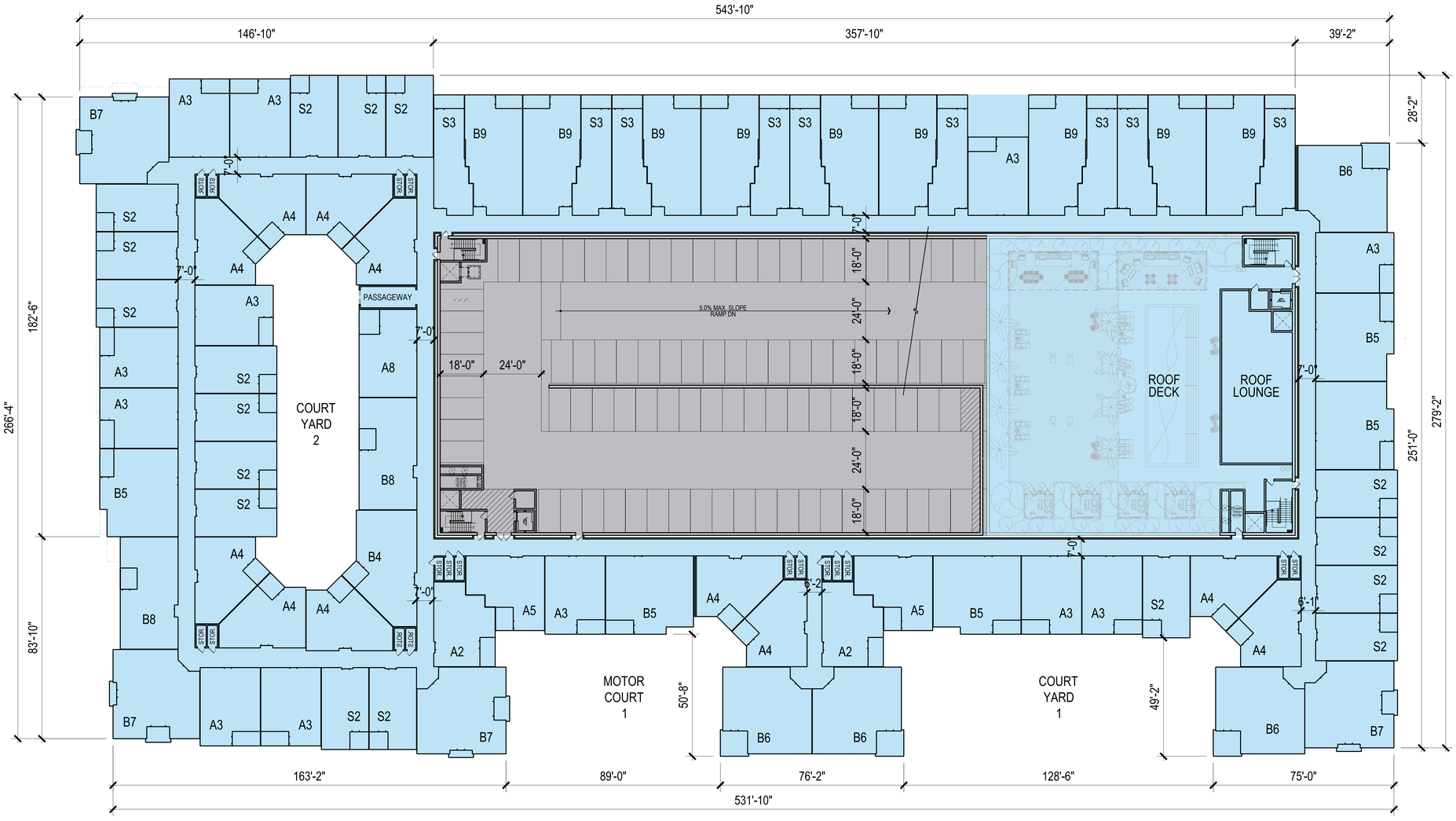

NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE
- SHOPS
- RETAIL

RESIDENTIAL I - SI□TH LEVEL □LOOR PLAN

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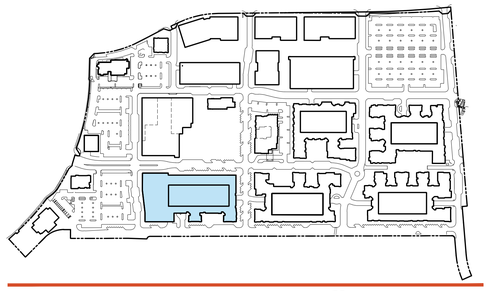
THE VILLAGE AT LAGUNA HILLS

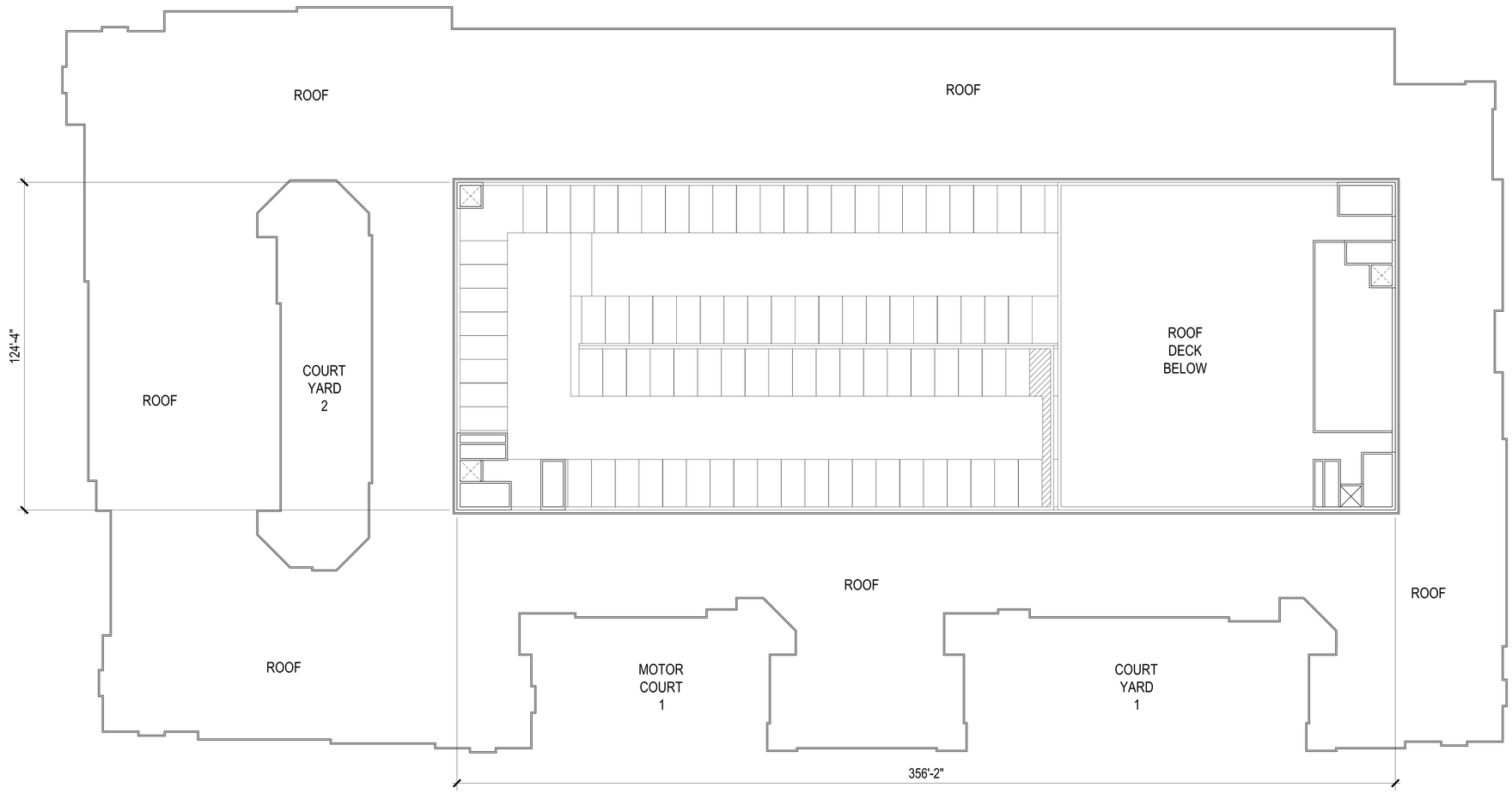
Laguna Hills, CA
03/03/2021

RE 3.07

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE
- SHOPS
- RETAIL

RESIDENTIAL I - SEVENTH LEVEL FLOOR PLAN

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THE VILLAGE AT LAGUNA HILLS

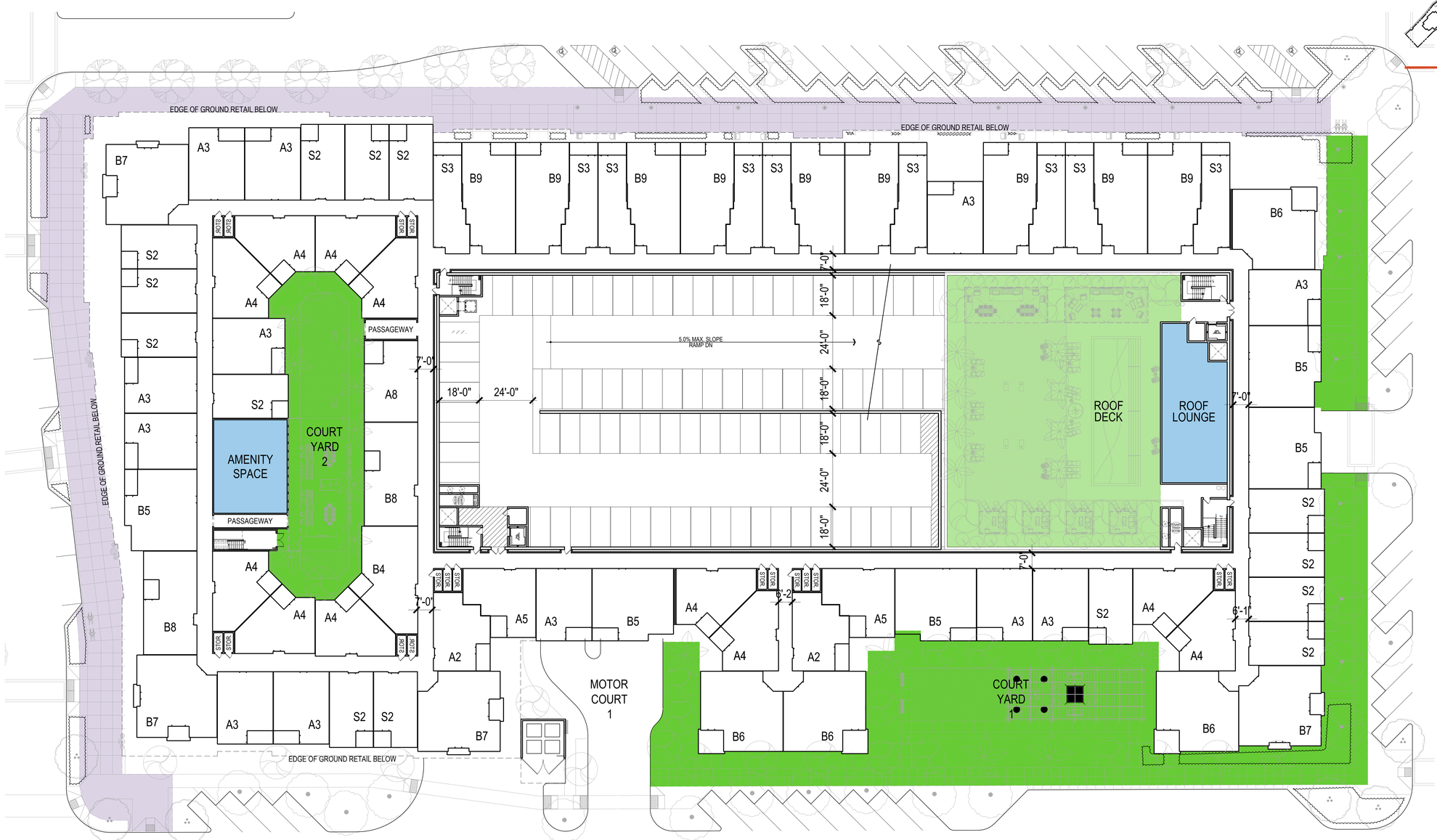
Laguna Hills, CA
03/03/2021

RE
3.08

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

OPEN SPACE LEGEND

- COMMON OPEN SPACE AREA
- PUBLIC PLAZA
- INTERIOR AMENITY/ ROOF DECK

PUBLIC PLAZA AREA CALCULATION

RES. GROUND AREA	MIN. %	MIN. AREA REQUIRED	MIN. AREA PROVIDED
295,822	3%	8,875	**15,088**

COMMON OPEN SPACE REQUIRED

TOTAL LOT AREA	MIN. %	MIN. AREA REQUIRED
312,325	10%	31,233

COMMON OPEN SPACE PROVIDED

MOTOR COURT 1	1,805
COURTYARD 1	9,527
CALLE DE LA MAGDALENA	5,899
COURTYARD 2 (ON THIRD LEVEL)	5,120
AMENITY (ON THIRD LEVEL)	1,386
ROOF LOUNGE	1,870
ROOF DECK	11,875
TOTAL COMMON OPEN SPACE	**37,482**

NOTE: IN ORDER TO SHOW COMMON OPEN AREAS ON UPPER LEVELS, THIS EXHIBIT COMBINES THE FOLLOWING COMPONENTS FROM LEVELS LISTED BELOW:

1. GROUND FLOOR - CURBS, LANDSCAPING, AND RETAIL OUTLINE
2. THIRD LEVEL - RESIDENTIAL UNITS
3. SIXTH LEVEL - ROOF DECK AND PARKING STRUCTURE

RESIDENTIAL I - OPEN SPACE PLAN

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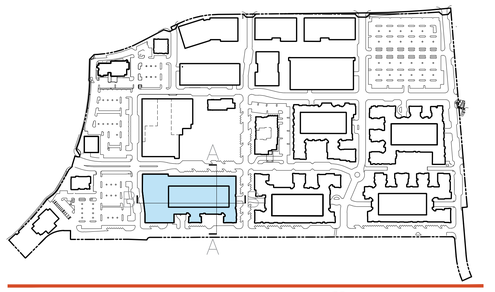
THE VILLAGE AT LAGUNA HILLS

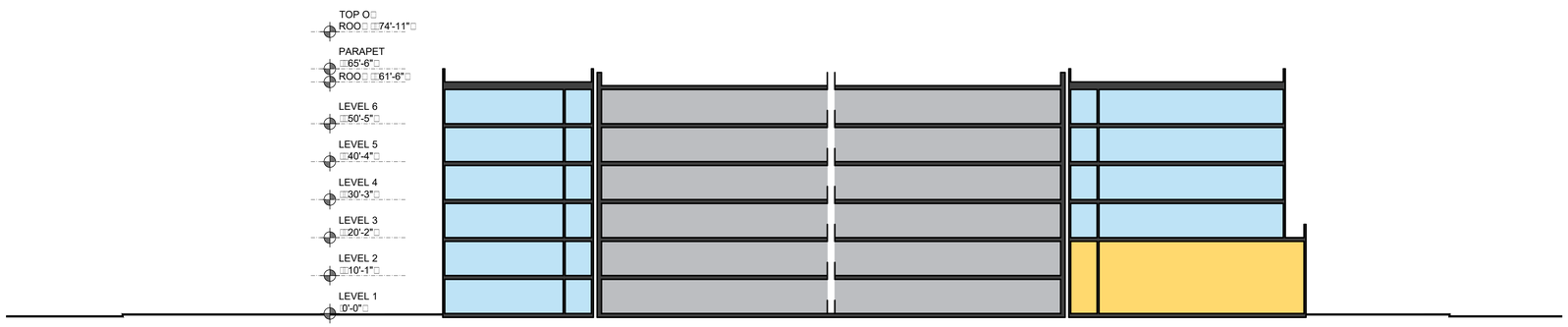
Laguna Hills, CA
03/03/2021

RE 3.09

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



SECTION A-A 1



SECTION □-□ 2

1□16"=1'-0" 0 8' 16' 32' 48'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE
- SHOPS
- RETAIL

RESIDENTIAL I - CONCEPTUAL □UILDIN□ SECTIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
03/03/2021

RE
3.10

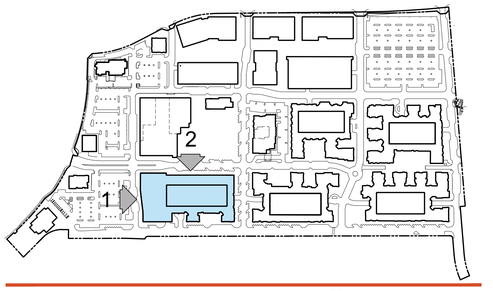
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



NORTH ELEVATION 1



EAST ELEVATION 2

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL I - CONCEPTUAL ELEVATIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.11

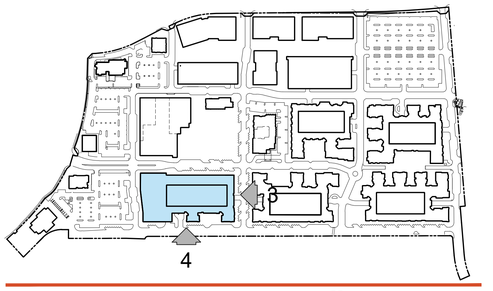
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



SOUTH ELEVATION 3



WEST ELEVATION 4

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL I - CONCEPTUAL ELEVATIONS

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THE VILLAGE AT LAGUNA HILLS

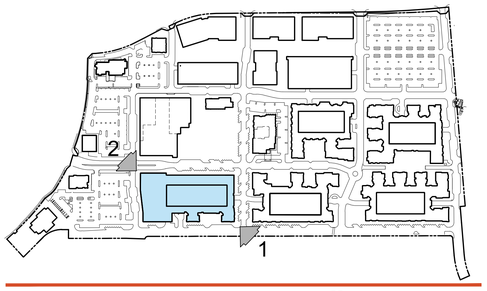
Laguna Hills, CA
8/21/2020

RE 3.12

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



SOUTHWEST CORNER OF RESIDENTIAL I 1



KEY PLAN



NORTHEAST CORNER OF RESIDENTIAL I 2

RESIDENTIAL I - CONCEPTUAL PERSPECTIVES

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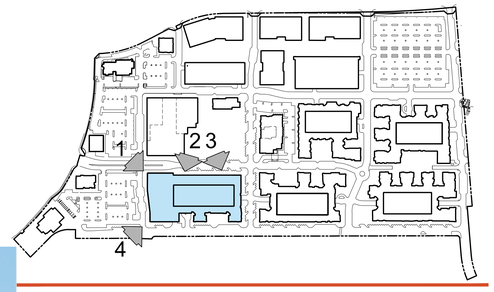
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.13

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))





CLOSER VIEW OF NORTHEAST CORNER OF ANCHOR RETAIL 1



CLOSER VIEW OF RETAIL SHOPS ALONG EASTERN ELEVATION 2



CLOSER VIEW OF RETAIL SHOPS ALONG EASTERN ELEVATION 3



CLOSER VIEW OF NORTHWEST CORNER OF ANCHOR RETAIL 4

RESIDENTIAL I - CONCEPTUAL PERSPECTIVES

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.14

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

THE VILLAGE AT LAGUNA HILLS
LAGUNA HILLS, CA

RESIDENTIAL II - PROJECT DESCRIPTION

A 230-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

GROSS LAND AREA: 4.60 ACRES
TOTAL UNITS: 230 UNITS
DENSITY: 50.0 DU/AC

RESIDENTIAL II - BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	%	TOTAL
S1	-	-	-	-	-	-	0
S2	3	3	5	5	5	9.1%	21
STUDIOS	3	3	5	5	5	9.1%	21
A1	7	4	5	5	5	11.3%	26
A2	-	-	-	-	-	-	0
A3	1	1	1	1	1	2.2%	5
A4	9	10	12	12	12	23.9%	55
A5	-	-	-	-	-	-	0
A6	-	-	-	-	-	-	0
A7	2	2	3	3	3	5.7%	13
A8	2	2	2	2	2	4.3%	10
1 BR'S	21	19	23	23	23	47.4%	109
B1	6	9	10	10	10	19.6%	45
B2	2	3	3	3	3	6.1%	14
B3	-	-	-	-	-	-	0
B4	-	-	-	-	-	-	0
B5						0.0%	0
B6	5	5	6	6	6	12.2%	28
B7	-	-	-	-	-	-	0
B8		2	2	2	2	3.5%	8
2 BR'S	13	19	21	21	21	41.3%	95
C1	-	-	-	-	-	-	0
C2	1	1	1	1	1	2.2%	5
3BR	1	1	1	1	1	2.2%	5
TOTAL	**38**	**42**	**50**	**50**	**50**	**100%**	**230**

RESIDENTIAL II - UNIT SUMMARY

UNIT TYPE	UNIT FLOOR AREA	NUMBER OF UNITS	TOTAL DU FLOOR AREA	%	UNIT %
S1	600	0	0	-	9.1%
S2	604	21	12,684	9.1%	
A1	700	26	18,200	11.3%	47.4%
A2	728	0	0	-	
A3	744	5	3,720	2.2%	
A4	750	55	41,250	23.9%	
A5	778	0	0	-	
A6	729	0	0	-	
A7	777	13	10,101	5.7%	
A8	783	10	7,830	4.3%	
B1	1,028	45	46,260	19.6%	41.3%
B2	1,044	14	14,616	6.1%	
B3	1,199	0	0	-	
B4	1,061	0	0	-	
B5	1,084	0	0	0.0%	
B6	1,155	28	32,340	12.2%	
B7	1,192	0	0	-	
B8	1,047	8	8,376	3.5%	
C1	1,401	0	0	-	2.2%
C2	1,431	5	7,155	2.2%	
TOTAL	**849**	**230**	**195,377**	**100%**	

PRIVATE OPEN SPACE

UNIT TYPE	DECK AREA	NUMBER OF UNITS	TOTAL DECK AREA
S1	42	0	0
S2	52	21	1,092
A1	96	26	2,496
A2	71	0	0
A3	62	5	310
A4	58	55	3,190
A5	64	0	0
A6	62	0	0
A7	71	13	923
A8	80	10	800
B1	96	45	4,320
B2	73	14	1,022
B3	96	0	0
B4	58	0	0
B5	62	0	0
B6	103	28	2,884
B7	57	0	0
B8	59	8	472
C1	71	0	0
C2	92	5	460
TOTAL	**78**	**230**	**17,969**

RESIDENTIAL II - PARKING SUMMARY

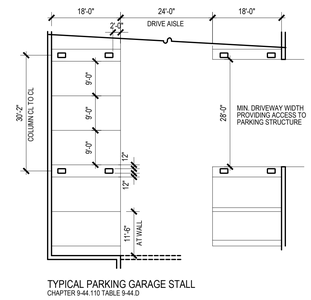
RESIDENTIAL PARKING REQUIRED

UNIT TYPE	UNITS	REQUIRED PARKING RATIO		STALLS REQUIRED
STUDIO	21	1.5		32
1 BR	109	1.5		164
2 BR'S	95	2.00		190
3 BR'S	5	2.50		13
TOTAL UNITS	230	1.73		
STALLS REQUIRED - RESIDENTIAL				398
STALLS REQUIRED - GUEST		230	0.20	46
TOTAL STALLS REQUIRED		RATIO: 1.93		**444**

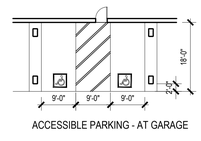
PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS			
		ASSIGNED STALLS	ADA STALLS	**TOTAL STALLS**	
LEVEL 1	38	47	2	49	
LEVEL 2	42	88	2	90	
LEVEL 3	50	88	2	90	
LEVEL 4	50	88	2	90	
LEVEL 5	50	89	1	90	
LEVEL 6		35		35	
TOTALS	230	**400**	**9**	**444**	**1.93**

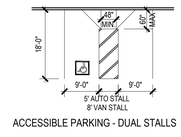
NOTE: EVCS STALLS ARE INCLUDED IN PARKING COUNT TO MEET MINIMUM ZONING REQUIREMENT



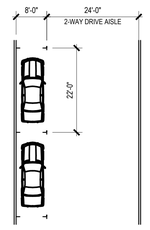
TYPICAL PARKING GARAGE STALL
CHAPTER 9-44.110 TABLE 9-44.D



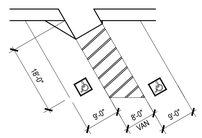
ACCESSIBLE PARKING - AT GARAGE



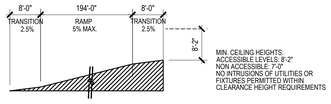
ACCESSIBLE PARKING - DUAL STALLS



PARALLEL PARKING STANDARD



ACCESSIBLE PARKING - ANGLED



TYPICAL RAMP REQUIREMENTS
CHAPTER 9-44.110 TABLE 9-44.D

CITY OF LAGUNA HILLS PARKING STANDARDS

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL II - DATA SUMMARY

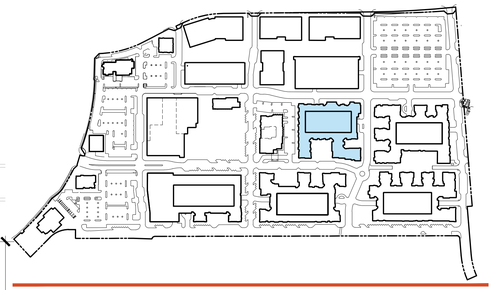
Architecture. Design. Relationships.
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.15

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

0 10' 20' 40' 60'
1"=20'-0"

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL II - GROUND LEVEL FLOOR PLAN

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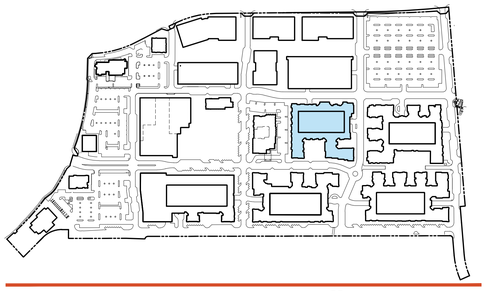
Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.16

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL II - SECOND LEVEL FLOOR PLAN

MerloneGeier Partners
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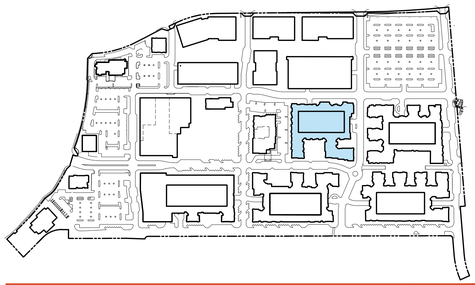
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.17

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL II - THIRD LEVEL FLOOR PLAN

MerloneGeier Partners

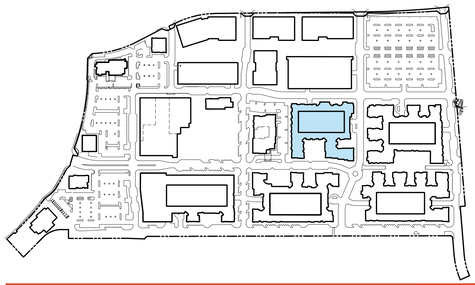
Architecture.
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.18

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL II - FOURTH LEVEL FLOOR PLAN

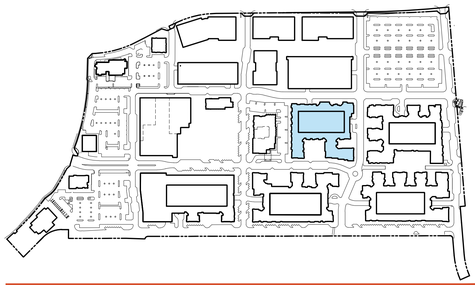
MerloneGeier Partners
Architecture.
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.19

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL II - FIFTH LEVEL FLOOR PLAN

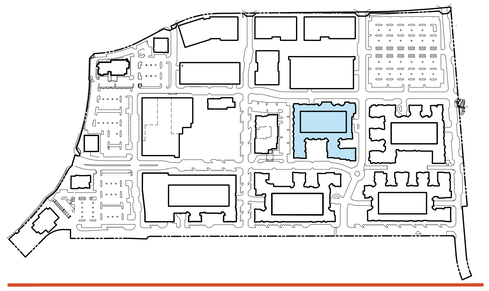
MerloneGeier Partners
Architecture.
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

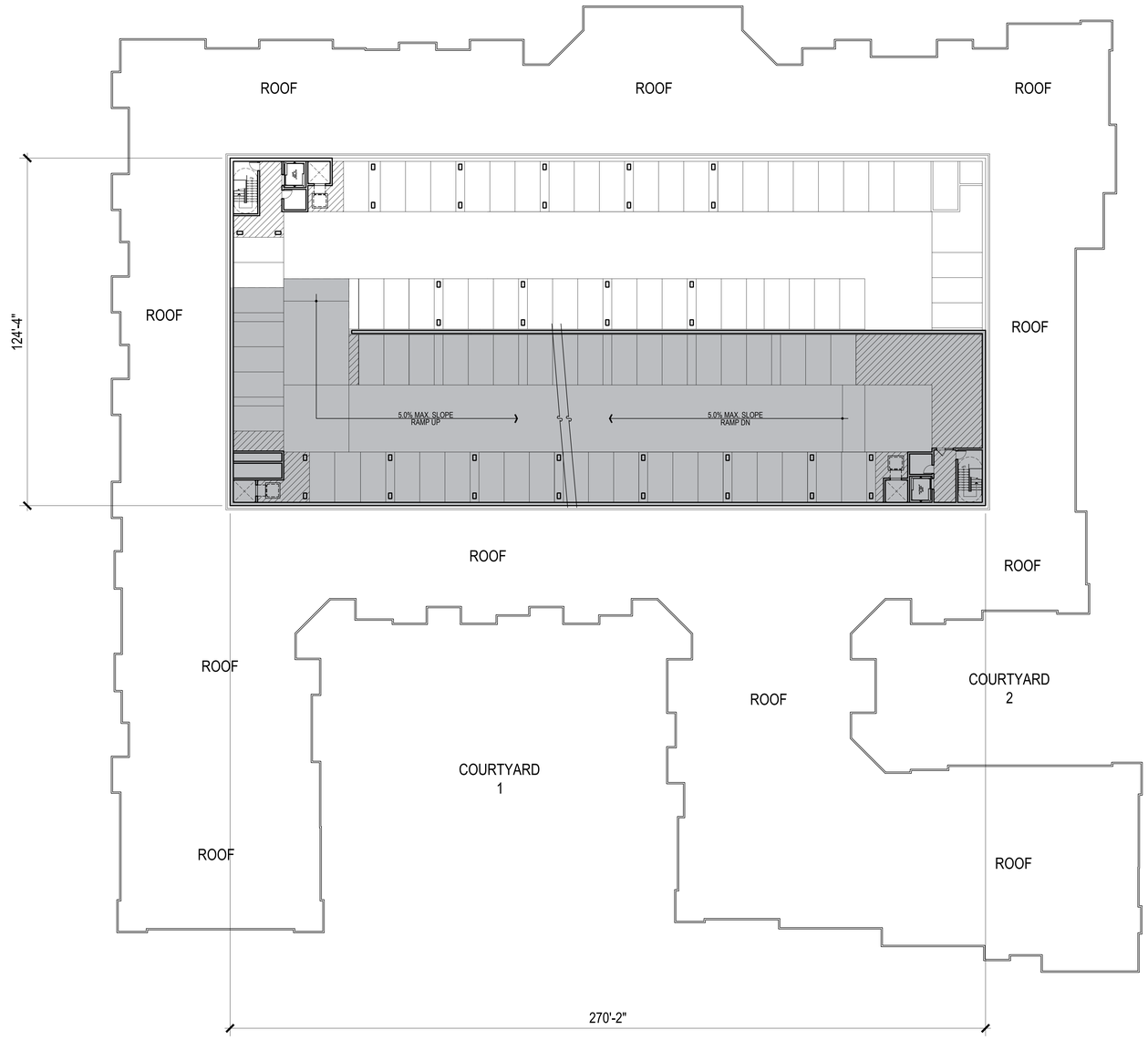
Laguna Hills, CA
8/21/2020

RE
3.20

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

0 10' 20' 40' 60'
1"=20'-0"

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL II - SIXTH LEVEL FLOOR PLAN

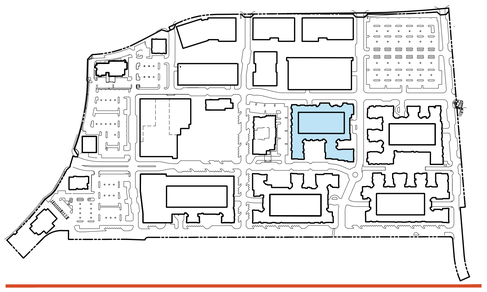
MerloneGeier Partners
Architecture.
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.21

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

OPEN SPACE LEGEND

- COMMON OPEN SPACE AREA
- PUBLIC PLAZA
- INTERIOR AMENITY/ ROOF DECK

PUBLIC PLAZA AREA CALCULATION

RES. GROUND AREA	MIN. %	MIN. AREA REQUIRED	AREA PROVIDED
59,826	3%	1,795	**4,234**

COMMON OPEN SPACE REQUIRED

TOTAL LOT AREA	MIN. %	MIN. AREA REQUIRED
200,376	10%	20,038

COMMON OPEN SPACE PROVIDED

COURTYARD 1	14,600
COURTYARD 2	4,196
CLUB/FITNESS	3,804
TOTAL COMMON OPEN SPACE	**22,600**

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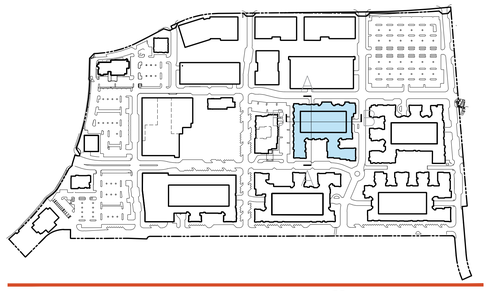
THE VILLAGE AT LAGUNA HILLS

RESIDENTIAL II - OPEN SPACE PLAN

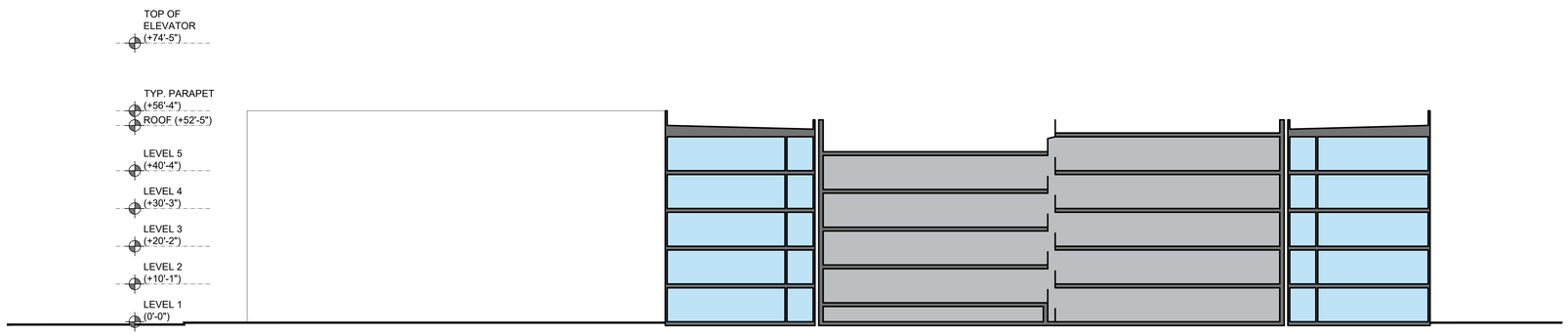
Laguna Hills, CA
8/21/2020

RE 3.22

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



SECTION A-A 1



SECTION B-B 2

1/16"=1'-0" 0 8' 16' 32' 48'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL II - CONCEPTUAL BUILDING SECTIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.23

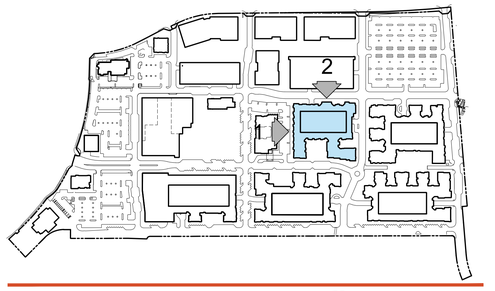
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



NORTH ELEVATION 1



EAST ELEVATION 2

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL II - CONCEPTUAL ELEVATIONS

Architecture. Design. Relationships.

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.24

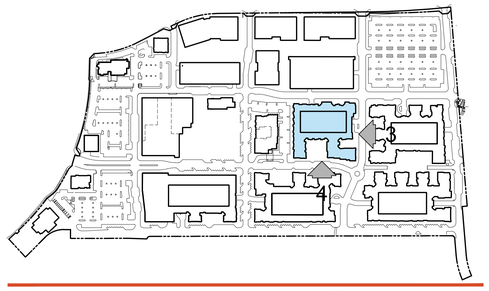
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



SOUTH ELEVATION 3



WEST ELEVATION 4

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL II - CONCEPTUAL ELEVATIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.25

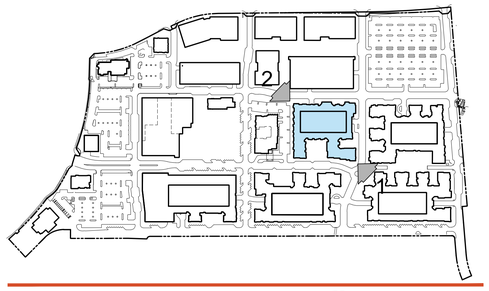
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



SOUTHWEST CORNER OF RESIDENTIAL II 1



NORTHEAST CORNER OF RESIDENTIAL II 2



KEY PLAN

RESIDENTIAL II - CONCEPTUAL PERSPECTIVES

MerloneGeier Partners
Architecture.
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.26

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

THE VILLAGE AT LAGUNA HILLS
LAGUNA HILLS, CA

RESIDENTIAL III - PROJECT DESCRIPTION

A 300-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE.

GROSS LAND AREA: 6.00 ACRES
TOTAL UNITS: 300 UNITS
DENSITY: 50.0 DU/AC

RESIDENTIAL III - UNIT SUMMARY

UNIT TYPE	UNIT FLOOR AREA	NUMBER OF UNITS	TOTAL DU FLOOR AREA	%	UNIT %
S1	600	5	3,000	1.7%	4.7%
S2	604	9	5,436	3.0%	
A1	700	51	35,700	17.0%	53.0%
A2	728	18	13,104	6.0%	
A3	744	19	14,136	6.3%	
A4	750	42	31,500	14.0%	
A5	778	18	14,004	6.0%	
A6	729	0	0	-	
A7	777	11	8,547	3.7%	
A8	783	0	0	-	
B1	1,028	27	27,756	9.0%	39.0%
B2	1,044	21	21,924	7.0%	
B3	1,199	0	0		
B4	1,061	18	19,098	6.0%	
B5	1,084	36	39,024	12.0%	
B6	1,155	15	17,325	5.0%	
B7	1,192	0	0		
B8	1,047	0	0	-	
C1	1,401	10	14,010	3.3%	3.3%
C2	1,431	0	0	-	
TOTAL	**882**	**300**	**264,564**	**100%**	

RESIDENTIAL III - UNIT SUMMARY

UNIT TYPE	UNIT FLOOR AREA	NUMBER OF UNITS	TOTAL DU FLOOR AREA	%	UNIT %
S1	600	5	3,000	1.7%	4.7%
S2	604	9	5,436	3.0%	
A1	700	51	35,700	17.0%	53.0%
A2	728	18	13,104	6.0%	
A3	744	19	14,136	6.3%	
A4	750	42	31,500	14.0%	
A5	778	18	14,004	6.0%	
A6	729	0	0	-	
A7	777	11	8,547	3.7%	
A8	783	0	0	-	
B1	1,028	27	27,756	9.0%	39.0%
B2	1,044	21	21,924	7.0%	
B3	1,199	0	0		
B4	1,061	18	19,098	6.0%	
B5	1,084	36	39,024	12.0%	
B6	1,155	15	17,325	5.0%	
B7	1,192	0	0		
B8	1,047	0	0	-	
C1	1,401	10	14,010	3.3%	3.3%
C2	1,431	0	0	-	
TOTAL	**882**	**300**	**264,564**	**100%**	

PRIVATE OPEN SPACE

UNIT TYPE	DECK AREA	NUMBER OF UNITS	TOTAL DECK AREA
S1	42	5	210
S2	52	9	468
A1	96	51	4,896
A2	71	18	1,278
A3	62	19	1,178
A4	58	42	2,436
A5	64	18	1,152
A6	62	0	0
A7	71	11	781
A8	80	0	0
B1	96	27	2,592
B2	73	21	1,533
B3	96	0	0
B4	58	18	1,044
B5	62	36	2,232
B6	103	15	1,545
B7	57	0	0
B8	59	0	0
C1	71	10	710
C2	92	0	0
TOTAL	**77**	**285**	**22,055**

RESIDENTIAL III - PARKING SUMMARY

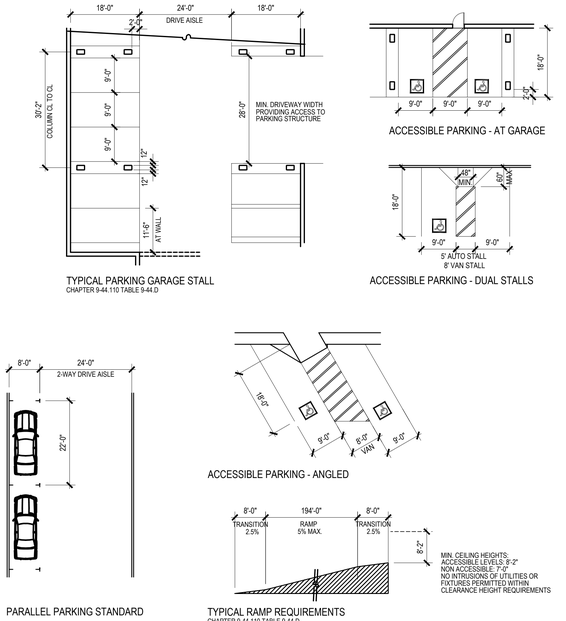
RESIDENTIAL PARKING REQUIRED

UNIT TYPE	UNITS	REQUIRED PARKING RATIO		STALLS REQUIRED
STUDIO	14	1.5		21
1 BR	159	1.5		239
2 BR'S	117	2.00		234
3 BR'S	10	2.50		25
TOTAL UNITS	300	1.73		
STALLS REQUIRED - RESIDENTIAL				519
STALLS REQUIRED - GUEST		300	0.20	60
TOTAL STALLS REQUIRED		RATIO: 1.93		**579**

PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS			
		ASSIGNED STALLS	ADA STALLS	**TOTAL STALLS**	
LEVEL 1	52	43	2	45	
LEVEL 2	56	86	2	88	
LEVEL 3	64	86	2	88	
LEVEL 4	64	86	2	88	
LEVEL 5	64	86	2	88	
LEVEL 6		86	2	88	
LEVEL 7		94		94	
TOTALS	300	**400**	**12**	**579**	**1.93**

NOTE: EVCS STALLS ARE INCLUDED IN PARKING COUNT TO MEET MINIMUM ZONING REQUIREMENT



CITY OF LAGUNA HILLS PARKING STANDARDS

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL III - DATA SUMMARY

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL III - GROUND LEVEL FLOOR PLAN

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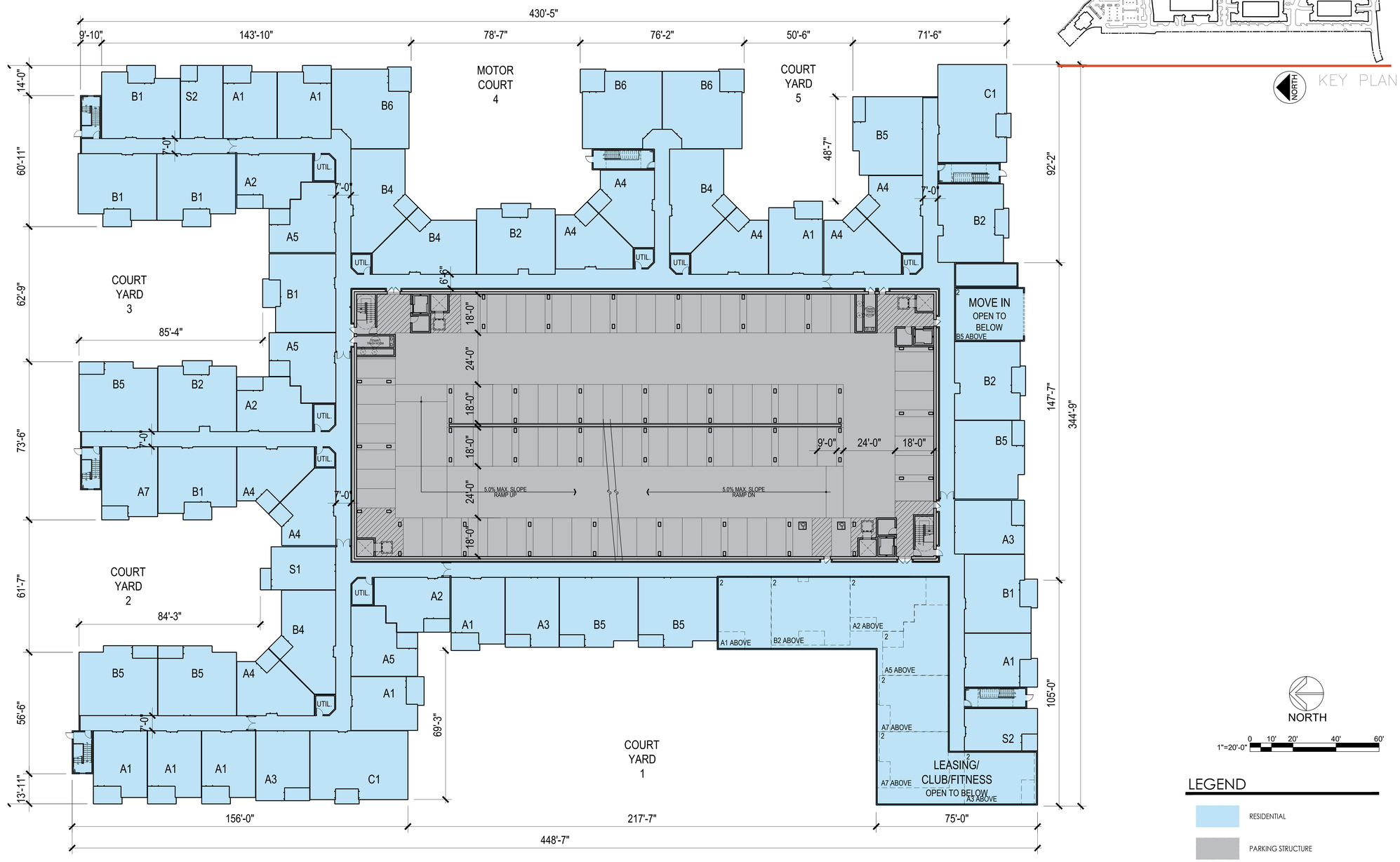
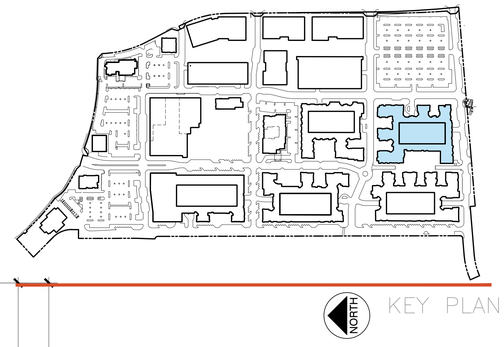
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.28

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))





NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL III - SECOND LEVEL FLOOR PLAN

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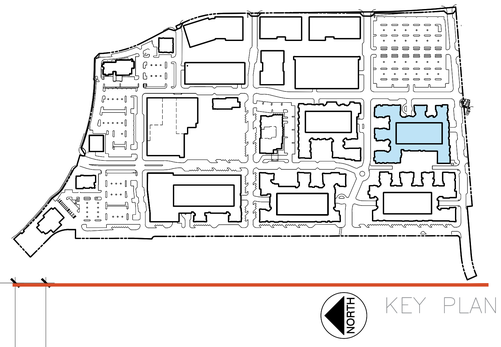
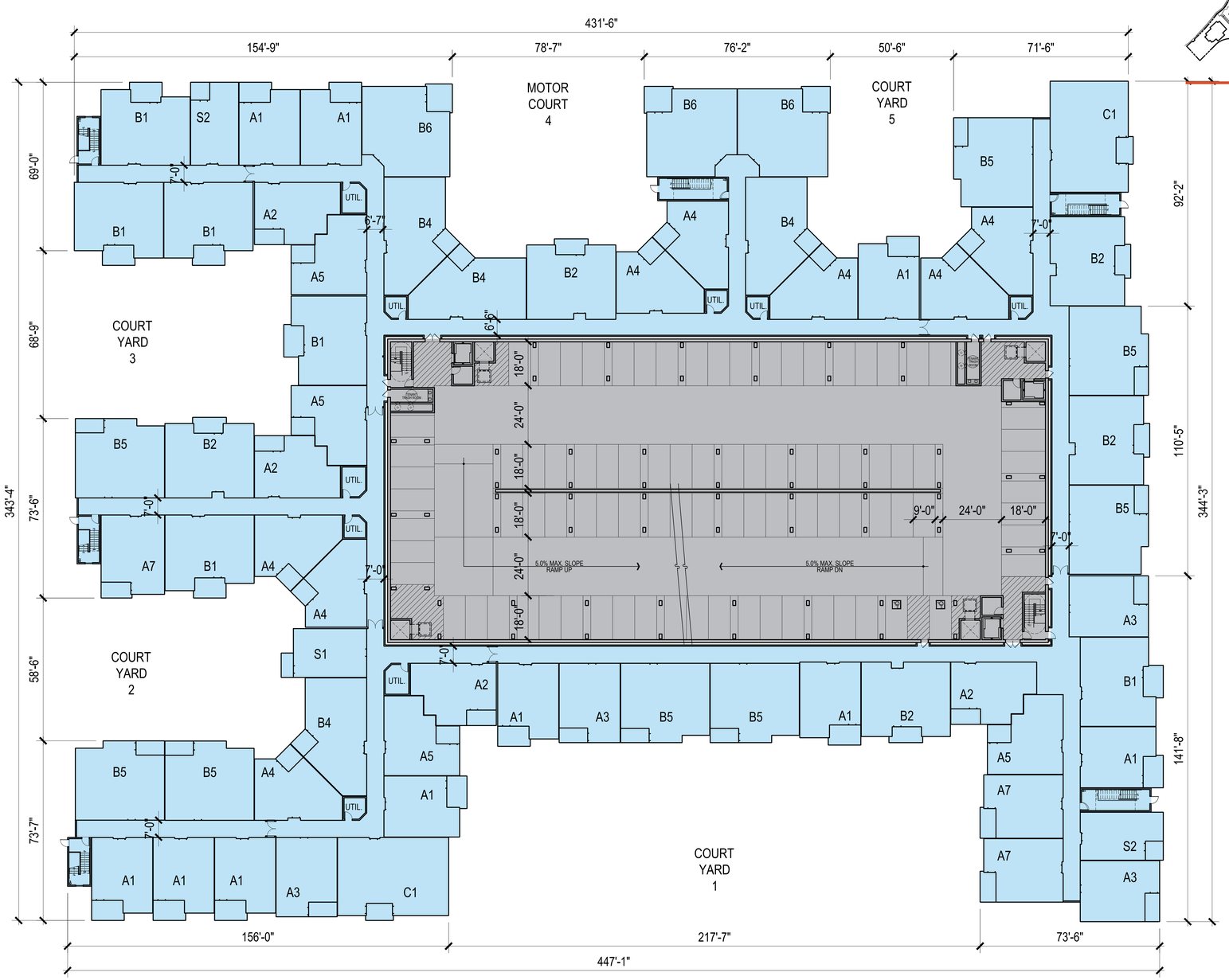
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.29

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))





NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL III - THIRD LEVEL FLOOR PLAN

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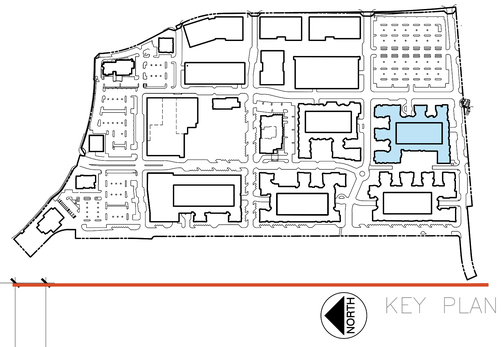
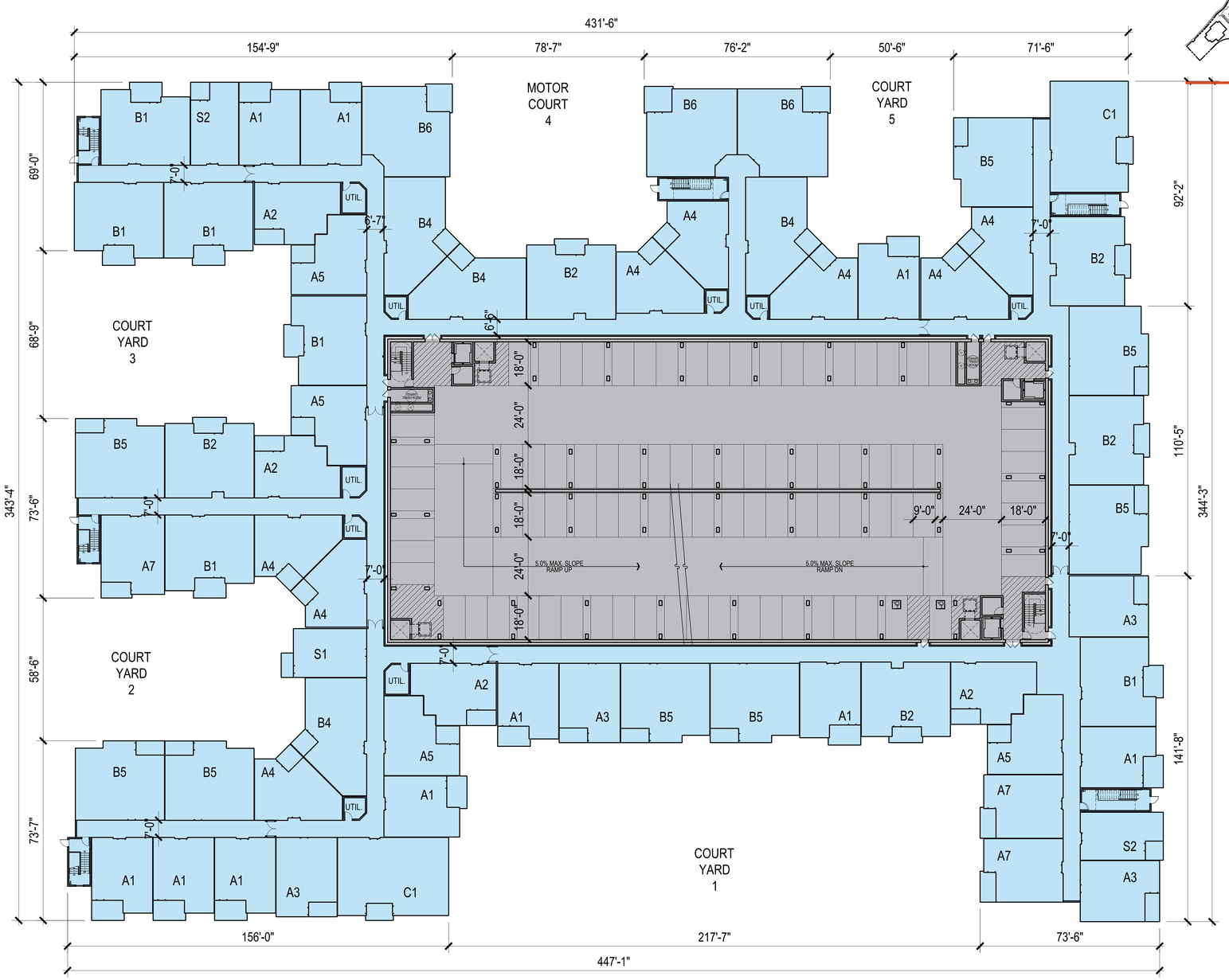
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.30

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))





NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL III - FOURTH LEVEL FLOOR PLAN

Architecture. Design. Relationships.
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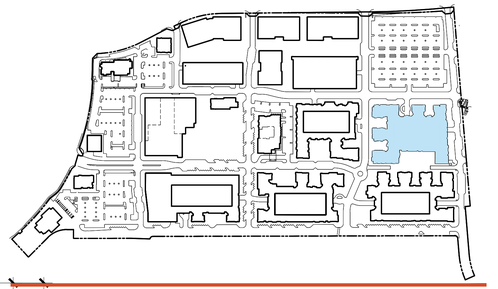
THE VILLAGE AT LAGUNA HILLS

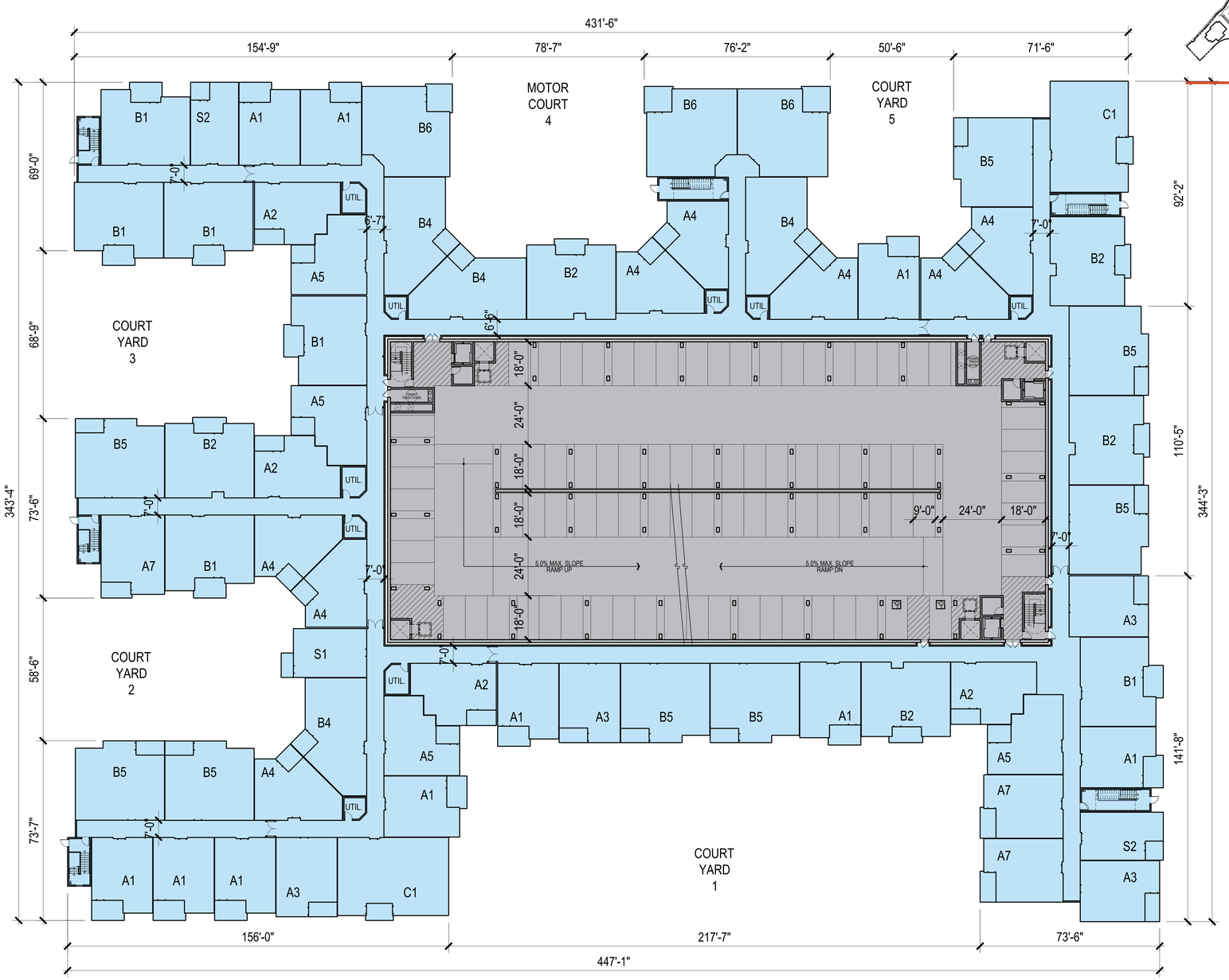
Laguna Hills, CA
8/21/2020

RE 3.31

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL III - FIFTH LEVEL FLOOR PLAN

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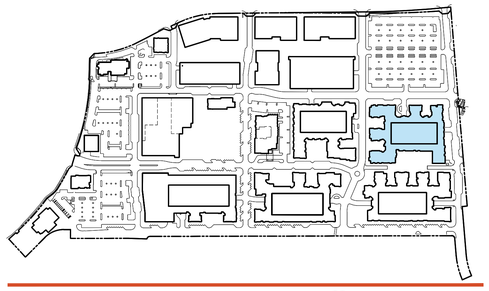
THE VILLAGE AT LAGUNA HILLS

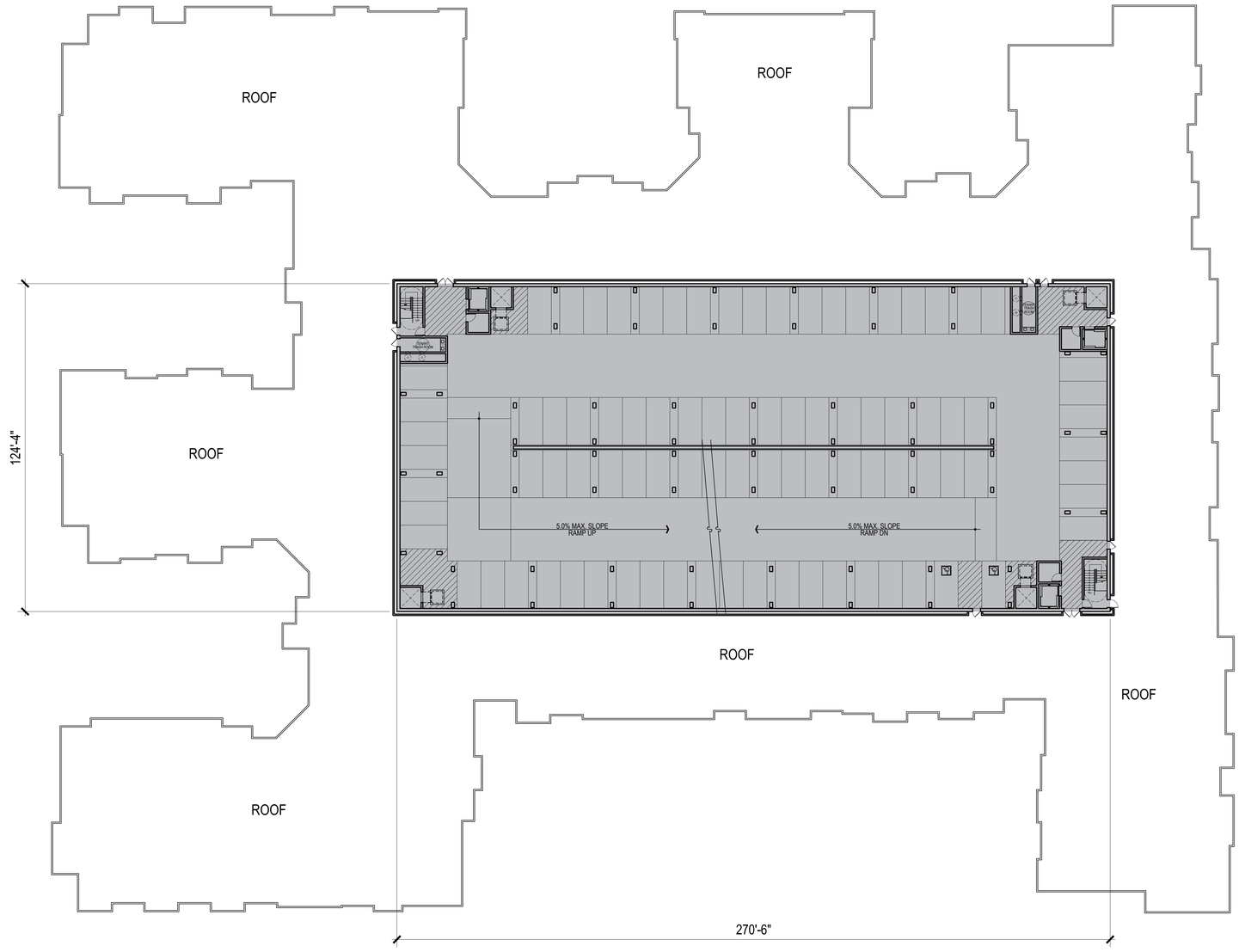
Laguna Hills, CA
8/21/2020

RE 3.32

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL III - SIXTH LEVEL FLOOR PLAN

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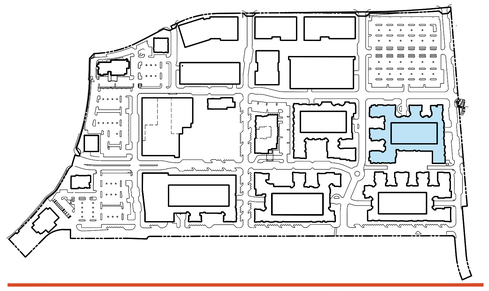
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.33

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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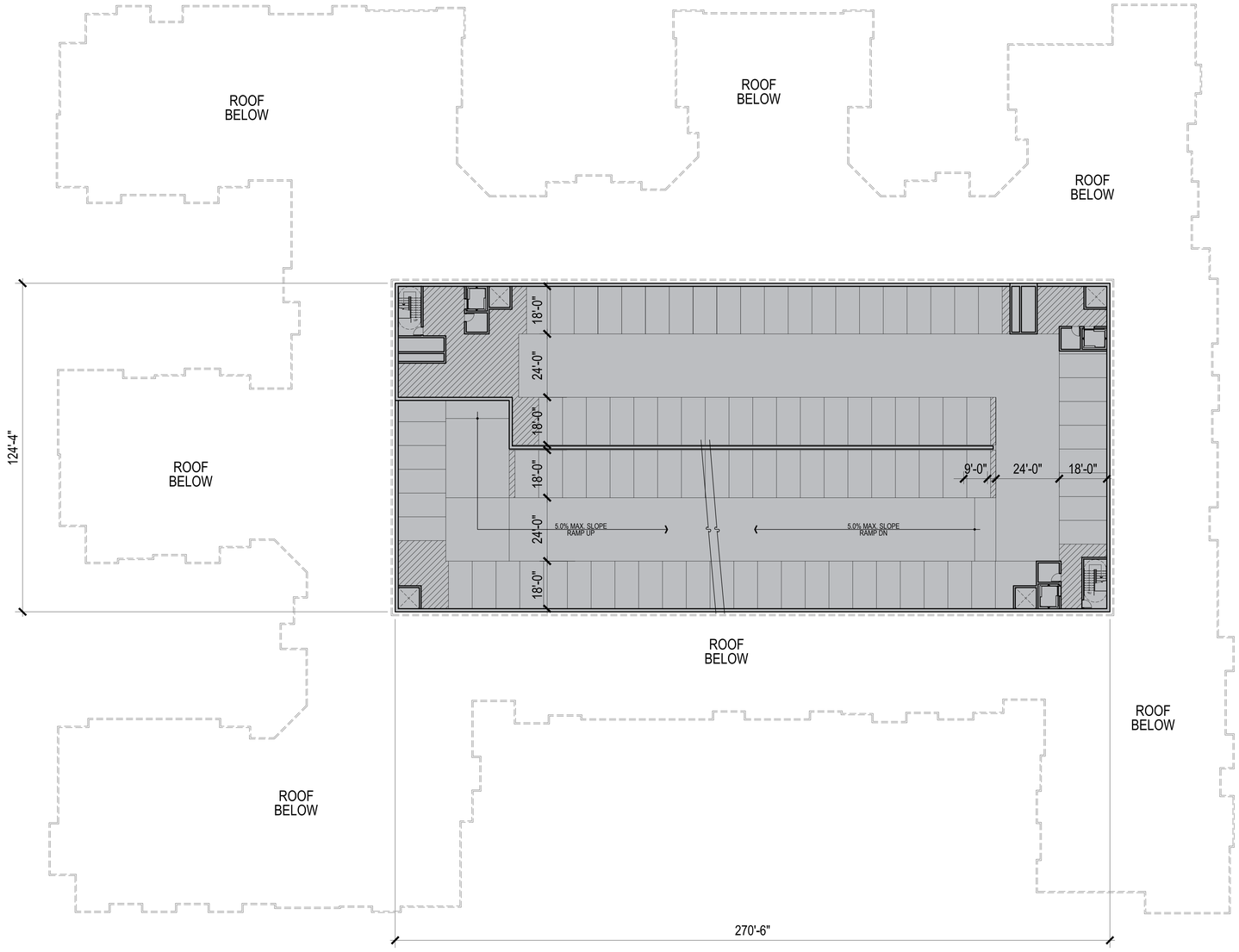

NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL III - SEVENTH LEVEL FLOOR PLAN

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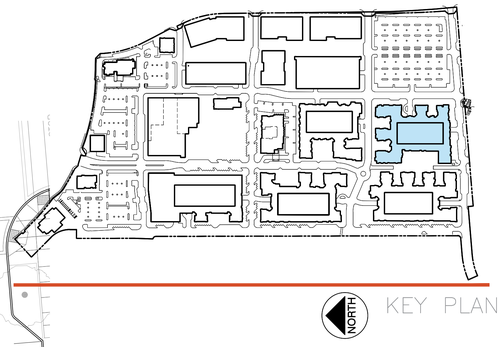
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.34

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))





NORTH

1"=20'-0" 0 10' 20' 40' 60'

OPEN SPACE LEGEND

- COMMON OPEN SPACE AREA
- PUBLIC PLAZA
- INTERIOR AMENITY/ ROOF DECK

PUBLIC PLAZA AREA CALCULATION

RES. GROUND AREA	MIN. %	MIN. AREA REQUIRED	AREA PROVIDED
77,586	3%	2,328	**11,012**

COMMON OPEN SPACE REQUIRED

TOTAL LOT AREA	MIN. %	MIN. AREA REQUIRED
261,360	10%	26,136

COMMON OPEN SPACE PROVIDED

COURTYARD 1	14,244
COURTYARD 2	4,274
COURTYARD 3	5,223
COURTYARD 5	3,155
CLUB/FITNESS	7,964
TOTAL COMMON OPEN SPACE	**34,860**

RESIDENTIAL III - OPEN SPACE PLAN

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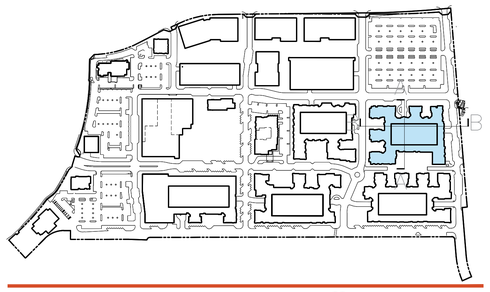
THE VILLAGE AT LAGUNA HILLS

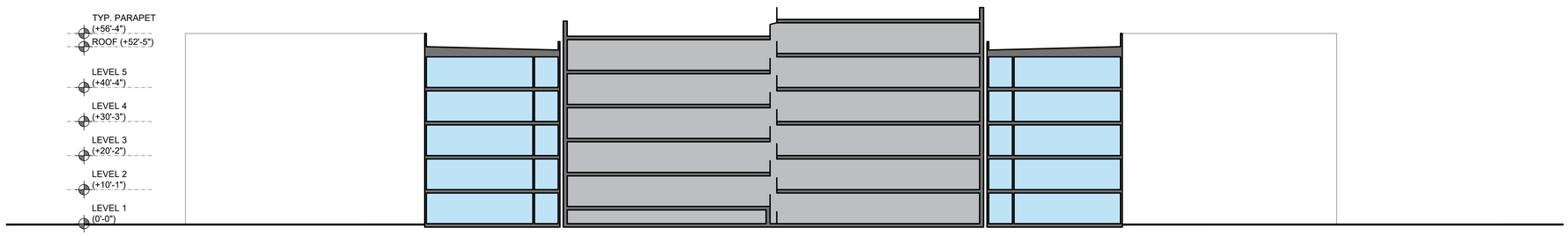
Laguna Hills, CA
8/21/2020

RE 3.35

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



SECTION A-A 1



SECTION B-B 2

1/16"=1'-0" 0 8' 16' 32' 48'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL III - CONCEPTUAL BUILDING SECTIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.36

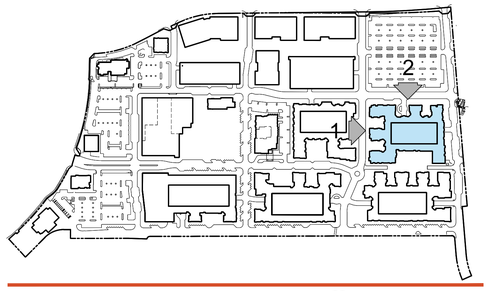
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



NORTH ELEVATION 1



EAST ELEVATION 2

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL III - CONCEPTUAL ELEVATIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.37

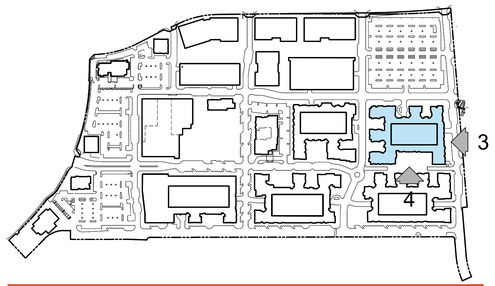
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



SOUTH ELEVATION 3



WEST ELEVATION 4

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL III - CONCEPTUAL ELEVATIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.38

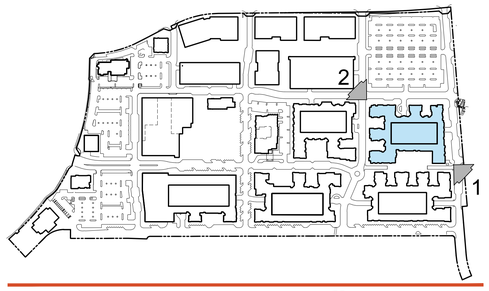
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



SOUTHWEST CORNER OF RESIDENTIAL III 1



NORTHEAST CORNER OF RESIDENTIAL III 2



NORTH KEY PLAN

RESIDENTIAL III - CONCEPTUAL PERSPECTIVES

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.39

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

THE VILLAGE AT LAGUNA HILLS
LAGUNA HILLS, CA

RESIDENTIAL IV - PROJECT DESCRIPTION

A 337-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE.

GROSS LAND AREA: 6.76 ACRES
TOTAL UNITS: 337 UNITS
DENSITY: 49.9 DU/AC

RESIDENTIAL IV - BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	%	TOTAL
S1	2	2	2	2	2	3.0%	10
S2	2	2	4	4	4	4.7%	16
STUDIOS	4	4	6	6	6	7.7%	26
A1	10	10	11	11	11	15.7%	53
A2	6	6	6	6	6	8.9%	30
A3	14	8	8	8	8	13.6%	46
A4	8	9	9	9	9	13.1%	44
A5	6	6	6	6	6	8.9%	30
A6	-	-	-	-	-	-	0
A7	6	6	6	6	6	8.9%	30
A8	-					0.0%	0
1 BR'S	50	45	46	46	46	69.1%	233
B1	-	-	-	-	-	-	0
B2	3	5	5	5	5	6.8%	23
B3	-	-	-	-	-	0.0%	0
B4	-	-	1	1	1	0.9%	3
B5	1	7	7	7	7	8.6%	29
B6	2	2	3	3	3	3.9%	13
B7	-	-	-	-	-	-	0
B8	-	-	-	-	-	-	0
2 BR'S	6	14	16	16	16	20.2%	68
C1	2	2	2	2	2	3.0%	10
C2						0.0%	0
3BR	2	2	2	2	2	3.0%	10
TOTAL	**62**	**65**	**70**	**70**	**70**	**100%**	**337**

RESIDENTIAL IV - UNIT SUMMARY

UNIT TYPE	UNIT FLOOR AREA	NUMBER OF UNITS	TOTAL DU FLOOR AREA	%	UNIT %
S1	600	10	6,000	3.0%	7.7%
S2	604	16	9,664	4.7%	
A1	700	53	37,100	15.7%	69.1%
A2	728	30	21,840	8.9%	
A3	744	46	34,224	13.6%	
A4	750	44	33,000	13.1%	
A5	778	30	23,340	8.9%	
A6	729	0	0	-	
A7	777	30	23,310	8.9%	
A8	783	0	0	0.0%	
B1	1,028	0	0	-	20.2%
B2	1,044	23	24,012	6.8%	
B3	1,199	0	0	0.0%	
B4	1,061	3	3,183	0.9%	
B5	1,084	29	31,436	8.6%	
B6	1,155	13	15,015	3.9%	
B7	1,192	0	0	-	
B8	1,047	0	0	-	
C1	1,401	10	14,010	3.0%	3.0%
C2	1,431	0	0	0.0%	
TOTAL	**819**	**337**	**276,134**	**100%**	

PRIVATE OPEN SPACE

UNIT TYPE	DECK AREA	NUMBER OF UNITS	TOTAL DECK AREA
S1	42	10	420
S2	52	16	832
A1	96	53	5,088
A2	71	30	2,130
A3	62	46	2,852
A4	58	44	2,552
A5	64	30	1,920
A6	62	0	0
A7	71	30	2,130
A8	80	0	0
B1	96	0	0
B2	73	23	1,679
B3	96	0	0
B4	58	3	174
B5	62	29	1,798
B6	103	13	1,339
B7	57	0	0
B8	59	0	0
C1	71	10	710
C2	92	0	0
TOTAL	**70**	**337**	**23,624**

RESIDENTIAL IV - PARKING SUMMARY

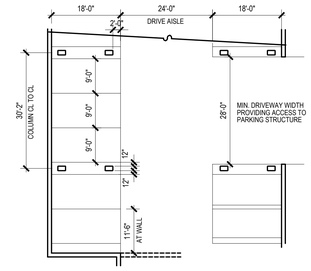
RESIDENTIAL PARKING REQUIRED

UNIT TYPE	UNITS	REQUIRED PARKING RATIO		STALLS REQUIRED
STUDIO	26	1.5		39
1 BR	233	1.5		350
2 BR'S	68	2.00		136
3 BR'S	10	2.50		25
TOTAL UNITS	337	1.73		
STALLS REQUIRED - RESIDENTIAL				550
STALLS REQUIRED - GUEST		337	0.20	67
TOTAL STALLS REQUIRED		RATIO: 1.83		**617**

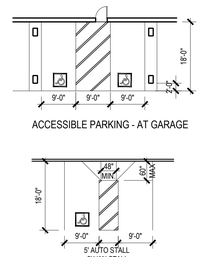
PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS			
		ASSIGNED STALLS	ADA STALLS	**TOTAL STALLS**	
LEVEL 1	62	50	4	54	
LEVEL 2	65	88	4	92	
LEVEL 3	70	91	2	93	
LEVEL 4	70	91	2	93	
LEVEL 5	70	92	1	93	
LEVEL 6		93		93	
LEVEL 7		99		99	
TOTALS	337	**604**	**13**	**617**	**1.83**

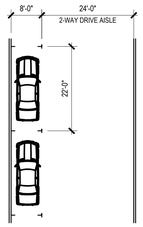
NOTE: EVCS STALLS ARE INCLUDED IN PARKING COUNT TO MEET MINIMUM ZONING REQUIREMENT



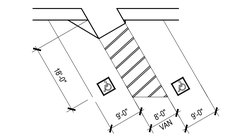
TYPICAL PARKING GARAGE STALL
CHAPTER 9-44.110 TABLE 9-44.D



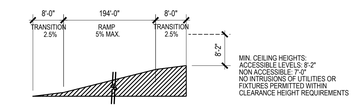
ACCESSIBLE PARKING - DUAL STALLS



PARALLEL PARKING STANDARD



ACCESSIBLE PARKING - ANGLED



TYPICAL RAMP REQUIREMENTS
CHAPTER 9-44.110 TABLE 9-44.D

CITY OF LAGUNA HILLS PARKING STANDARDS

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL IV - DATA SUMMARY

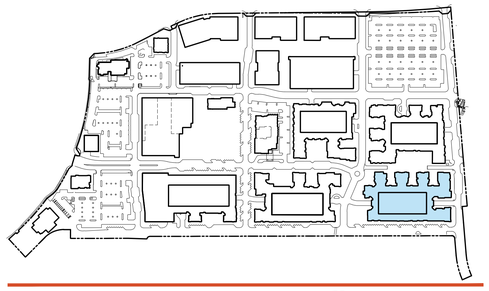
MerloneGeier Partners
Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

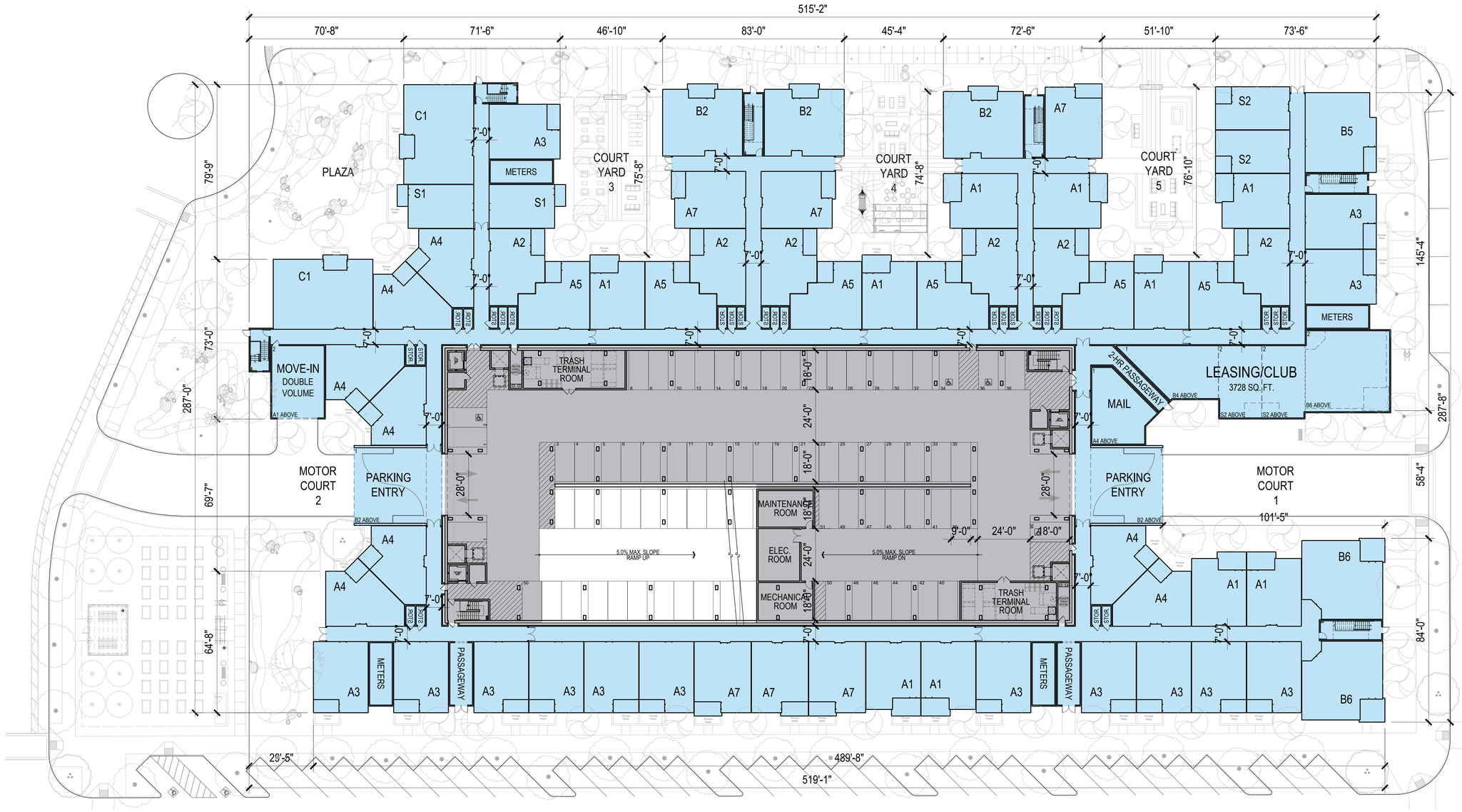
Laguna Hills, CA
8/21/2020

RE 3.40

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL IV - GROUND LEVEL FLOOR PLAN

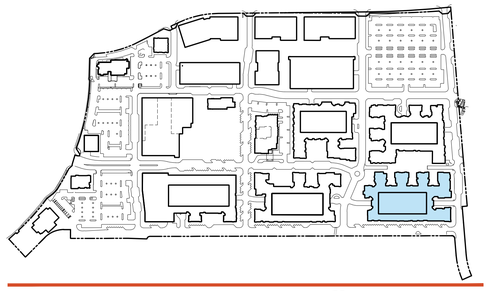
MerloneGeier Partners
Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.41

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-001D-2019 (Village at Laguna Hills))



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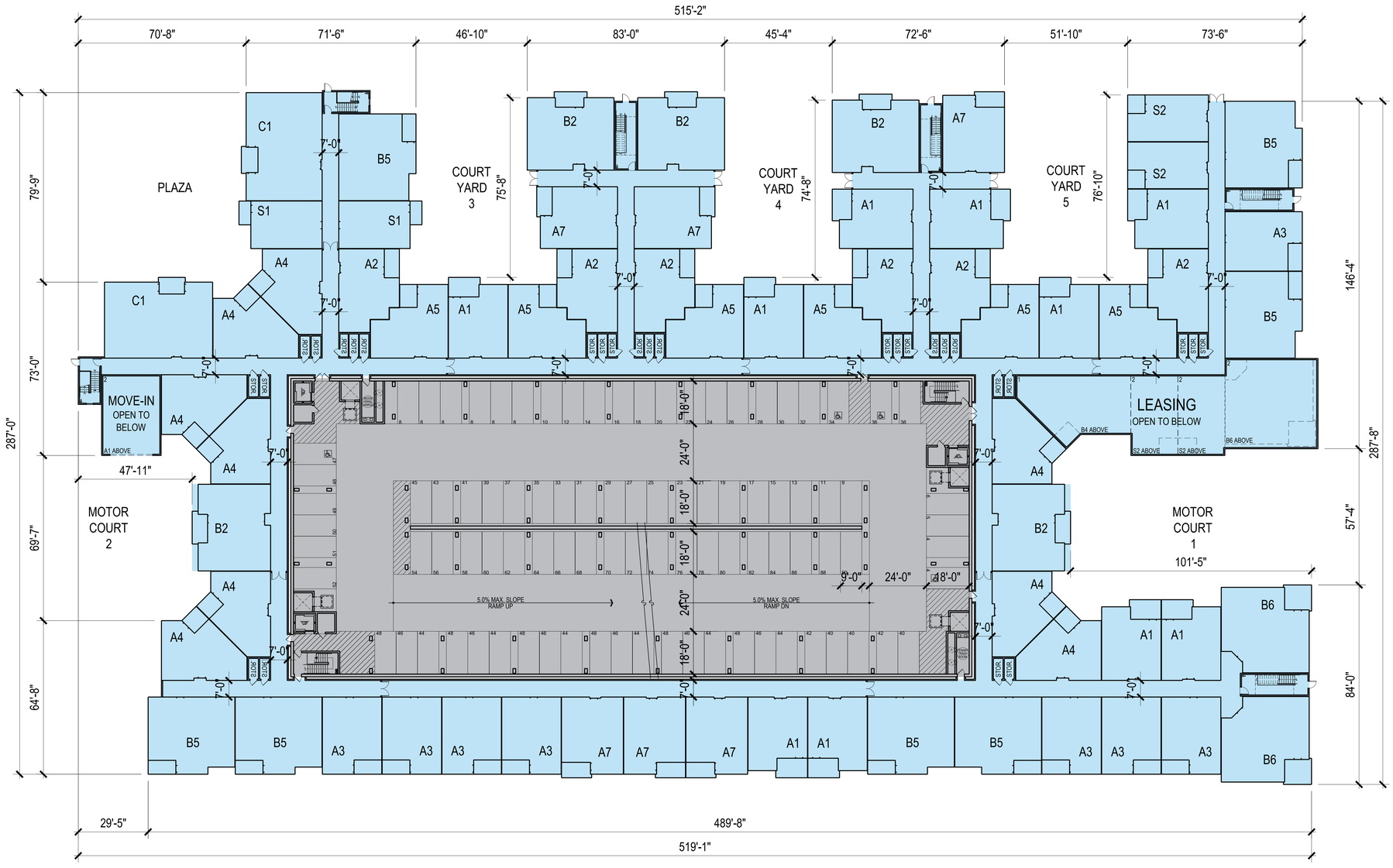

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL IV - SECOND LEVEL FLOOR PLAN

MerloneGeier Partners
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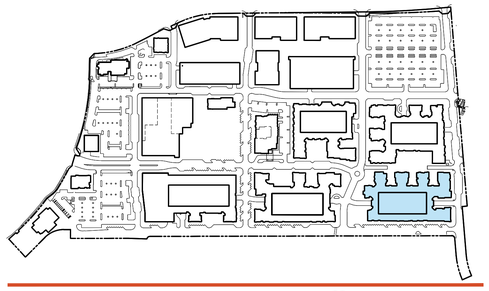
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.42

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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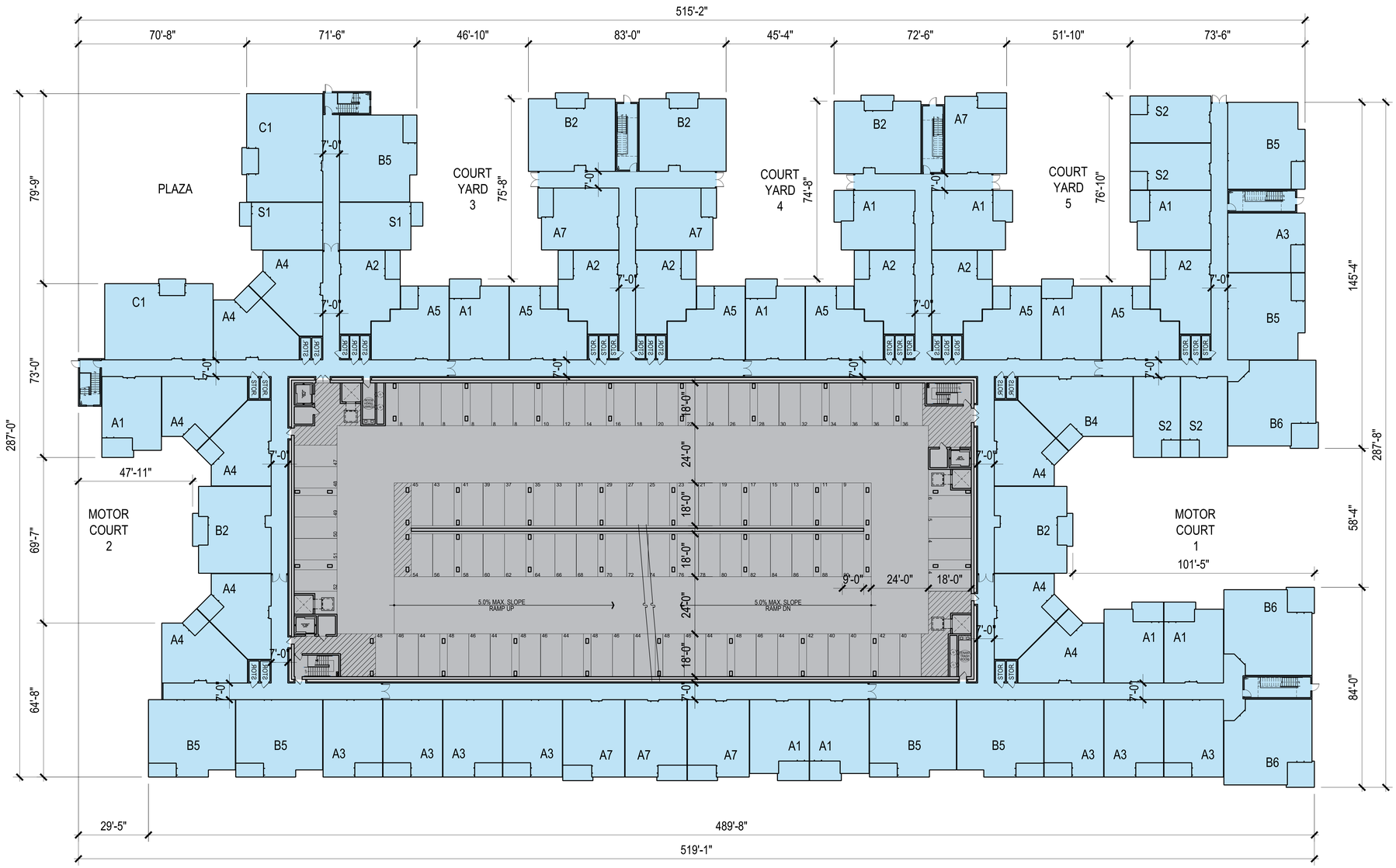

RESIDENTIAL IV - THIRD LEVEL FLOOR PLAN

MerloneGeier Partners
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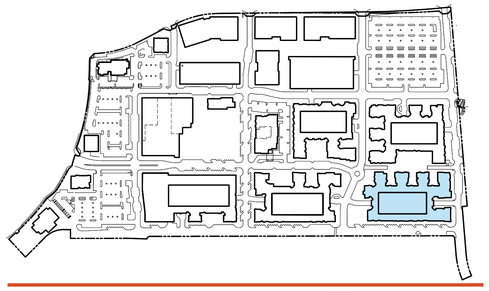
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.43

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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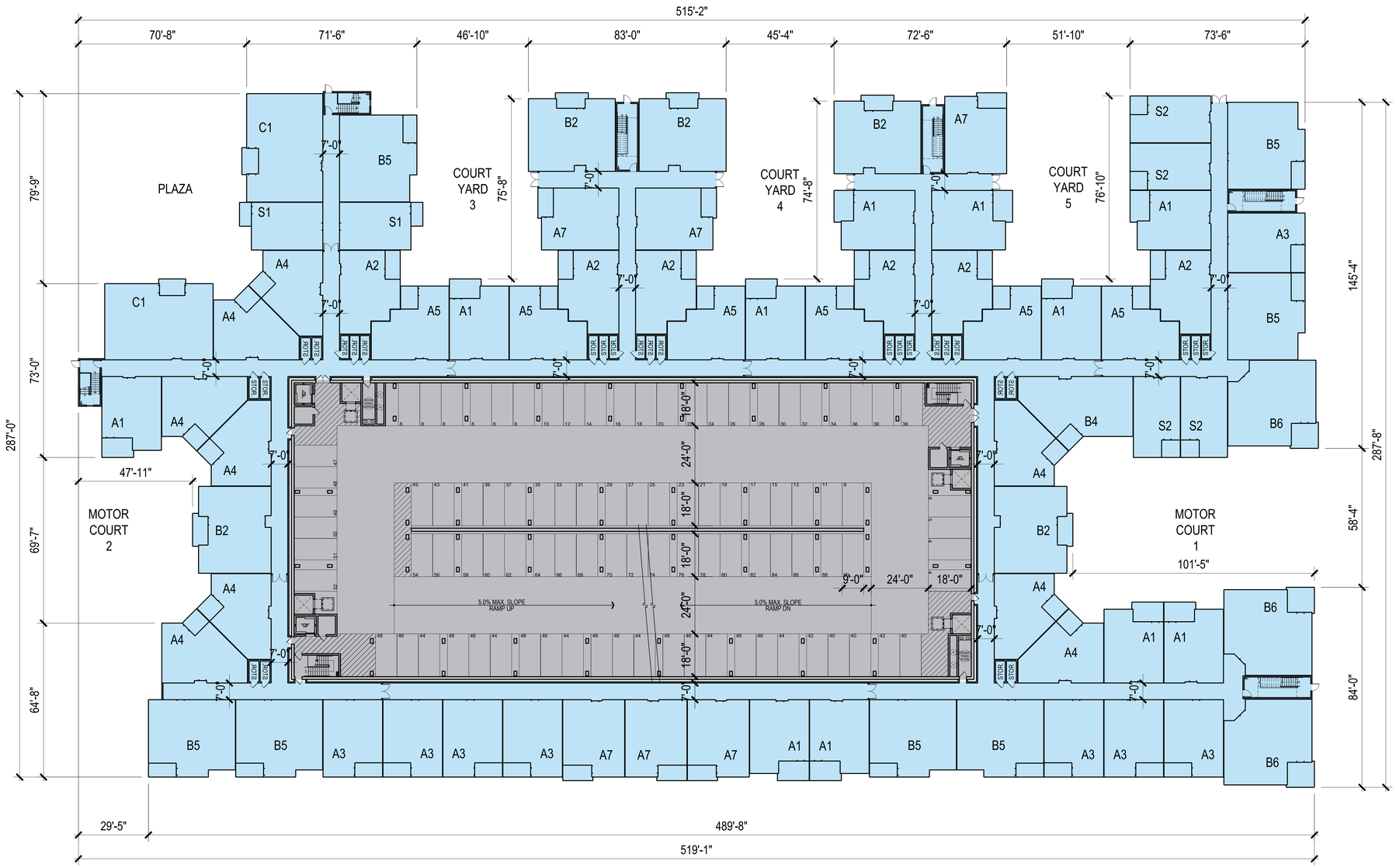


NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL IV - FOURTH LEVEL FLOOR PLAN

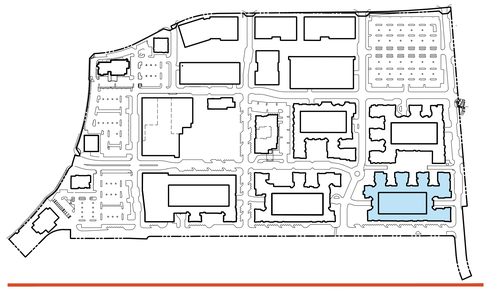
MerloneGeier Partners
Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.44

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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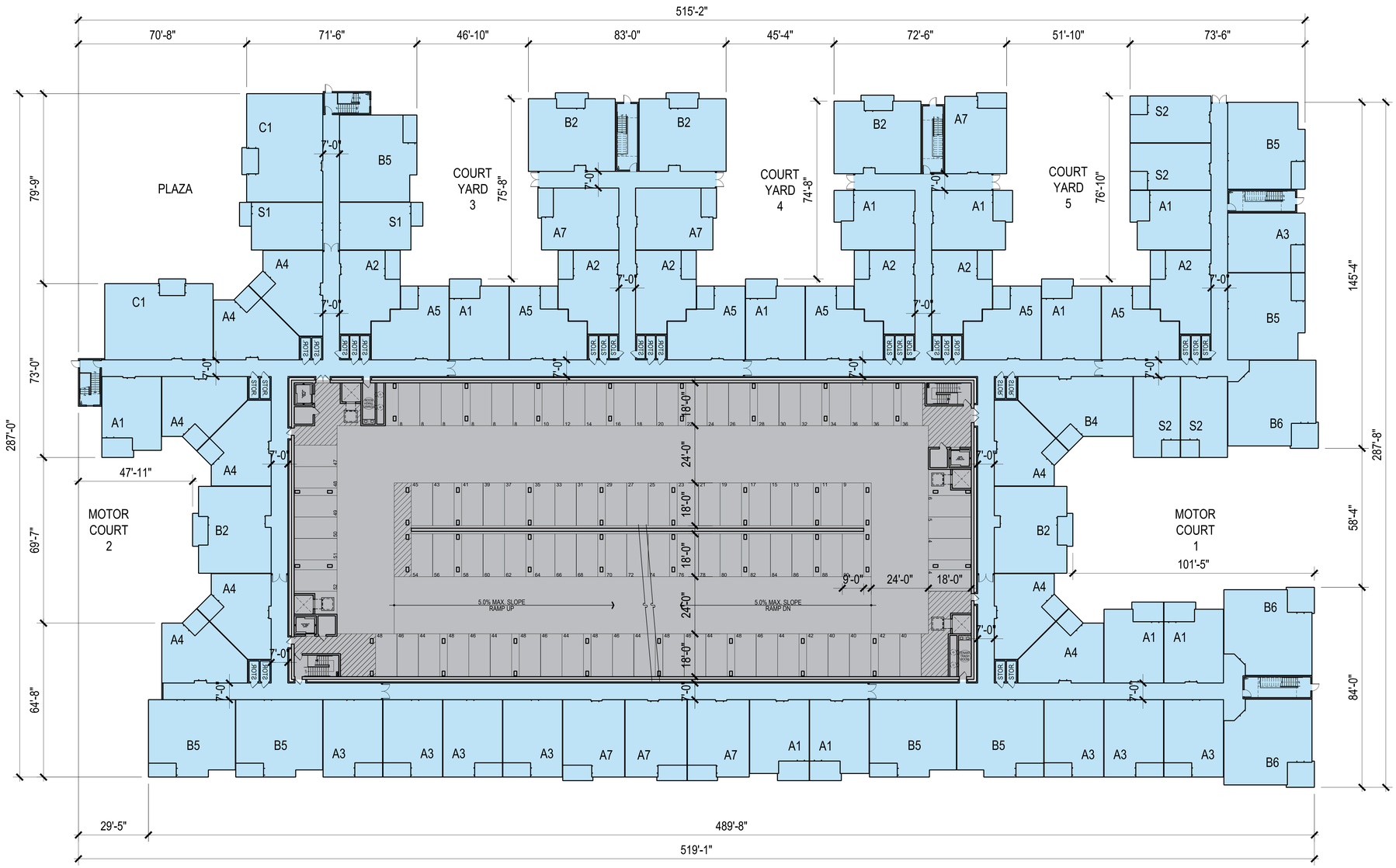


NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL IV - FIFTH LEVEL FLOOR PLAN

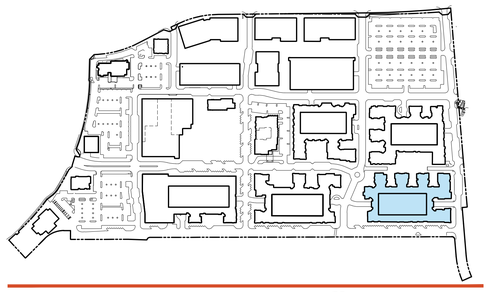
MerloneGeier Partners
Architecture.
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

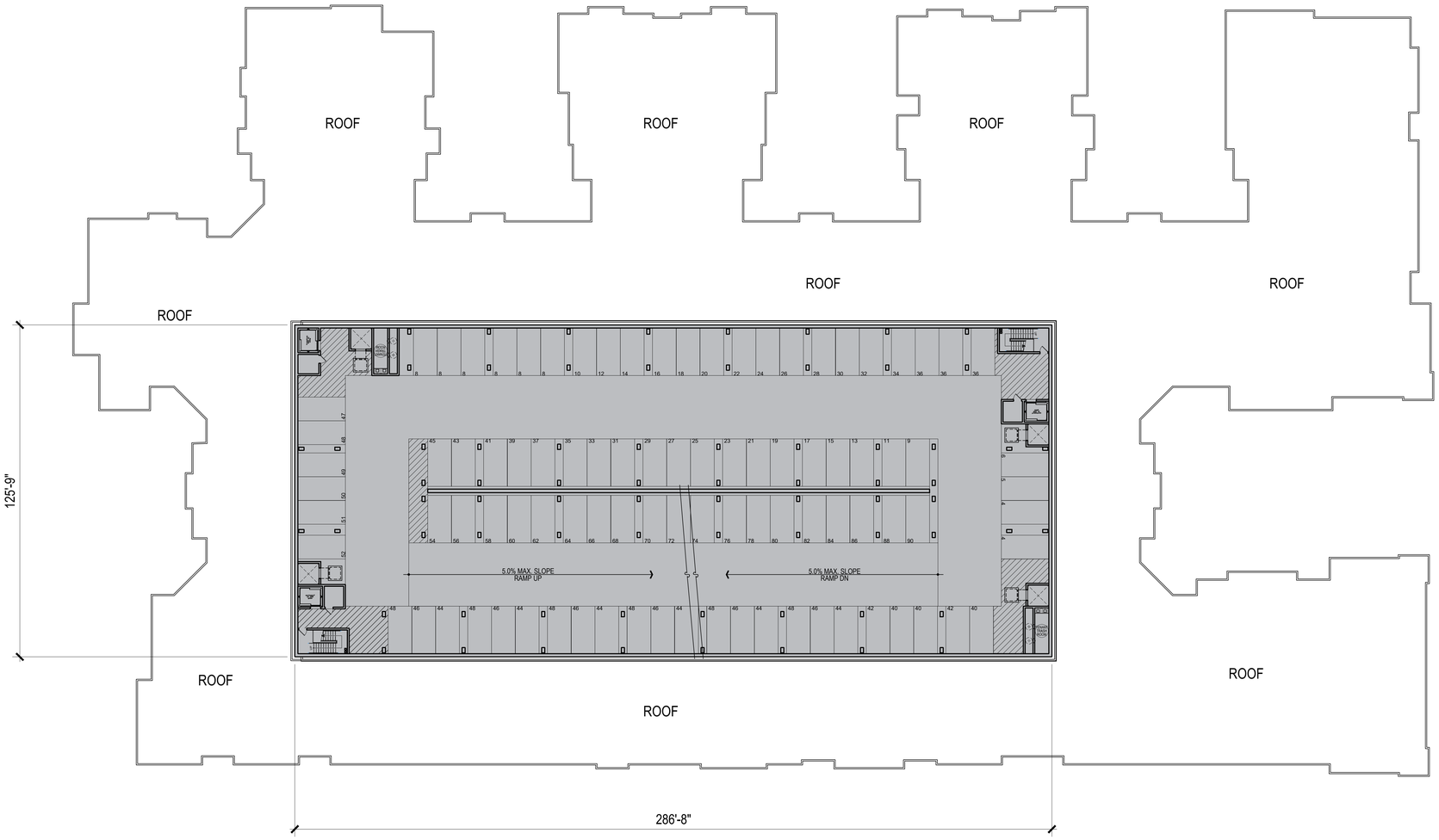
RE
3.45

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN

NORTH



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL IV - SEVENTH LEVEL FLOOR PLAN

MerloneGeier Partners

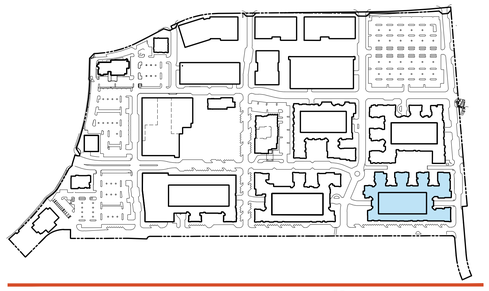
Architecture.
Design.
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.46

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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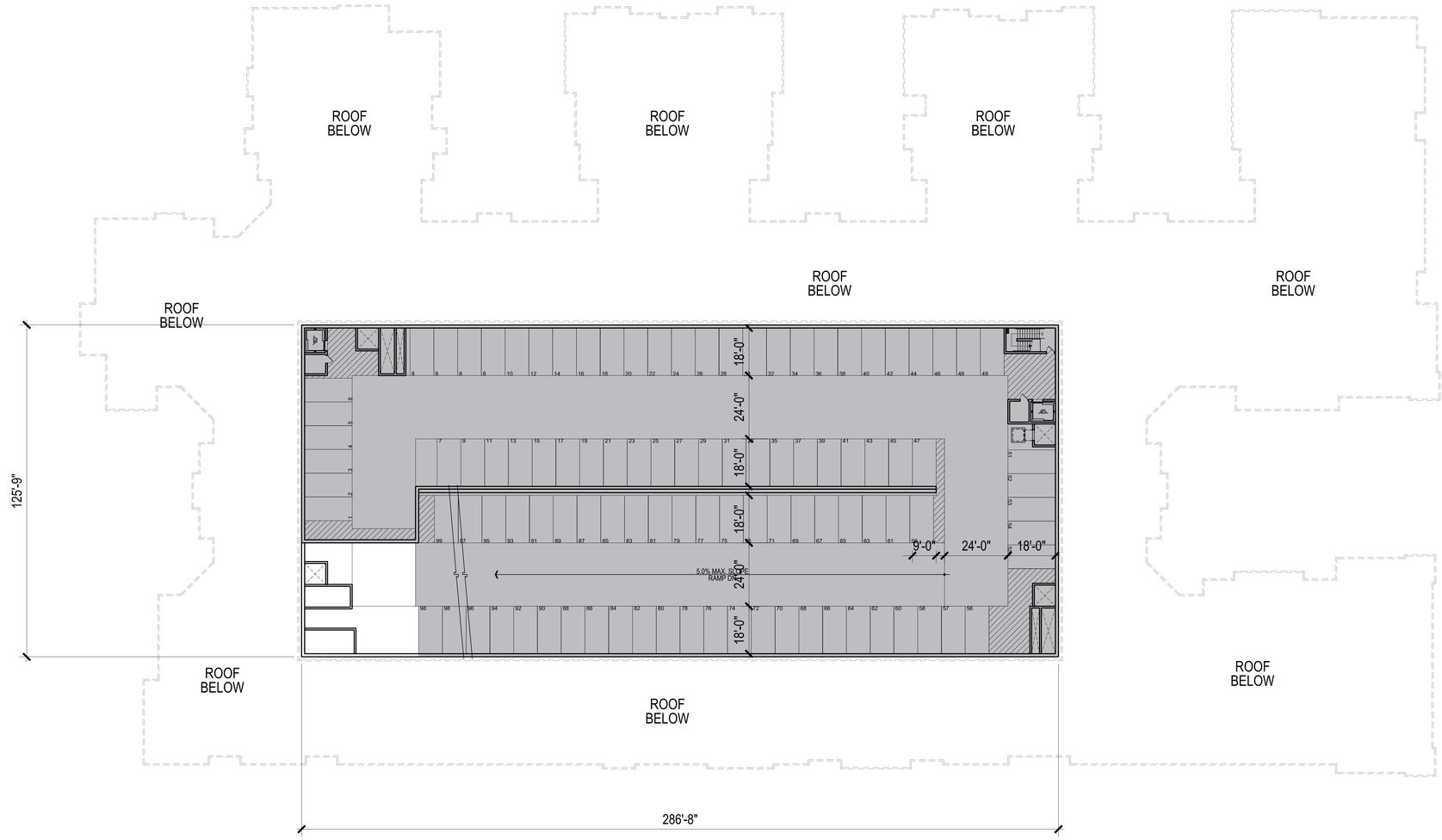


NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL IV - SIXTH LEVEL FLOOR PLAN

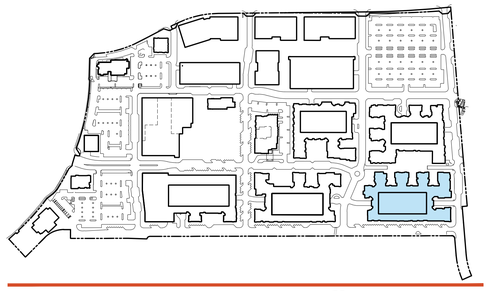
MerloneGeier Partners
Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.47

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

OPEN SPACE LEGEND

- COMMON OPEN SPACE AREA
- PUBLIC PLAZA
- INTERIOR AMENITY/ ROOF DECK

PUBLIC PLAZA AREA CALCULATION

RES. GROUND AREA	MIN. %	MIN. AREA REQUIRED	MIN. AREA PROVIDED
79,371	3%	2,382	**8,572**

COMMON OPEN SPACE REQUIRED

TOTAL LOT AREA	MIN. %	MIN. AREA REQUIRED
294,466	10%	29,447

COMMON OPEN SPACE PROVIDED

MOTOR COURT 1	4,195
PLAZA	10,726
COURTYARD 3	3,893
COURTYARD 4	3,969
COURTYARD 5	4,290
LEASING/CLUB	2,835
TOTAL COMMON OPEN SPACE	**29,907**

RESIDENTIAL IV - OPEN SPACE PLAN

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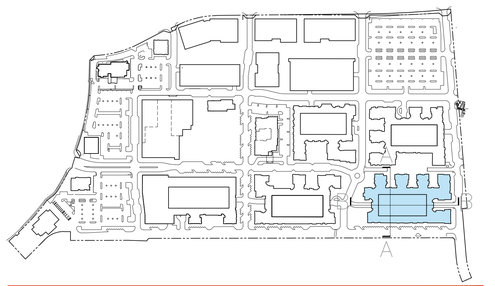
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

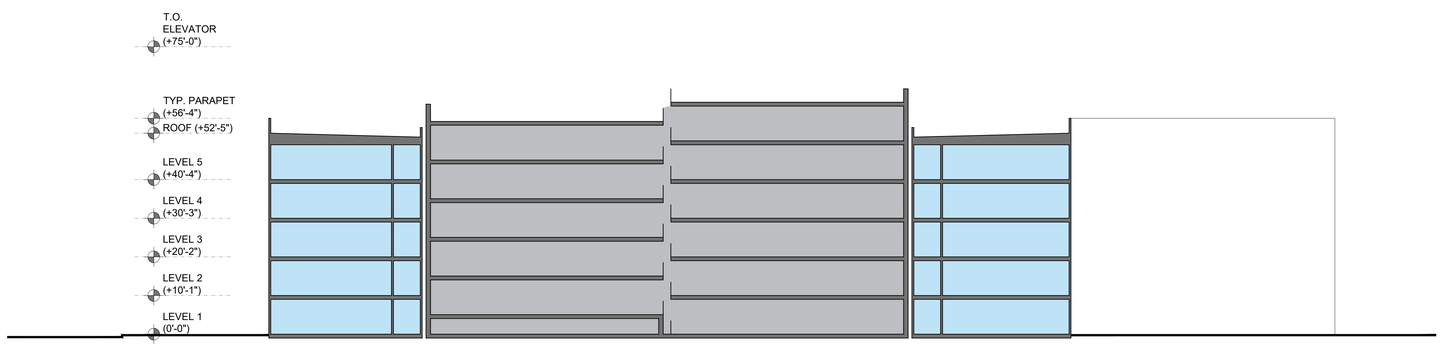
RE 3.48

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN

NORTH



SECTION A-A 1



SECTION B-B 2

1/16"=1'-0" 0 8' 16' 32' 48'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL IV - CONCEPTUAL BUILDING SECTIONS

Architecture. Design. Relationships.

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.49

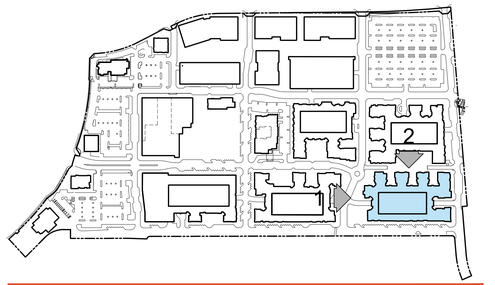
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

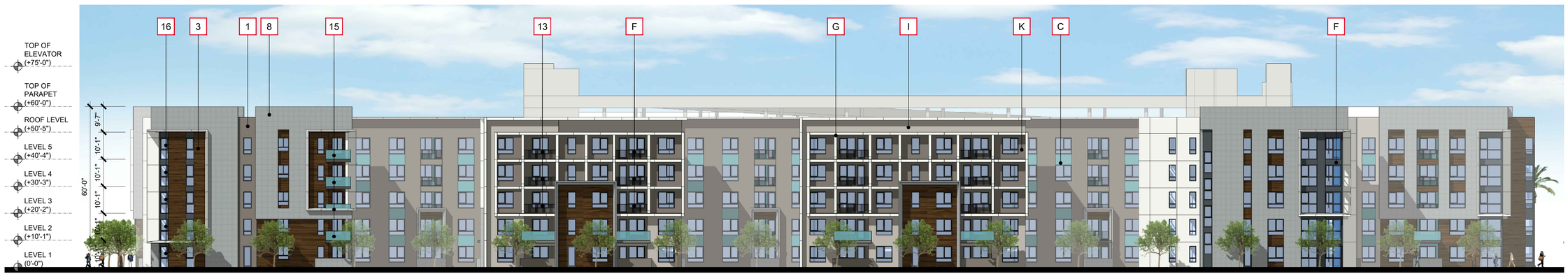
1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



NORTH ELEVATION 1



EAST ELEVATION 2

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL IV - CONCEPTUAL ELEVATIONS

Architecture. Design. Relationships.

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.50

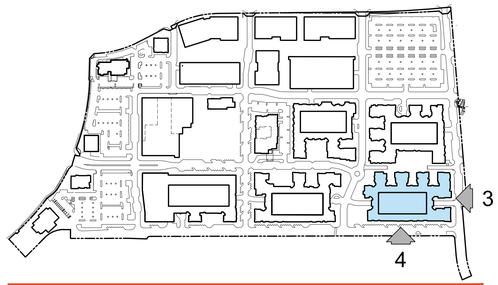
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



SOUTH ELEVATION 3



WEST ELEVATION 4

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL IV - CONCEPTUAL ELEVATIONS

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Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.51

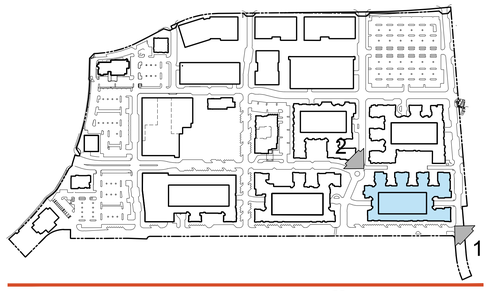
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



SOUTHWEST CORNER OF RESIDENTIAL IV 1



NORTHEAST CORNER OF RESIDENTIAL IV 2



NORTH KEY PLAN

RESIDENTIAL IV - CONCEPTUAL PERSPECTIVES

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.52

Attachment: Attachment e - Village at Laguna Hills Pla
n Set (2402 : USE-0010-2019 (Village at Laguna Hills))

THE VILLAGE AT LAGUNA HILLS
LAGUNA HILLS, CA

RESIDENTIAL V - PROJECT DESCRIPTION

A 275-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

GROSS LAND AREA: 5.51 ACRES
TOTAL UNITS: 275 UNITS
DENSITY: 49.9 DU/AC

RESIDENTIAL V - BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	%	TOTAL
S1	-	-	-	-	-	-	0
S2	4	4	7	7	7	10.5%	29
STUDIOS	4	4	7	7	7	10.5%	29
A1	8	6	7	7	7	12.7%	35
A2	2	2	2	2	2	3.6%	10
A3	9	8	13	13	13	20.4%	56
A4	7	7	10	10	10	16.0%	44
A5	2	2	2	2	2	3.6%	10
A6	-	-	-	-	-	-	0
A7	1	2	2	2	2	3.3%	9
A8	-	-	-	-	-	-	0
1 BR'S	29	27	36	36	36	59.6%	164
B1	-	2	2	2	2	2.9%	8
B2	-	-	-	-	-	-	0
B3	-	-	-	-	-	-	0
B4	1	1	2	2	2	2.9%	8
B5	1	4	4	4	4	6.2%	17
B6	8	8	11	11	11	17.8%	49
B7	-	-	-	-	-	-	0
B8	-	-	-	-	-	-	0
2 BR'S	10	15	19	19	19	29.8%	82
C1	-	-	-	-	-	-	0
C2	-	-	-	-	-	-	0
3BR	0	0	0	0	0	0.0%	0
TOTAL	**43**	**46**	**62**	**62**	**62**	**100%**	**275**

RESIDENTIAL V - UNIT SUMMARY

UNIT TYPE	UNIT FLOOR AREA	NUMBER OF UNITS	TOTAL DU FLOOR AREA	%	UNIT %
S1	600	0	0	-	10.5%
S2	604	29	17,516	10.5%	
A1	700	35	24,500	12.7%	59.6%
A2	728	10	7,280	3.6%	
A3	744	56	41,664	20.4%	
A4	750	44	33,000	16.0%	
A5	778	10	7,780	3.6%	
A6	729	0	0	-	
A7	777	9	6,993	3.3%	
A8	783	0	0	-	
B1	1,028	8	8,224	2.9%	29.8%
B2	1,044	0	0	-	
B3	1,199	0	0	-	
B4	1,061	8	8,488	2.9%	
B5	1,084	17	18,428	6.2%	
B6	1,155	49	56,595	17.8%	
B7	1,192	0	0	-	
B8	1,047	0	0	-	
C1	1,401	0	0	-	-
C2	1,431	0	0	-	
TOTAL	**838**	**275**	**230,468**	**100%**	

PRIVATE OPEN SPACE

UNIT TYPE	DECK AREA	NUMBER OF UNITS	TOTAL DECK AREA
S1	42	0	0
S2	52	29	1,508
A1	96	35	3,360
A2	71	10	710
A3	62	56	3,472
A4	58	44	2,552
A5	64	10	640
A6	62	0	0
A7	71	9	639
A8	80	0	0
B1	96	8	768
B2	73	0	0
B3	96	0	0
B4	58	8	464
B5	62	17	1,054
B6	103	49	5,047
B7	57	0	0
B8	59	0	0
C1	71	0	0
C2	92	0	0
TOTAL	**74**	**275**	**20,214**

RESIDENTIAL V - PARKING SUMMARY

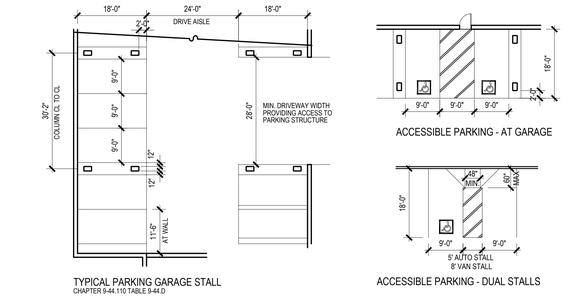
RESIDENTIAL PARKING REQUIRED

UNIT TYPE	UNITS	REQUIRED PARKING RATIO		STALLS REQUIRED
STUDIO	29	1.5		44
1 BR	164	1.5		246
2 BR'S	82	2.00		164
3 BR'S	0	2.50		0
TOTAL UNITS	275	1.73		
STALLS REQUIRED - RESIDENTIAL				454
STALLS REQUIRED - GUEST		275	0.20	55
TOTAL STALLS REQUIRED		RATIO: 1.85		**509**

PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS			
		ASSIGNED STALLS	ADA STALLS	**TOTAL STALLS**	
LEVEL 1	43	54	4	58	
LEVEL 2	46	99	2	101	
LEVEL 3	62	99	2	101	
LEVEL 4	62	99	2	101	
LEVEL 5	62	100	1	101	
LEVEL 6		47		47	
TOTALS	275	498	11	**509**	**1.85**

NOTE: EVCS STALLS ARE INCLUDED IN PARKING COUNT TO MEET MINIMUM ZONING REQUIREMENT

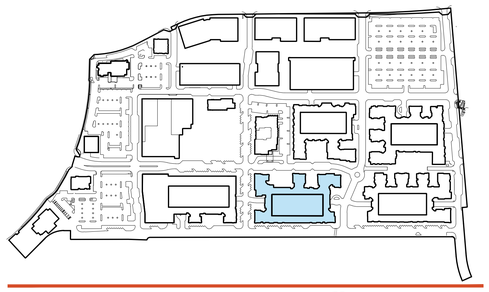


CITY OF LAGUNA HILLS PARKING STANDARDS

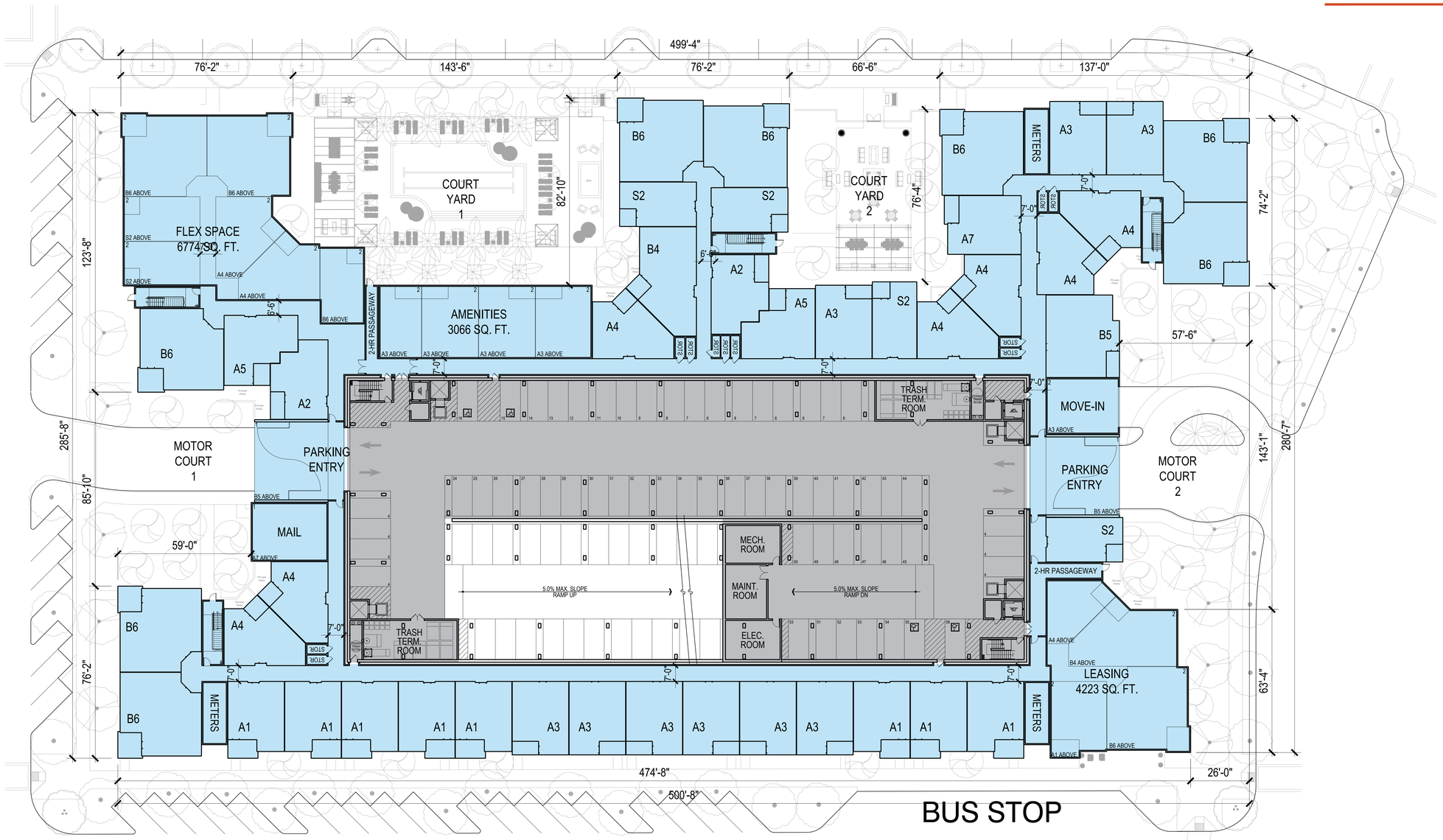
1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL V - DATA SUMMARY

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

- RESIDENTIAL
- PARKING STRUCTURE

RESIDENTIAL V - GROUND LEVEL FLOOR PLAN

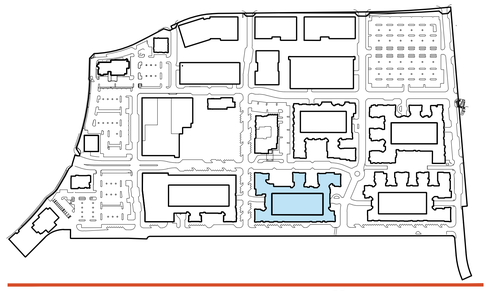
MerloneGeier Partners
Architecture. Design. Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.54

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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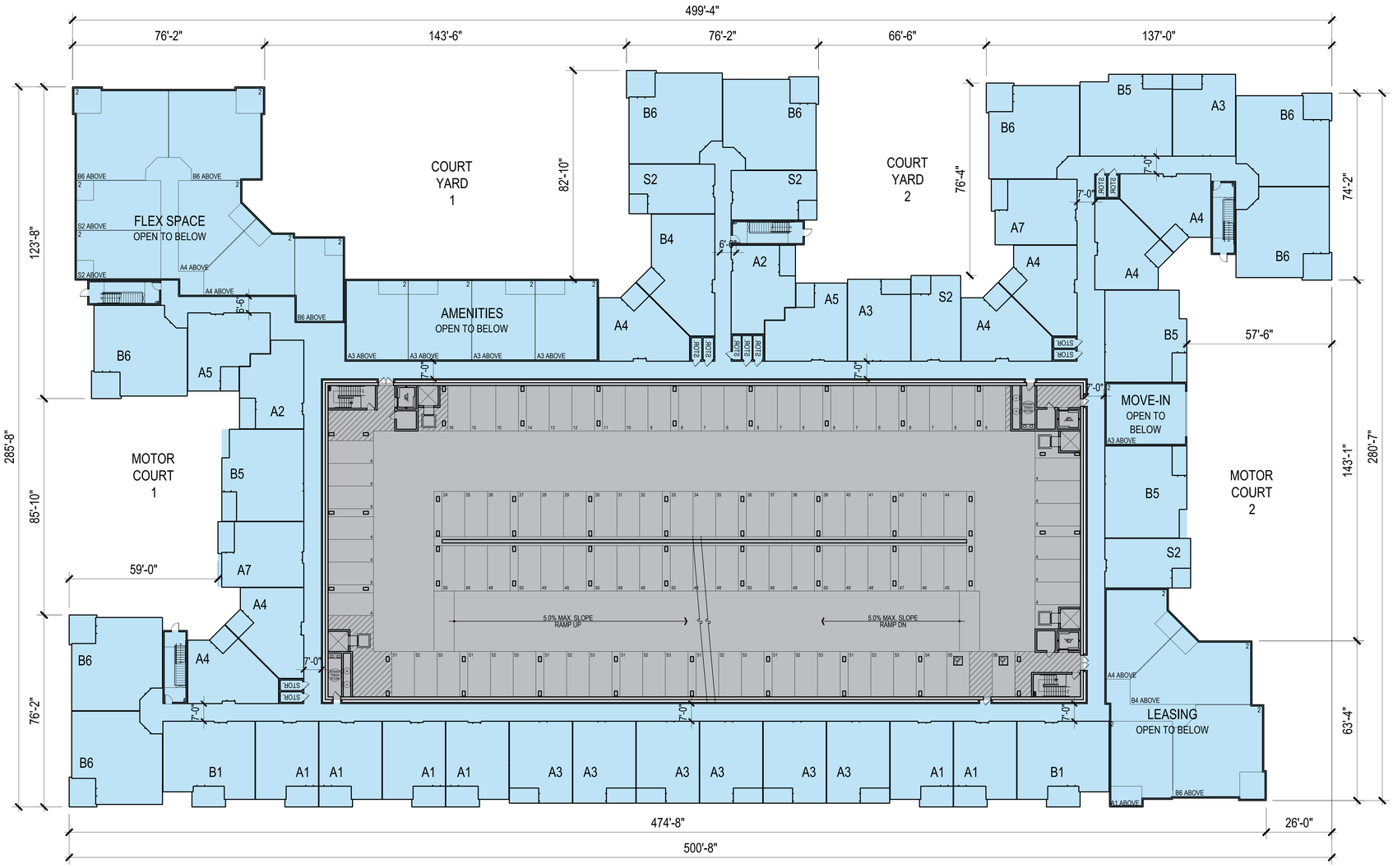

RESIDENTIAL V - SECOND LEVEL FLOOR PLAN

MerloneGeier Partners
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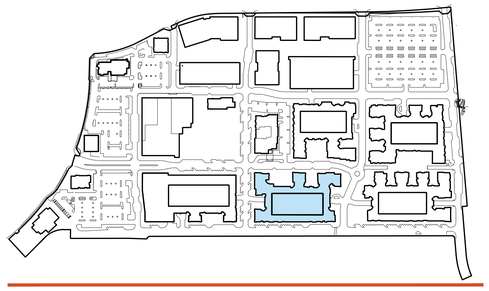
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.55

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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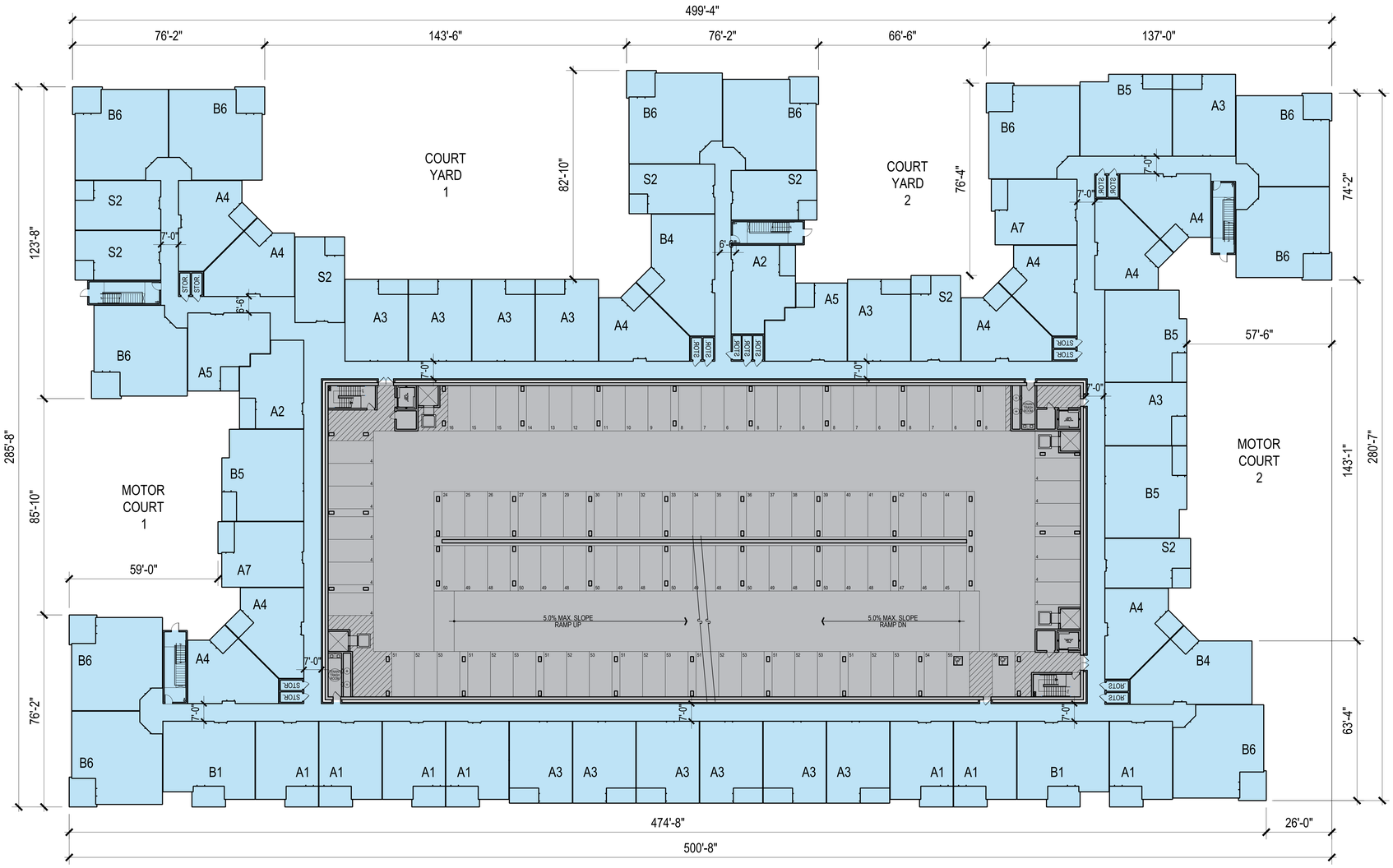

NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL V - THIRD LEVEL FLOOR PLAN

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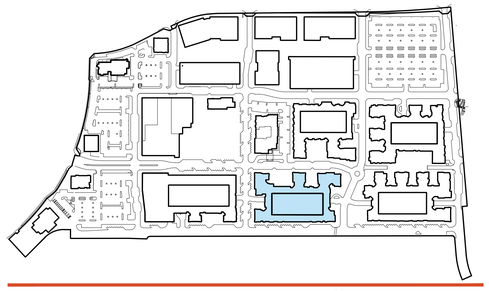
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.56

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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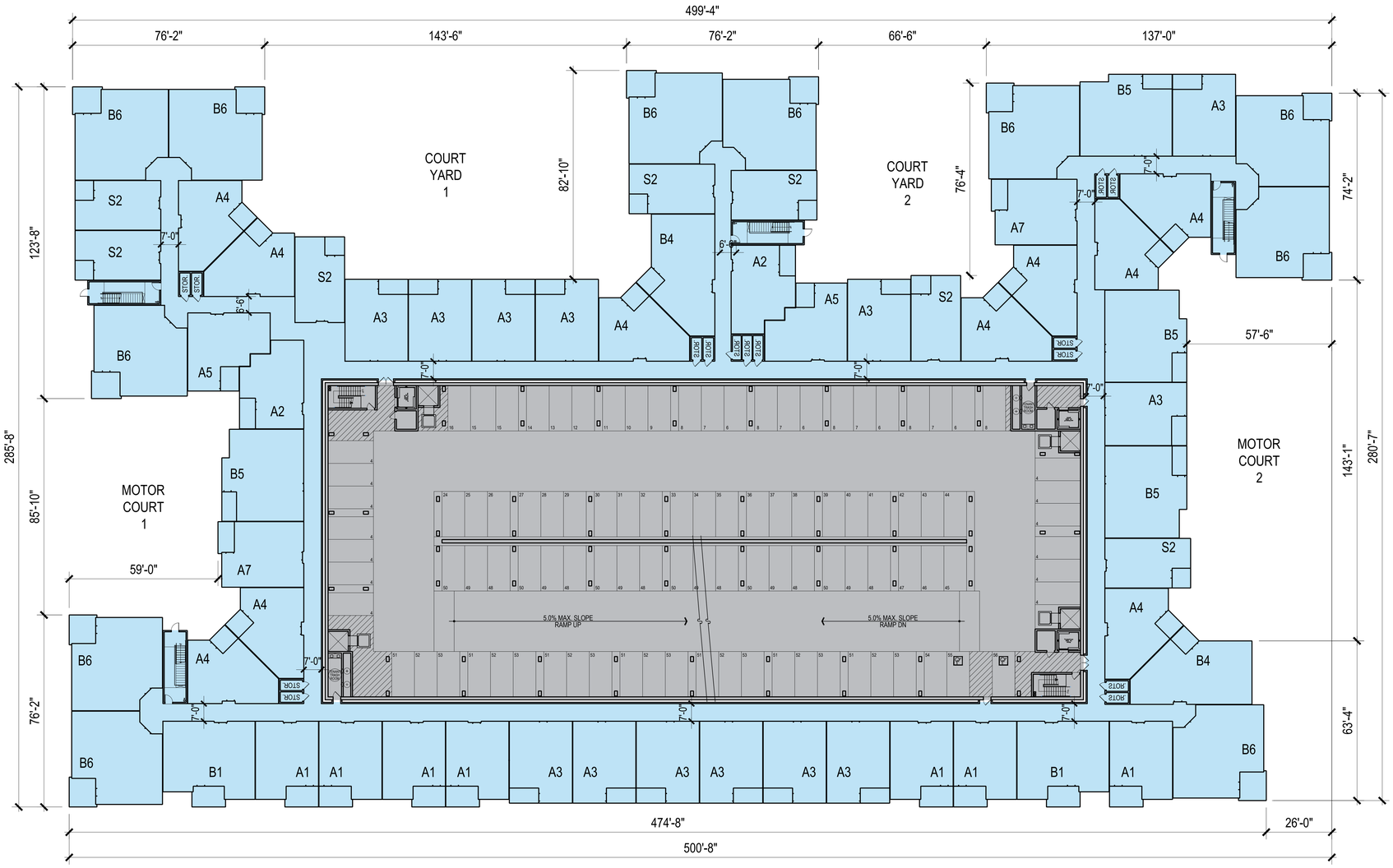

NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL V - FOURTH LEVEL FLOOR PLAN

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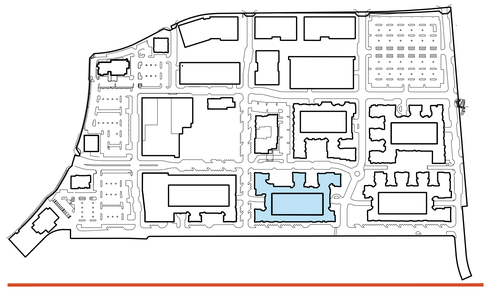
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.57

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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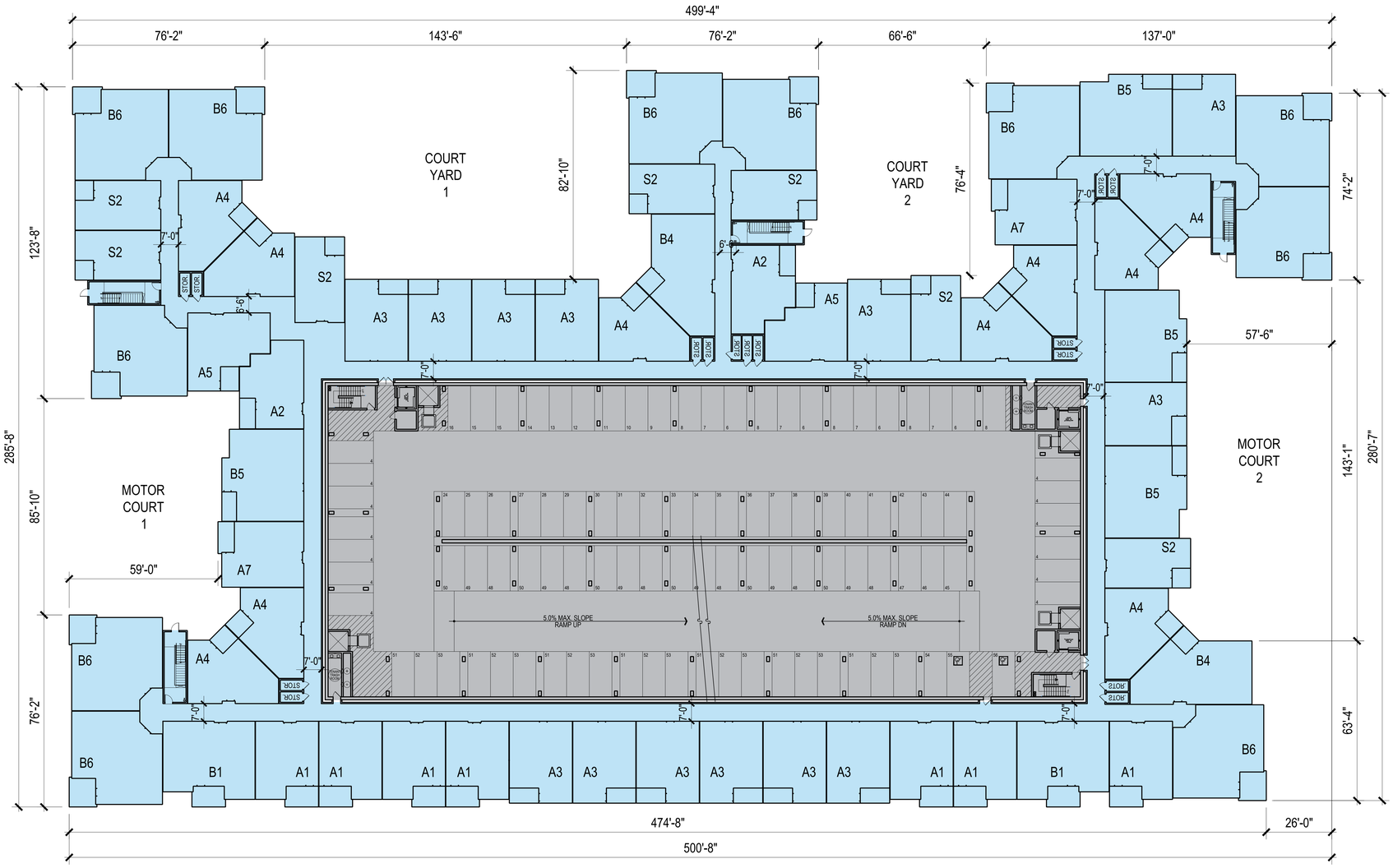

NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL V - FIFTH LEVEL FLOOR PLAN

MerloneGeier Partners
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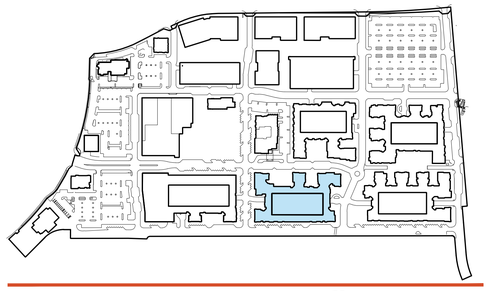
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

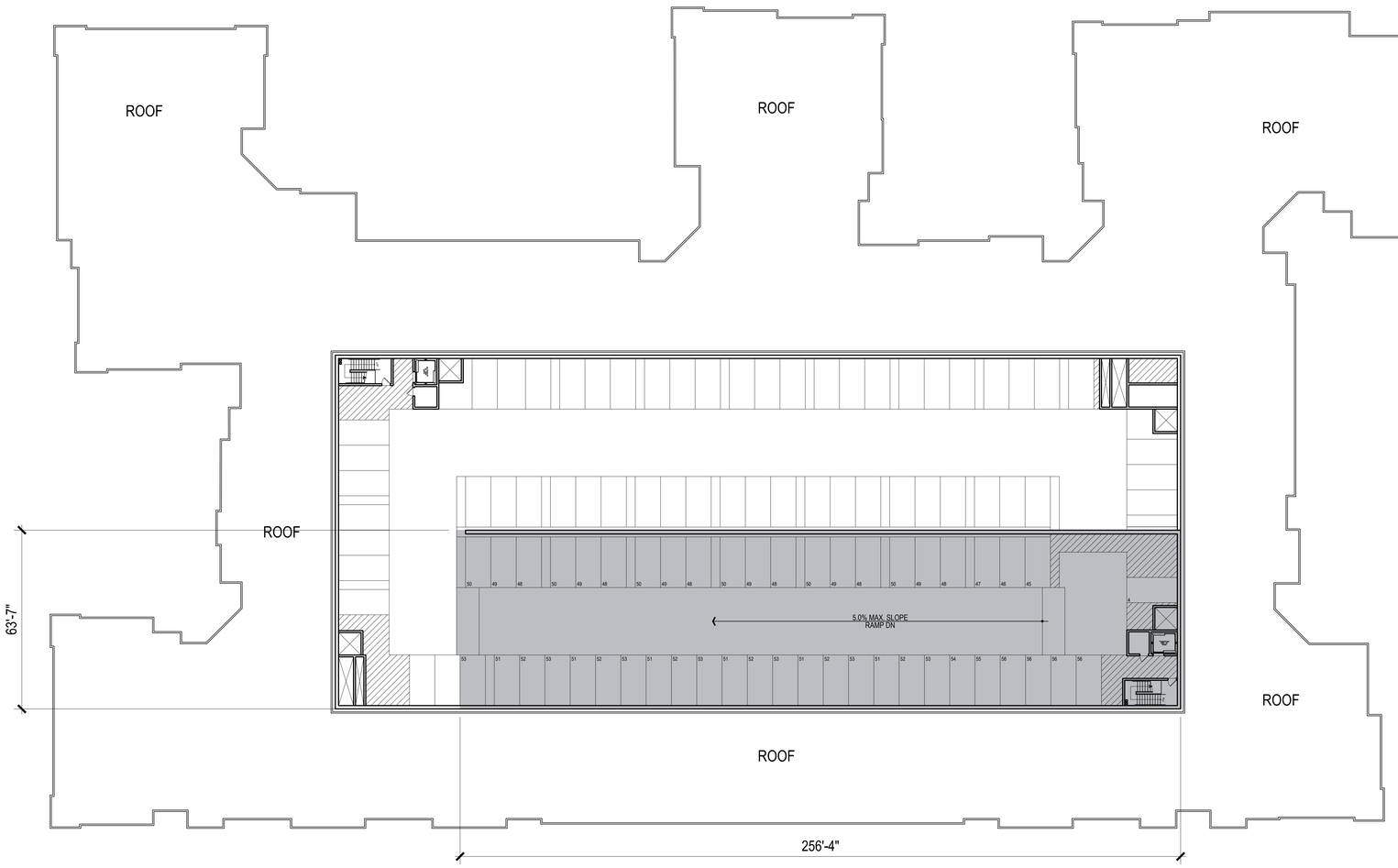
RE
3.58

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN

NORTH



NORTH

1"=20'-0" 0 10' 20' 40' 60'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL V - SIXTH LEVEL FLOOR PLAN

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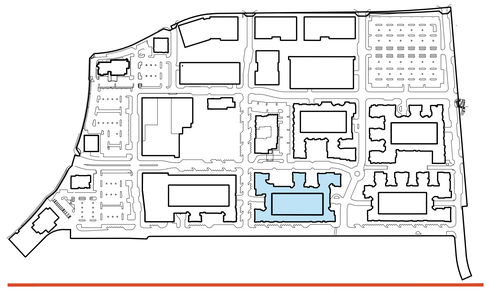
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.59

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN



NORTH

1"=20'-0" 0 10' 20' 40' 60'

OPEN SPACE LEGEND

- COMMON OPEN SPACE AREA
- PUBLIC PLAZA
- INTERIOR AMENITY/ ROOF DECK

PUBLIC PLAZA AREA CALCULATION

RES. GROUND AREA	MIN. %	MIN. AREA REQUIRED	MIN. AREA PROVIDED
70,454	3%	2,114	**2,367**

COMMON OPEN SPACE REQUIRED

TOTAL LOT AREA	MIN. %	MIN. AREA REQUIRED
240,016	10%	24,002

COMMON OPEN SPACE PROVIDED

MOTOR COURT 1	3,116
MOTOR COURT 2	7,904
COURTYARD 1	5,542
COURTYARD 2	10,395
AMENITIES	3,066
FLEX SPACE	6,744
TOTAL COMMON OPEN SPACE	**36,768**

RESIDENTIAL V - OPEN SPACE PLAN

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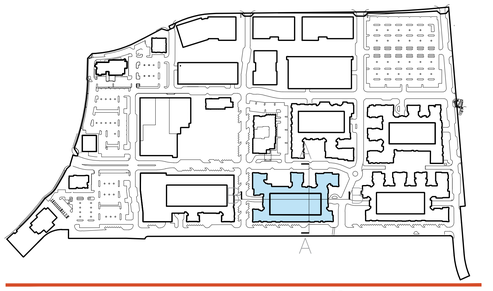
THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

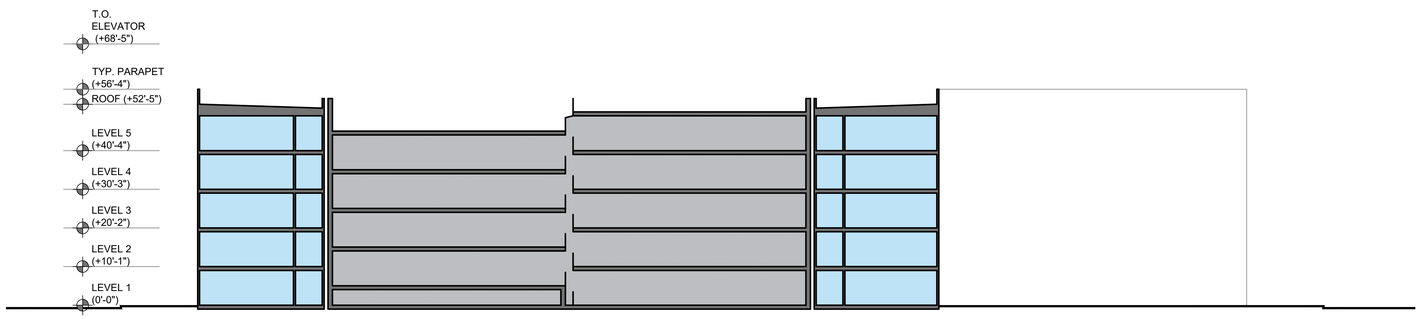
RE 3.60

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN

NORTH



SECTION A-A 1



SECTION B-B 2

1/16"=1'-0" 0 8' 16' 32' 48'

LEGEND

RESIDENTIAL

PARKING STRUCTURE

RESIDENTIAL V - CONCEPTUAL BUILDING SECTIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE
3.61

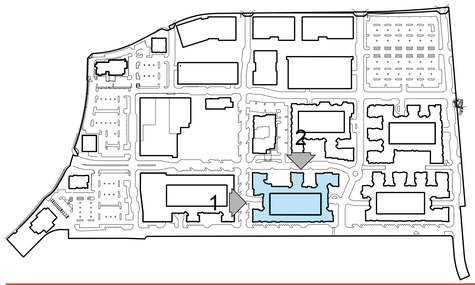
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



NORTH ELEVATION 1



EAST ELEVATION 2

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL V - CONCEPTUAL BUILDING ELEVATIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.62

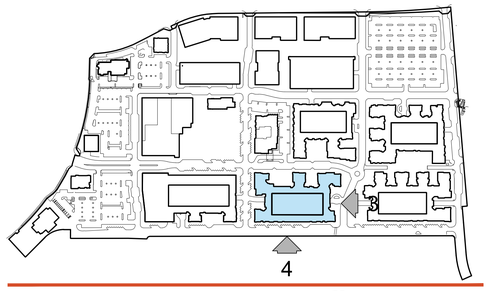
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A	SW 6071 - POPULAR GRAY
B	SW 6073 - PERFECT GREIGE
C	SW 6487 - CLOUDBURST
D	SW 6510 - LOYAL BLUE
E	SW 6692 - AURIC
F	SW 6992 - INKWELL
G	SW 7006 - EXTRA WHITE
H	SW 7023 - REQUISITE GRAY
I	SW 7024 - FUNCTIONAL GRAY
J	SW 7036 - ACCESSIBLE BEIGE
K	SW 7047 - PORPOISE
L	SW 7048 URBANE BRONZE

MATERIAL LEGEND

1	STUCCO - LIGHT SAND FINISH w/ REVEALS
2	STUCCO - COMBED FINISH
3	VENEER - HORIZONTAL SIDING
4	VENEER - BRICK
5	VENEER - LARGE PORCELAIN TILE
6	VENEER - SMALL MOSAIC TILE
7	VENEER - CORRUGATED METAL
8	METAL - WALL PANEL SYSTEM
9	METAL - DECORATIVE PERFORATED PANEL
10	METAL - VERTICAL SLATS
11	METAL - HORIZONTAL SLATS
12	METAL - CANOPY STRUCTURE
13	RAILING - METAL SLATS
14	RAILING - PERFORATED METAL PANEL
15	RAILING - GLASS
16	VINYL WINDOW
17	ALUMINUM STOREFRONT WINDOW SYSTEM
18	WINDOW FRAME REVEALS
19	TRELLIS SYSTEM STRUCTURE
20	STANDING SEAM ROOF
21	DECORATIVE SIGNAGE STRUCTURE



KEY PLAN



SOUTH ELEVATION 3



WEST ELEVATION 4

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL V - CONCEPTUAL ELEVATIONS

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.63

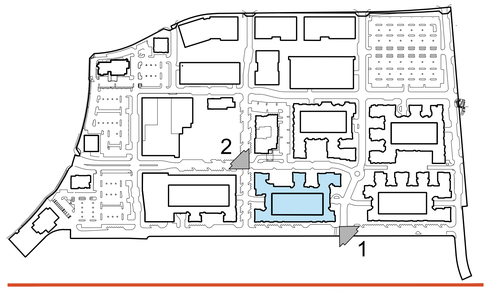
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



SOUTHWEST CORNER OF RESIDENTIAL V 1



NORTHEAST CORNER OF RESIDENTIAL V 2



KEY PLAN

RESIDENTIAL V - CONCEPTUAL PERSPECTIVES

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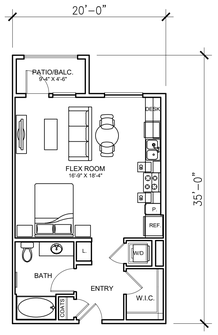
Relationships.

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

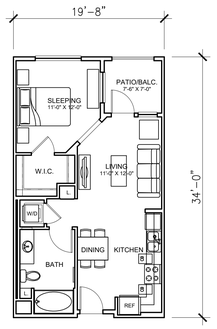
RE
3.64

Attachment: Attachment e - Village at Laguna Hills Pla
n Set (2402 : USE-0010-2019 (Village at Laguna Hills))



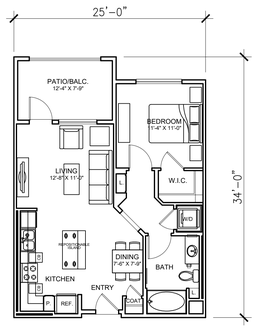
UNIT S1: STUDIO / 1BA

NET LEASABLE AREA: 600 SQ. FT.
PATIO / BALC: 42 SQ. FT.



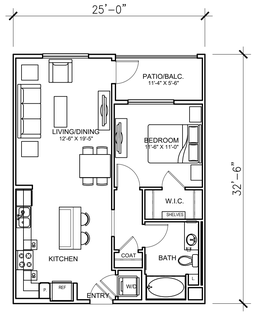
UNIT S2: STUDIO / 1BA

NET LEASABLE AREA: 604 SQ. FT.
PATIO / BALC: 52 SQ. FT.



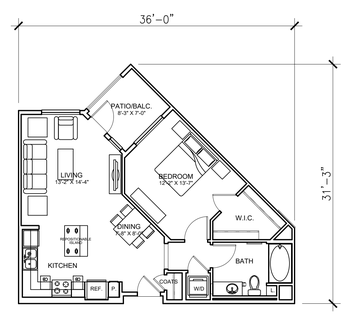
UNIT A1: 1BR / 1BA

NET LEASABLE AREA: 700 SQ. FT.
PATIO / BALC: 96 SQ. FT.



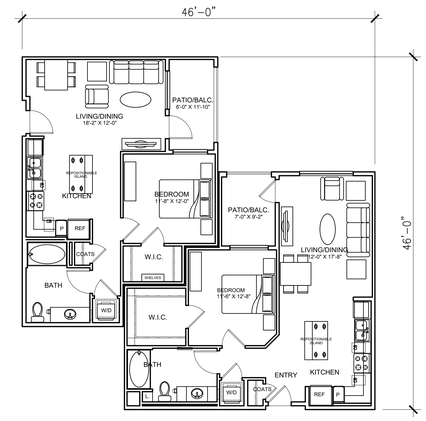
UNIT A3: 1BR / 1BA

NET LEASABLE AREA: 744 SQ. FT.
PATIO / BALC: 62 SQ. FT.



UNIT A4: 1BR / 1BA

NET LEASABLE AREA: 750 SQ. FT.
PATIO / BALC: 58 SQ. FT.

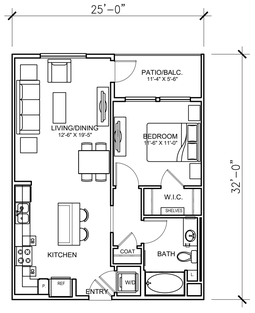


UNIT A2: 1BR / 1BA

NET LEASABLE AREA: 728 SQ. FT.
PATIO / BALC: 71 SQ. FT.

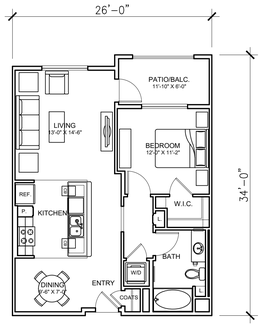
UNIT A5: 1BR / 1BA

NET LEASABLE AREA: 778 SQ. FT.
PATIO / BALC: 64 SQ. FT.



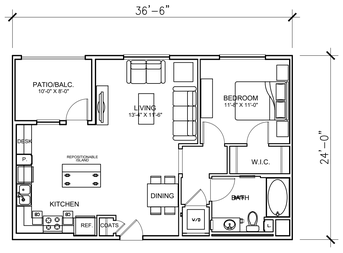
UNIT A6: 1BR / 1BA

NET LEASABLE AREA: 729 SQ. FT.
PATIO / BALC: 62 SQ. FT.



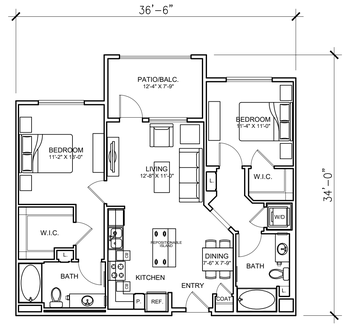
UNIT A7: 1BR / 1BA

NET LEASABLE AREA: 777 SQ. FT.
PATIO / BALC: 71 SQ. FT.



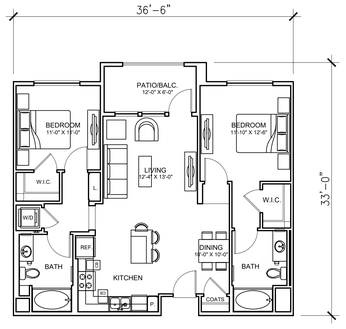
UNIT A8: 1BR / 1BA

NET LEASABLE AREA: 783 SQ. FT.
PATIO / BALC: 80 SQ. FT.



UNIT B1: 2BR / 2BA

NET LEASABLE AREA: 1,028 SQ. FT.
PATIO / BALC: 96 SQ. FT.



UNIT B2: 2BR / 2BA

NET LEASABLE AREA: 1,044 SQ. FT.
PATIO / BALC: 73 SQ. FT.

0 4' 8' 16' 24'
1/8"=1'-0"

UNIT PLANS

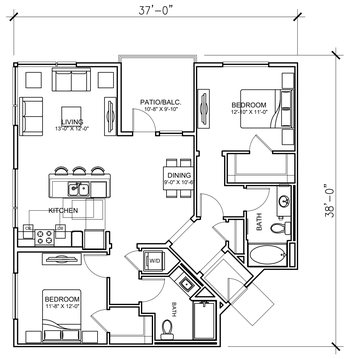
Architecture. Design. Relationships.
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

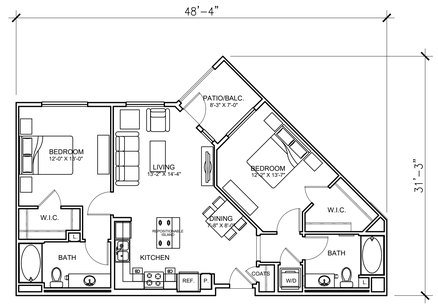
RE
3.65

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



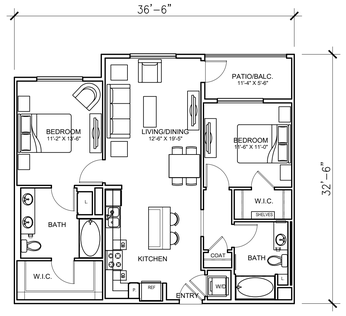
UNIT B3: 2BR / 2BA

NET LEASABLE AREA: 1,199 SQ. FT.
PATIO / BALC: 96 SQ. FT.



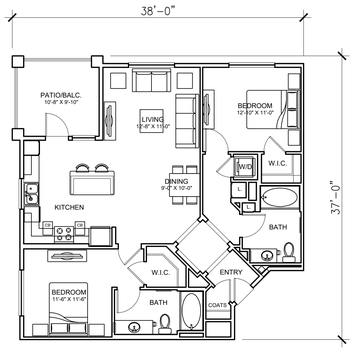
UNIT B4: 2BR / 2BA

NET LEASABLE AREA: 1,061 SQ. FT.
PATIO / BALC: 58 SQ. FT.



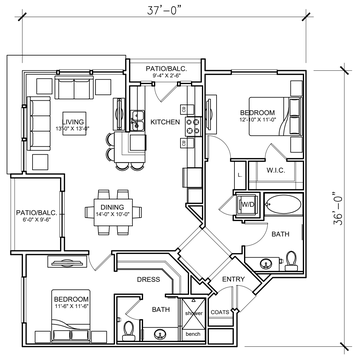
UNIT B5: 2BR / 2BA

NET LEASABLE AREA: 1,084 SQ. FT..
PATIO / BALC: 62 SQ. FT.



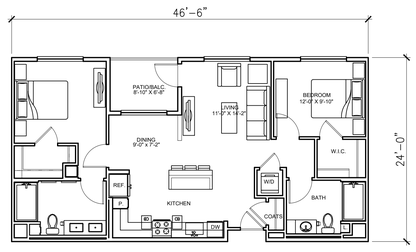
UNIT B6: 2BR / 2BA

NET LEASABLE AREA: 1,155 SQ. FT.
PATIO / BALC: 103 SQ. FT.



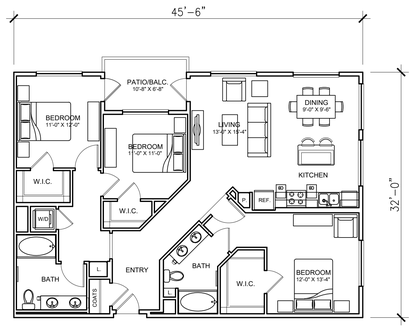
UNIT B7: 2BR / 2BA

NET LEASABLE AREA: 1,192 SQ. FT.
PATIO / BALC: 57 SQ. FT.



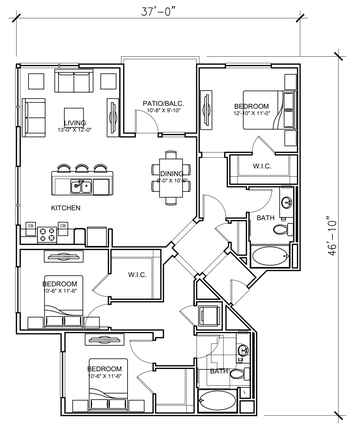
UNIT B8: 2BR / 2BA

NET LEASABLE AREA: 1047 SQ. FT.
PATIO / BALC: 59 SQ. FT.



UNIT C1: 3BR / 2BA

NET LEASABLE AREA: 1,401 SQ. FT.
PATIO / BALC: 71 SQ. FT.



UNIT C2: 3BR / 2BA

NET LEASABLE AREA: 1,431 SQ. FT.
PATIO / BALC: 92 SQ. FT.

1/8"=1'-0" 0 4' 8' 16' 24'

UNIT PLANS

Architecture. Design. Relationships.
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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/21/2020

RE 3.66

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COLOR LEGEND

A
SW 6071 - POPULAR GRAY

B
SW 6073 - PERFECT GREIGE

C
SW 6487 - CLOUDBURST

D
SW 6510 - LOYAL BLUE

E
SW 6692 - AURIC

J
SW 7036 - ACCESSIBLE BEIGE

K
SW 7047 - PORPOISE

L
SW 7048 URBANE BRONZE

F
SW 6992 - INKWELL

G
SW 7006 - EXTRA WHITE

H
SW 7023 - REQUISITE GRAY

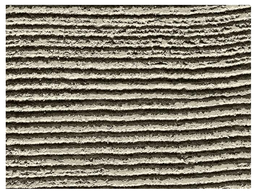
I
SW 7024 - FUNCTIONAL GRAY

MATERIAL LEGEND

1 STUCCO - LIGHT SAND FINISH w/ REVEALS



2 STUCCO - COMBED FINISH



3 VENEER - HORIZONTAL SIDING



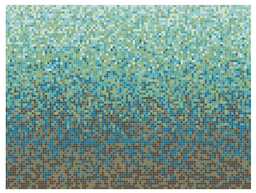
4 VENEER - BRICK



5 VENEER - LARGE PORCELAIN TILE



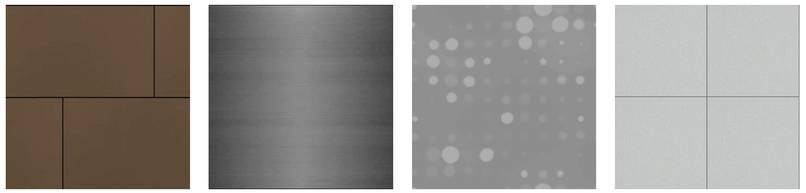
6 VENEER - SMALL MOSAIC TILE



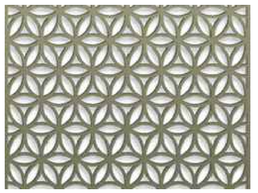
7 VENEER - CORRUGATED METAL



8 METAL - WALL PANEL SYSTEM



9 METAL - DECORATIVE PERFORATED PANEL



10 METAL - VERTICAL SLATS



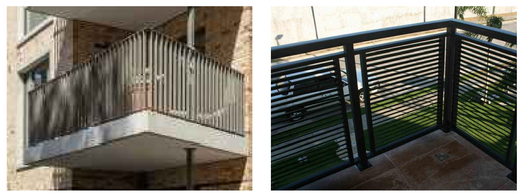
11 METAL - HORIZONTAL SLATS



12 METAL - CANOPY STRUCTURE



13 RAILING - METAL SLATS



14 RAILING - PERFORATED METAL PANEL



15 RAILING - GLASS



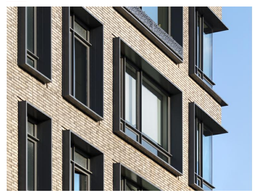
16 VINYL WINDOW



17 ALUMINUM STOREFRONT WINDOW SYSTEM



18 WINDOW FRAME REVEALS



19 TRELLIS SYSTEM STRUCTURE





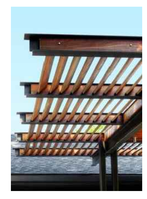
20 STANDING SEAM ROOF



21 DECORATIVE SIGNAGE STRUCTURE







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THE VILLAGE AT LAGUNA HILLS

COLOR & MATERIAL BOARD

Laguna Hills, CA
8/21/2020

RE
3.67

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

MASTER PLAN, FULL BUILD

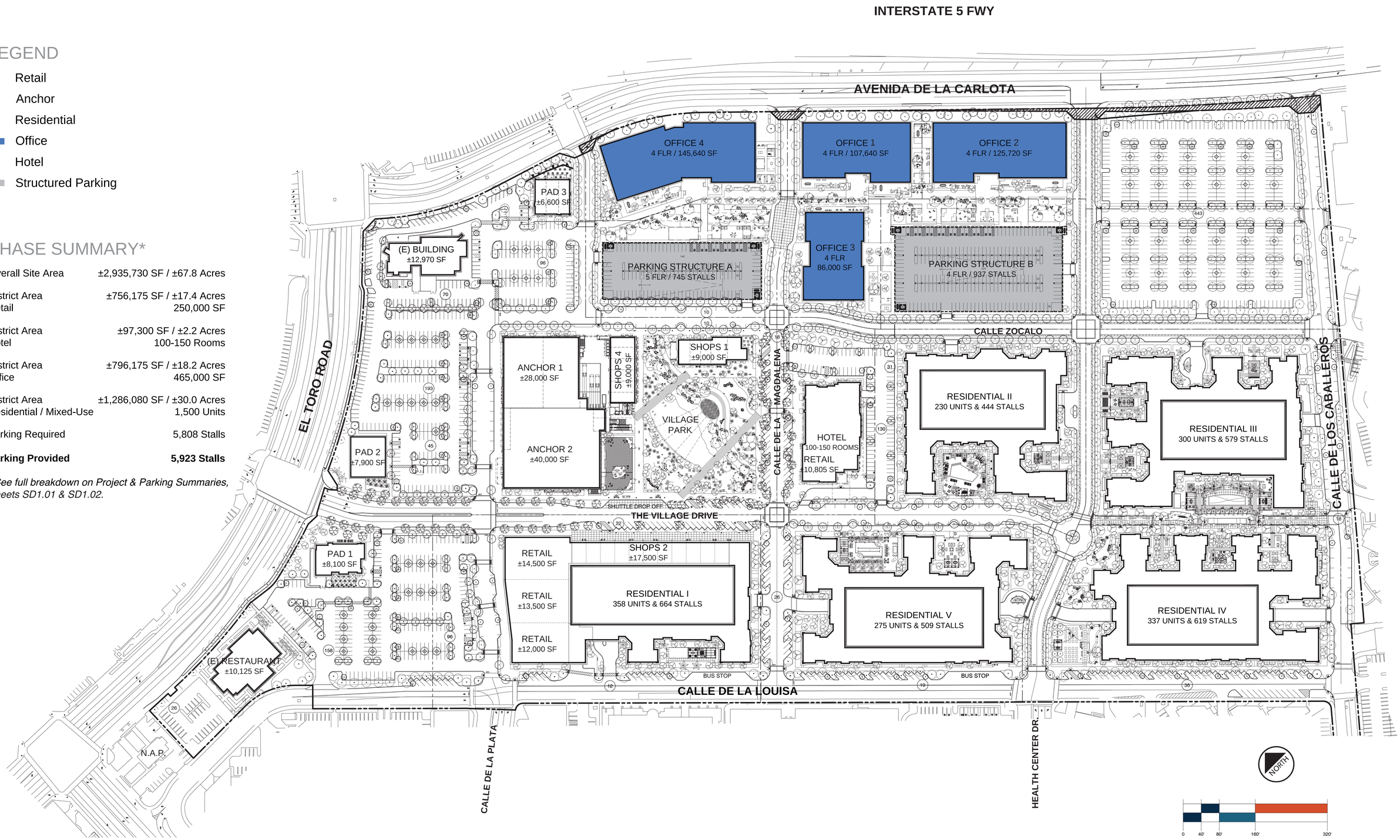
LEGEND

- Retail
- Anchor
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,808 Stalls
Parking Provided	**5,923 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*



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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
8/20/2020

OF
4.01

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

OFFICE SITE PLAN

SUMMARY

OFFICE 1
+/- 26,910 GSF / FLOOR
4 FLOORS
107,640 GSF TOTAL

OFFICE 2
+/- 31,430 GSF / FLOOR
4 FLOORS
125,720 GSF TOTAL

OFFICE 3
+/- 21,500 GSF / FLOOR
4 FLOORS
86,000 GSF TOTAL

OFFICE 4
+/- 36,410 GSF / FLOOR
4 FLOORS
145,640 GSF TOTAL

465,000 GSF TOTAL

PARKING STRUCTURE A
+/- 150 CARS / FLOOR
5.00 FLOORS (OFFICE)
745 TOTAL CARS

PARKING STRUCTURE B
+/- 230 CARS / FLOOR
4.00 FLOORS (OFFICE)
937 TOTAL CARS

SURFACE PARKING
10 CARS

1,692 TOTAL CARS



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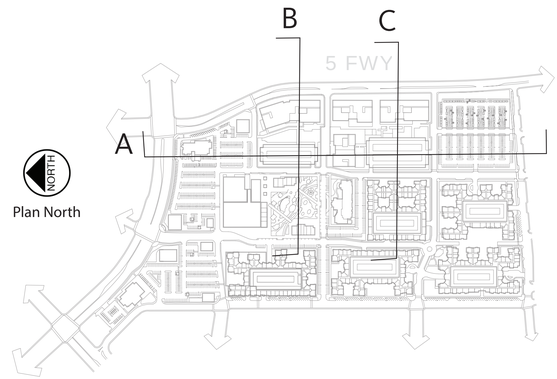
THE VILLAGE AT LAGUNA HILLS

ENLARGED OFFICE PLAN
Laguna Hills, CA
8/20/2020

OF
4.02

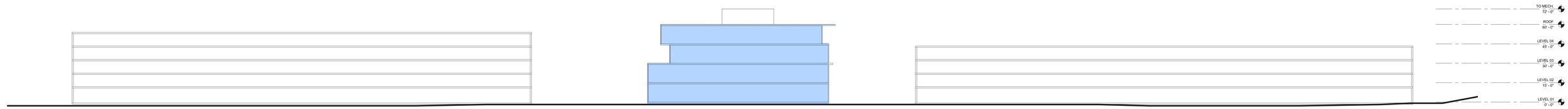
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL SITE SECTIONS

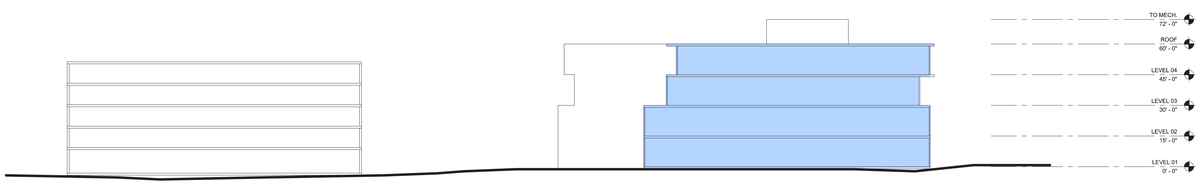


Plan North

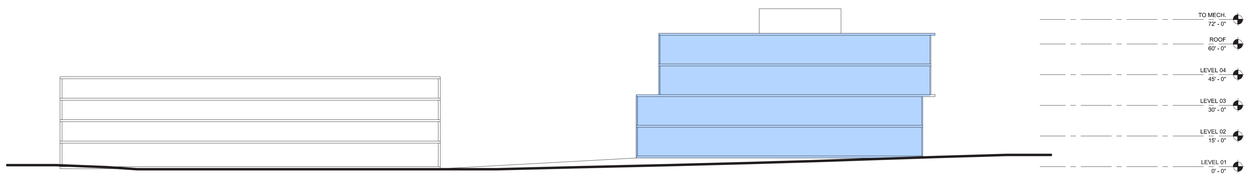
Key Plan



SECTION A
(through Office 3)



SECTION B
(through Office 4)

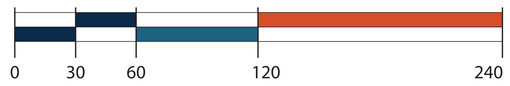


SECTION C
(through Office 2)

LEGEND

OFFICE

PARKING STRUCTURE



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THE VILLAGE AT LAGUNA HILLS

SITE SECTIONS

Laguna Hills, CA

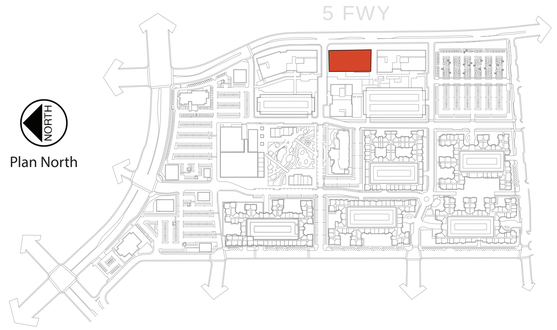
8/20/2020

OF 4.03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

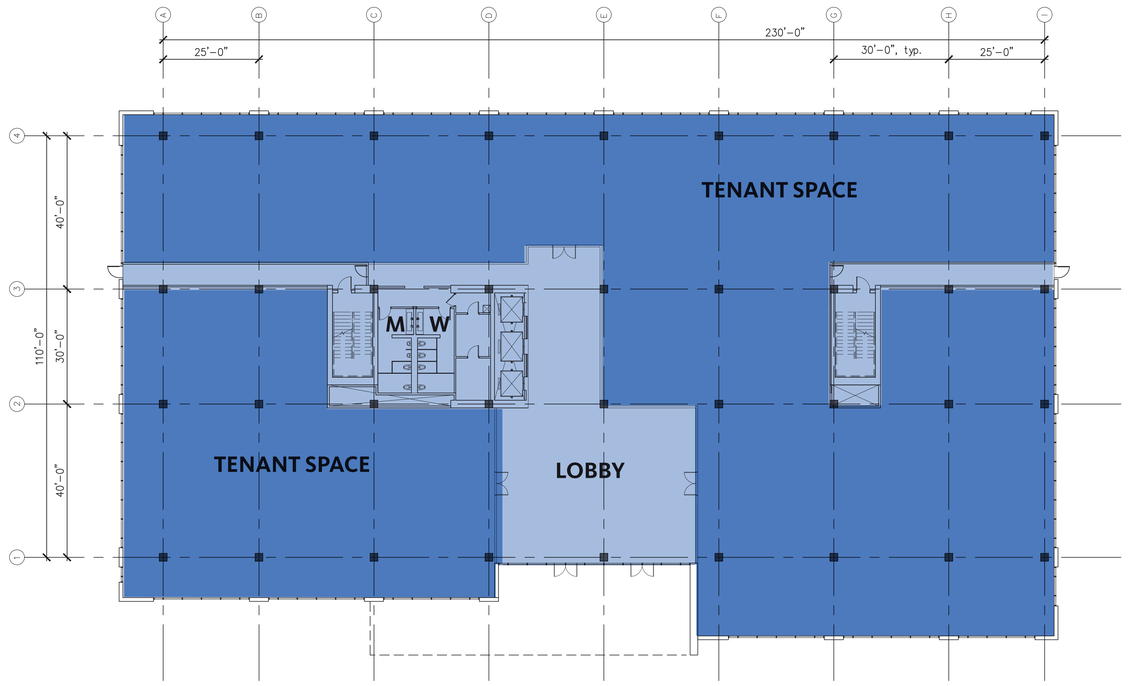
CONCEPTUAL FLOOR PLAN

GROUND FLOOR



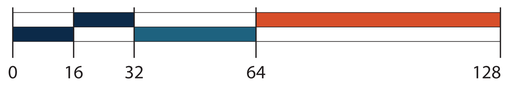
Plan North

Key Plan



GFA: +/- 26,910
GLA: +/- 25,965 (96.5%)
DECK SF: +/- 0





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THE VILLAGE AT LAGUNA HILLS

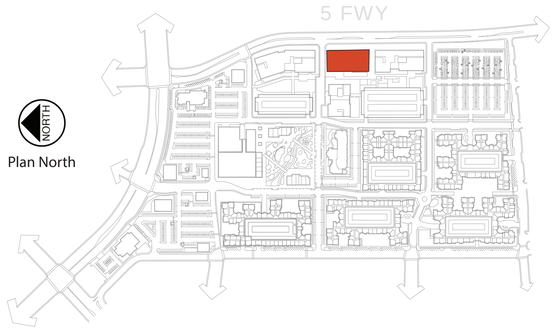
OFFICE 1
Laguna Hills, CA
8/20/2020

OF
4.04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

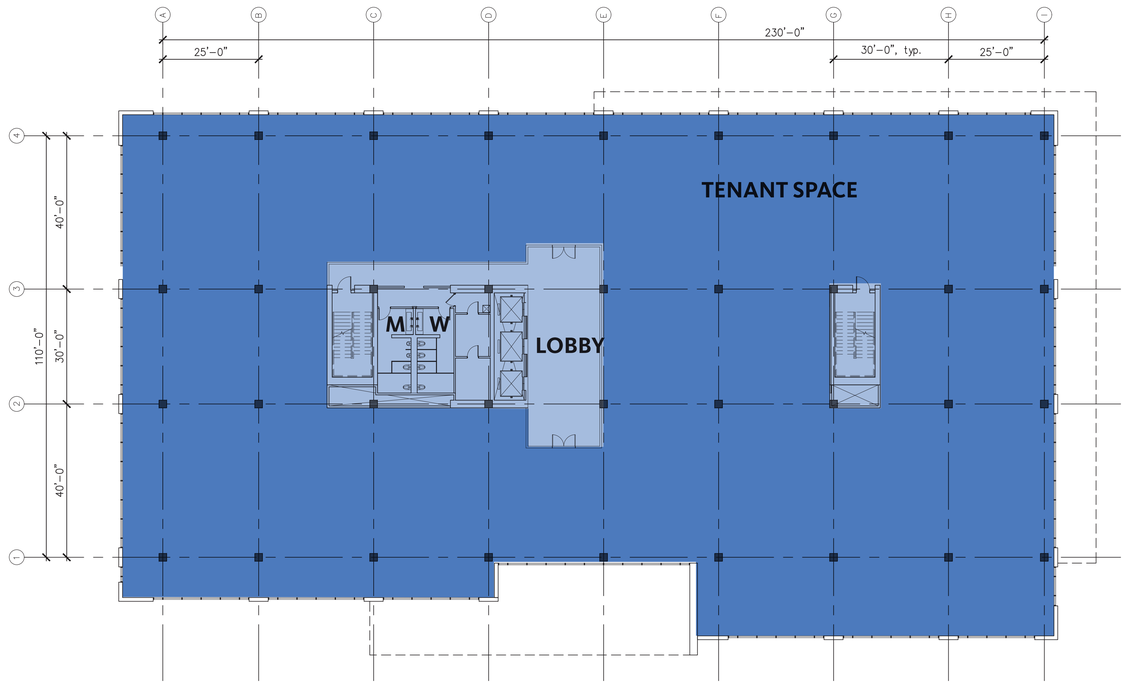
CONCEPTUAL FLOOR PLAN

FLOOR 2



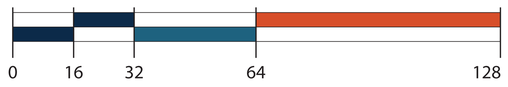
Plan North

Key Plan



GFA: +/- 26,910
GLA: +/- 25,965 (96.5%)
DECK SF: +/- 0





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THE VILLAGE AT LAGUNA HILLS

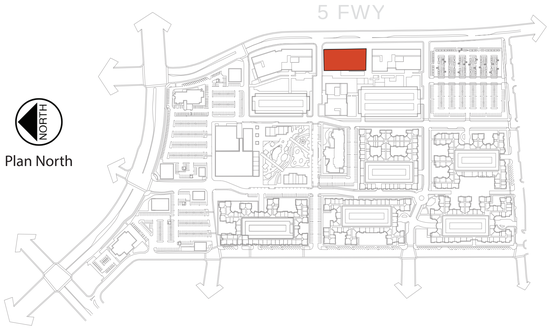
OFFICE 1
Laguna Hills, CA
8/20/2020

OF
4.05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

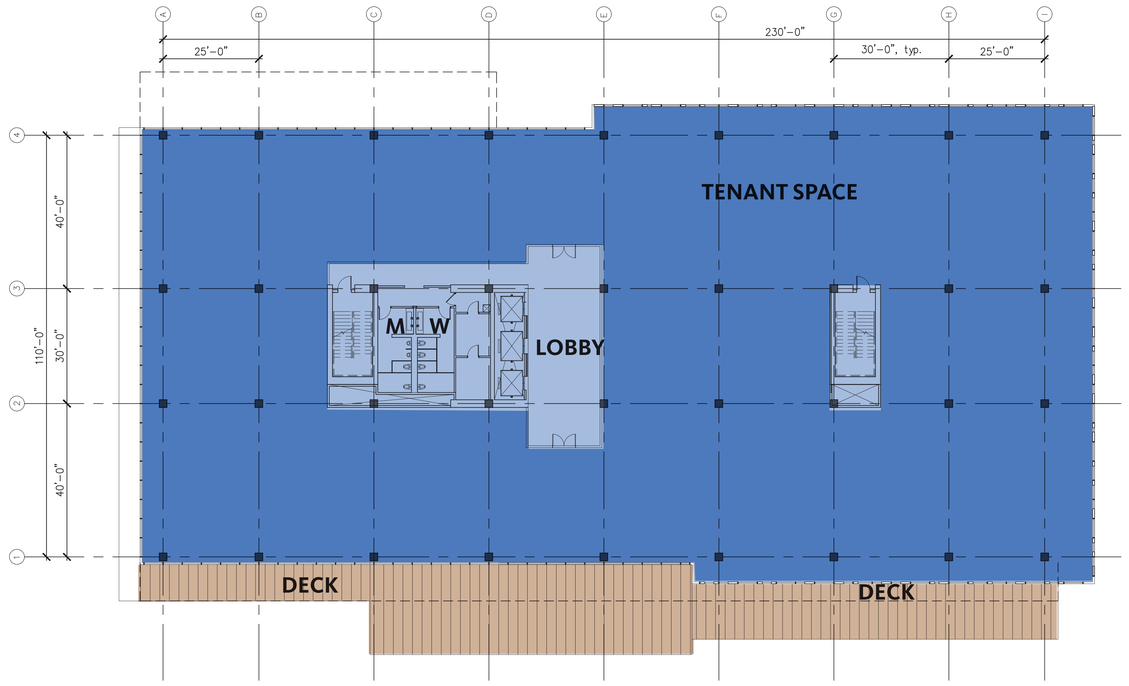
CONCEPTUAL FLOOR PLAN

FLOOR 3

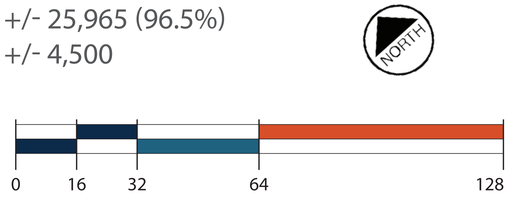


Plan North

Key Plan



GFA: +/- 26,910
GLA: +/- 25,965 (96.5%)
DECK SF: +/- 4,500



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THE VILLAGE AT LAGUNA HILLS

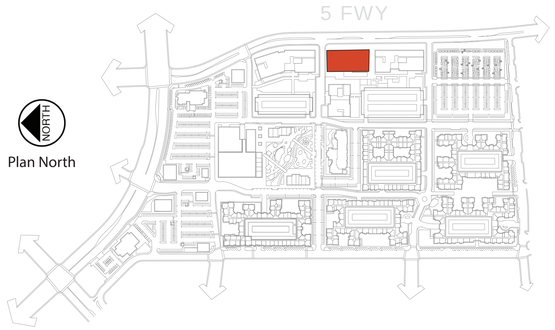
OFFICE 1
Laguna Hills, CA
8/20/2020

OF
4.06

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

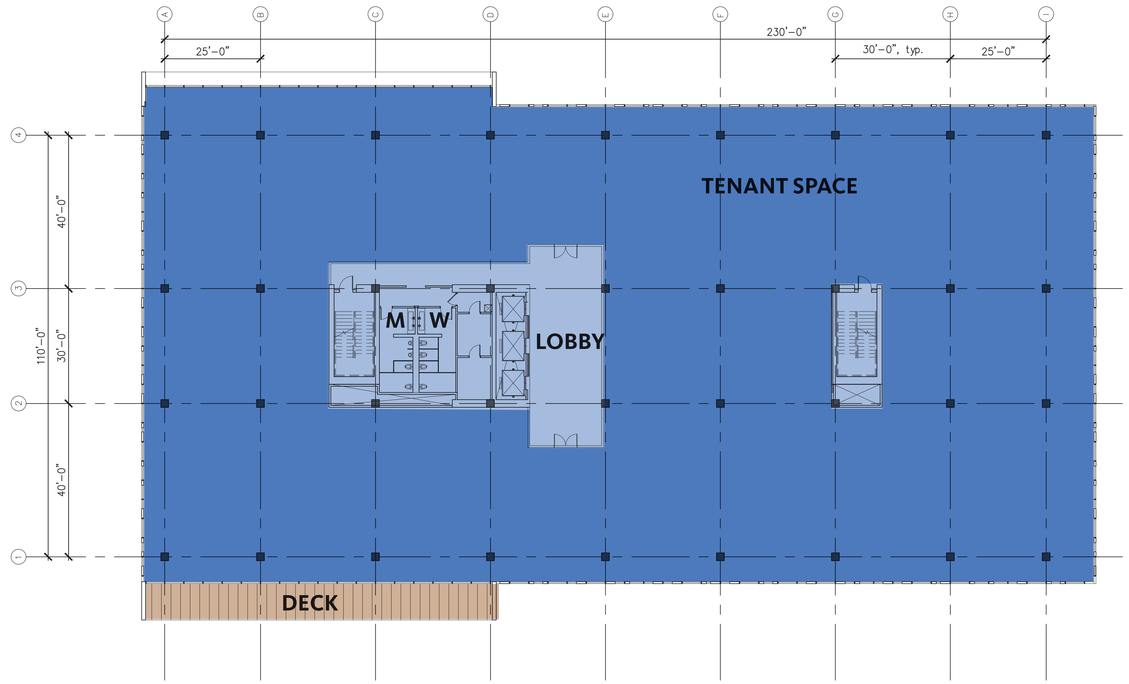
CONCEPTUAL FLOOR PLAN

FLOOR 4



Plan North

Key Plan



GFA:	+/- 26,910
GLA:	+/- 25,965 (96.5%)
DECK SF:	+/- 900

NORTH

0 16 32 64 128

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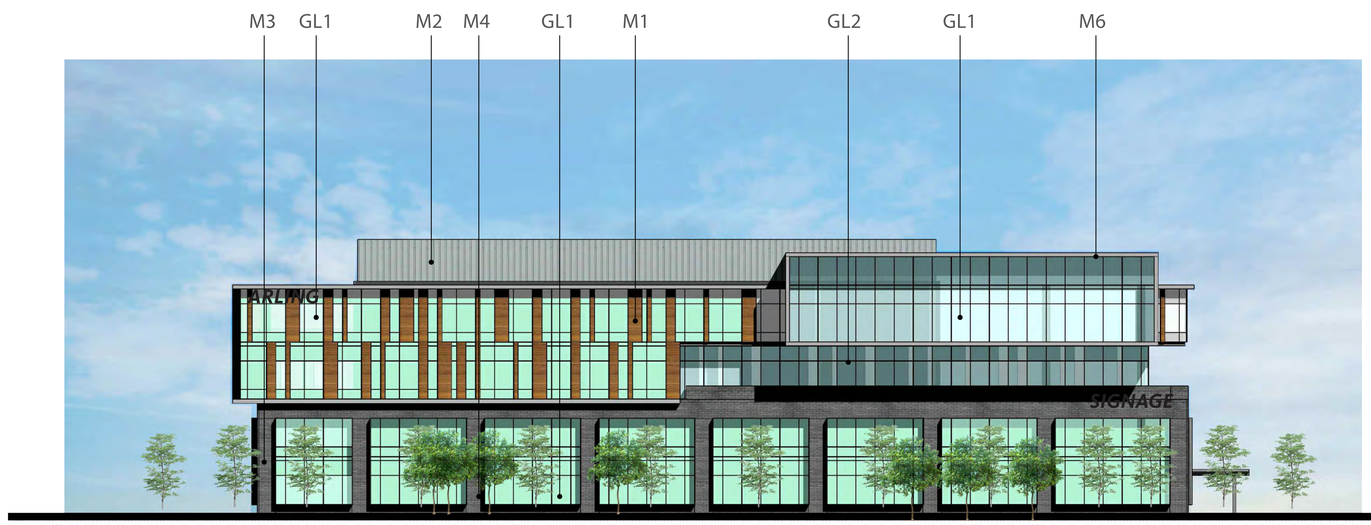
THE VILLAGE AT LAGUNA HILLS

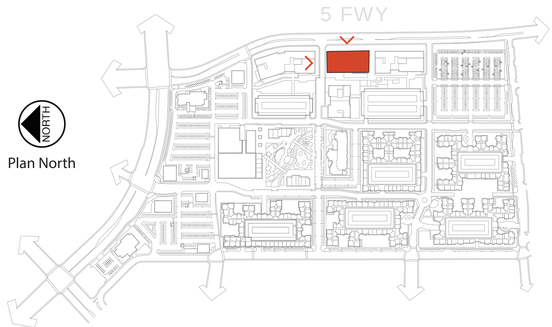
OFFICE 1
Laguna Hills, CA
8/20/2020

OF
4.07

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



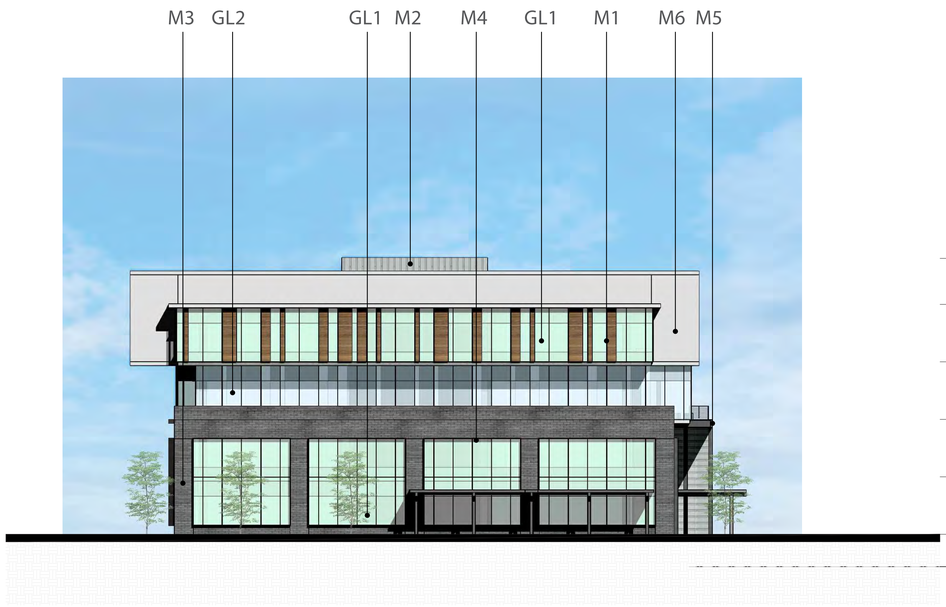


Plan North

Key Plan

TO MECH.
72' - 0"
ROOF
60' - 0"
LEVEL 04
45' - 0"
LEVEL 03
30' - 0"
LEVEL 02
15' - 0"
LEVEL 01
0' - 0"

EAST ELEVATION
(facing the 5 Fwy)



TO MECH.
72' - 0"
ROOF
60' - 0"
LEVEL 04
45' - 0"
LEVEL 03
30' - 0"
LEVEL 02
15' - 0"
LEVEL 01
0' - 0"

NORTH ELEVATION
(facing Office 4 & El Toro Rd.)

0 16 32 64 128

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN

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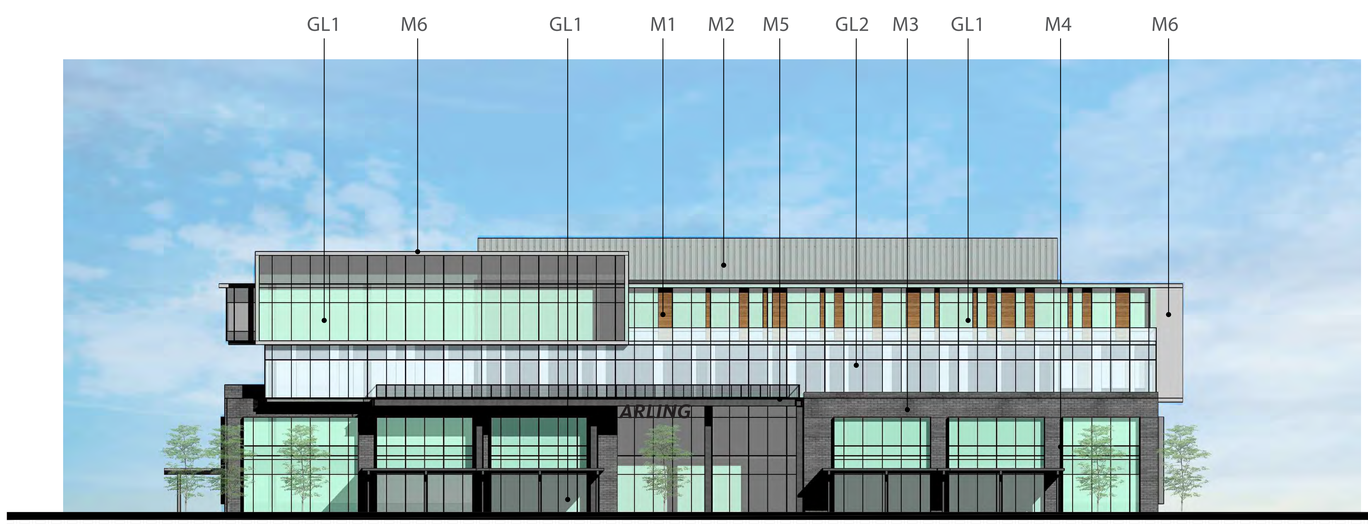
THE VILLAGE AT LAGUNA HILLS

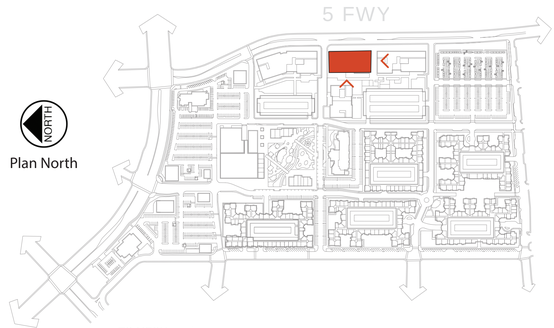
OFFICE 1
Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

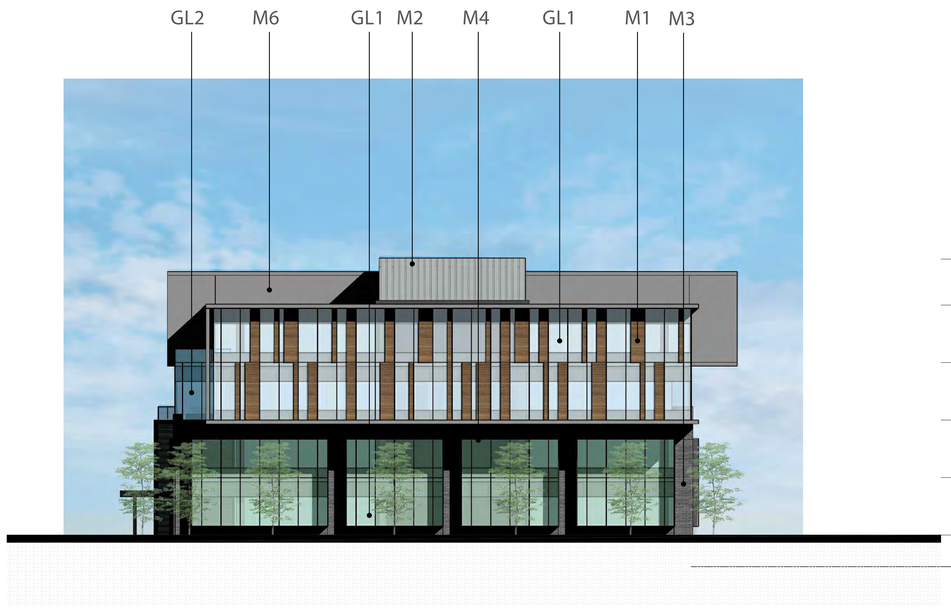
CONCEPTUAL ELEVATIONS



WEST ELEVATION
(facing Office 3)



Key Plan



SOUTH ELEVATION
(facing Office 2)

0 16 32 64 128

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN

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THE VILLAGE AT LAGUNA HILLS

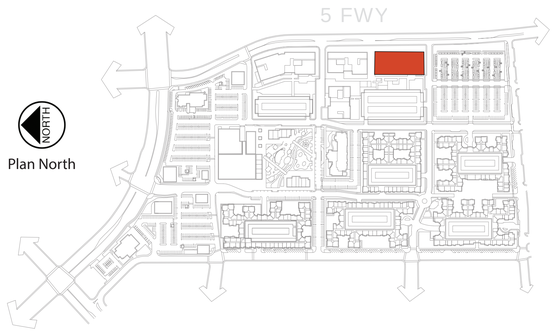
OFFICE 1
Laguna Hills, CA
8/20/2020

OF
4.09

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

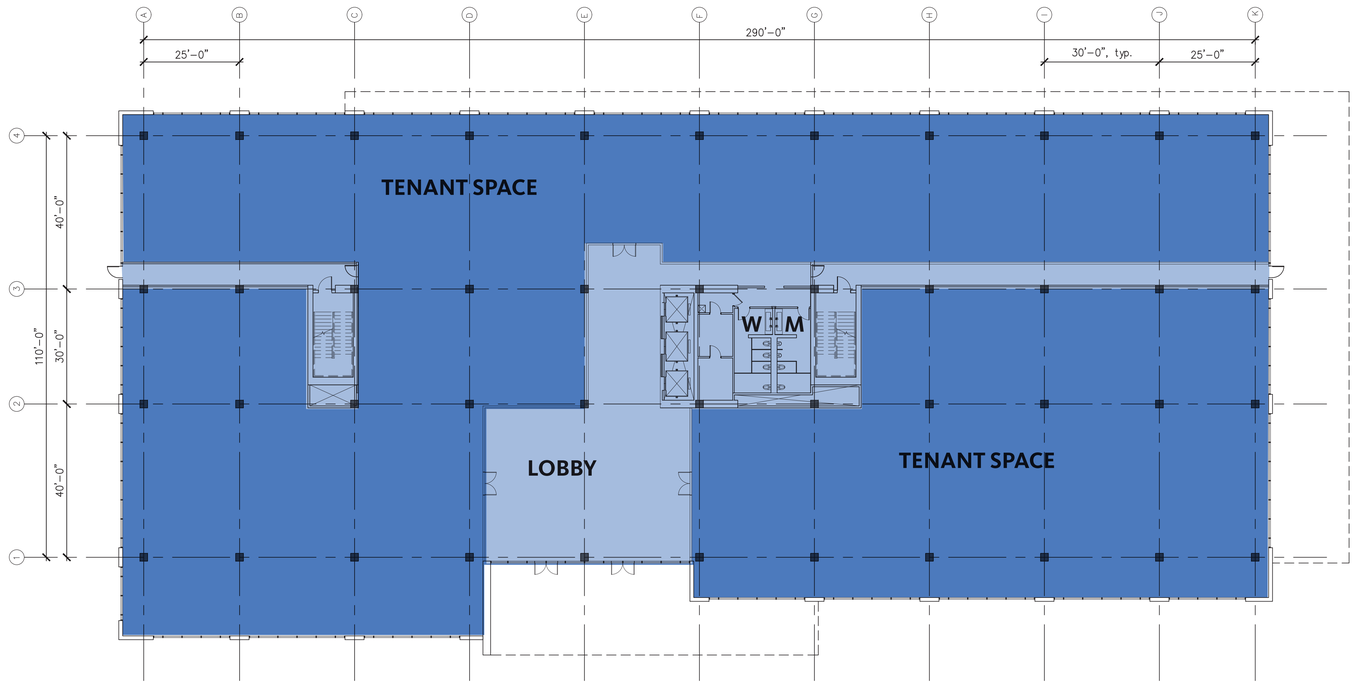
CONCEPTUAL FLOOR PLAN

GROUND FLOOR



Plan North

Key Plan



GFA: +/- 31,430
GLA: +/- 30,330 (96.5%)
DECK SF: +/- 0

NORTH

0 16 32 64 128

Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

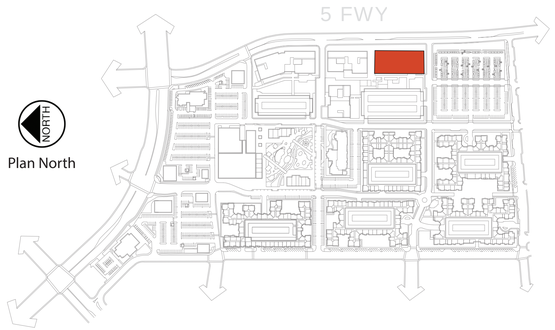
OFFICE 2
Laguna Hills, CA
8/20/2020

OF
4.10

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

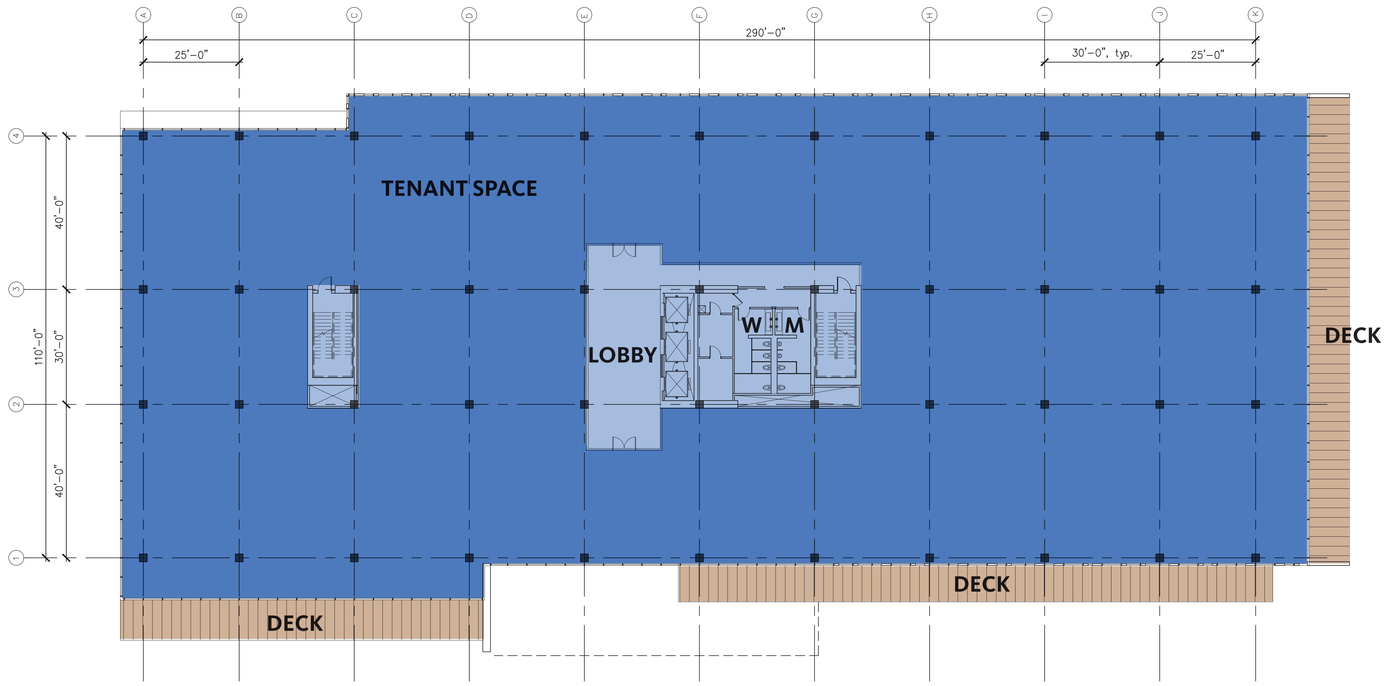
CONCEPTUAL FLOOR PLAN

FLOOR 2

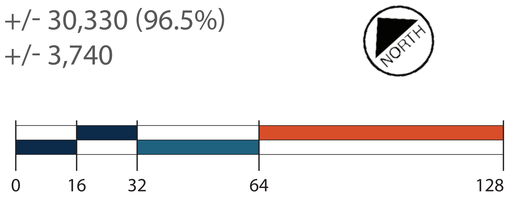


Plan North

Key Plan



GFA: +/- 31,430
GLA: +/- 30,330 (96.5%)
DECK SF: +/- 3,740



Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

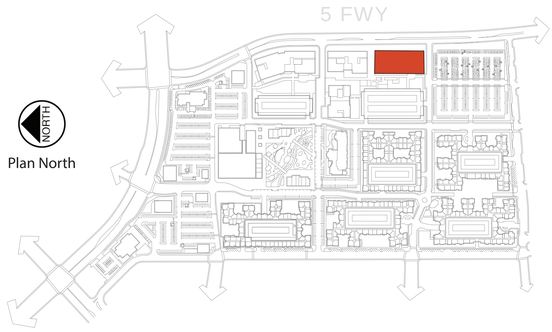
OFFICE 2
Laguna Hills, CA
8/20/2020

OF
4.11

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

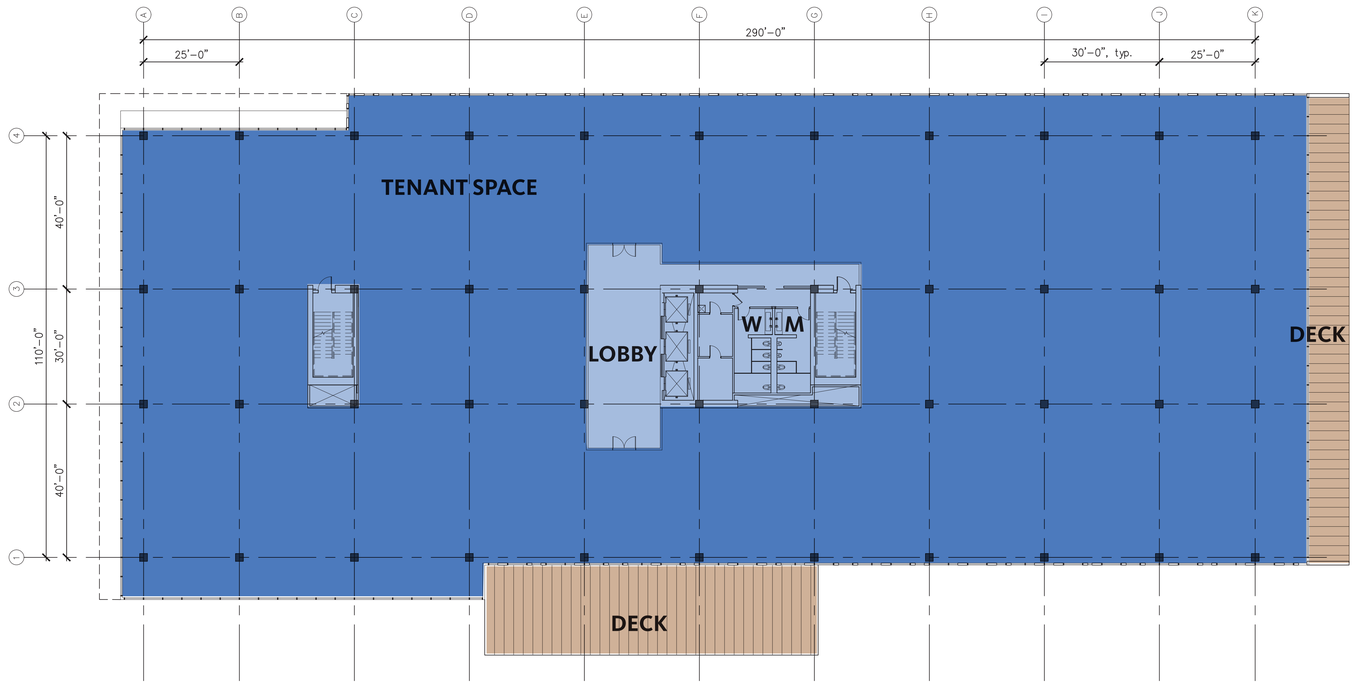
CONCEPTUAL FLOOR PLAN

FLOOR 3



Plan North

Key Plan



GFA: +/- 31,430
GLA: +/- 30,330 (96.5%)
DECK SF: +/- 2,390

NORTH

0 16 32 64 128

Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

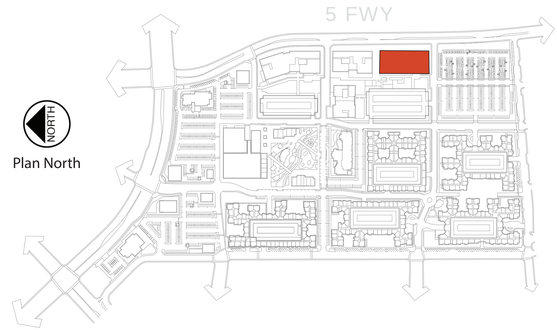
OFFICE 2
Laguna Hills, CA
8/20/2020

OF
4.12

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

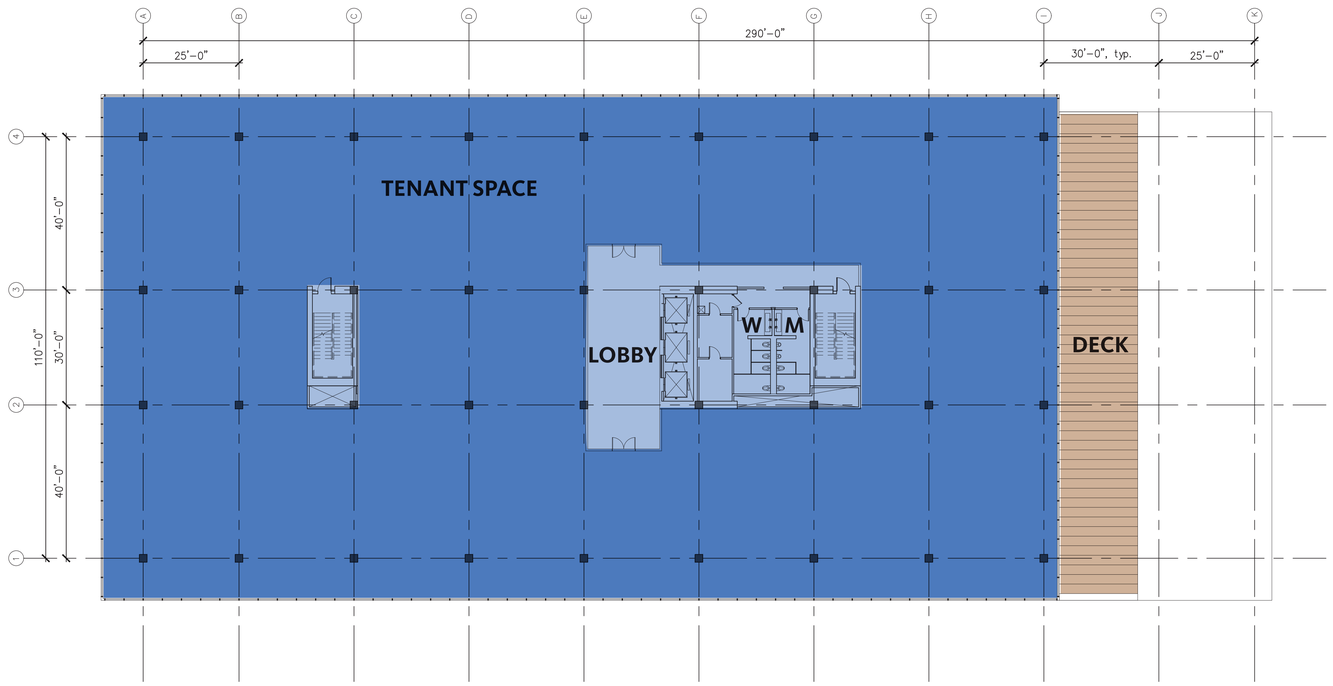
CONCEPTUAL FLOOR PLAN

FLOOR 4



Plan North

Key Plan



GFA: +/- 31,430
GLA: +/- 30,330 (96.5%)
DECK SF: +/- 2,560

NORTH

0 16 32 64 128

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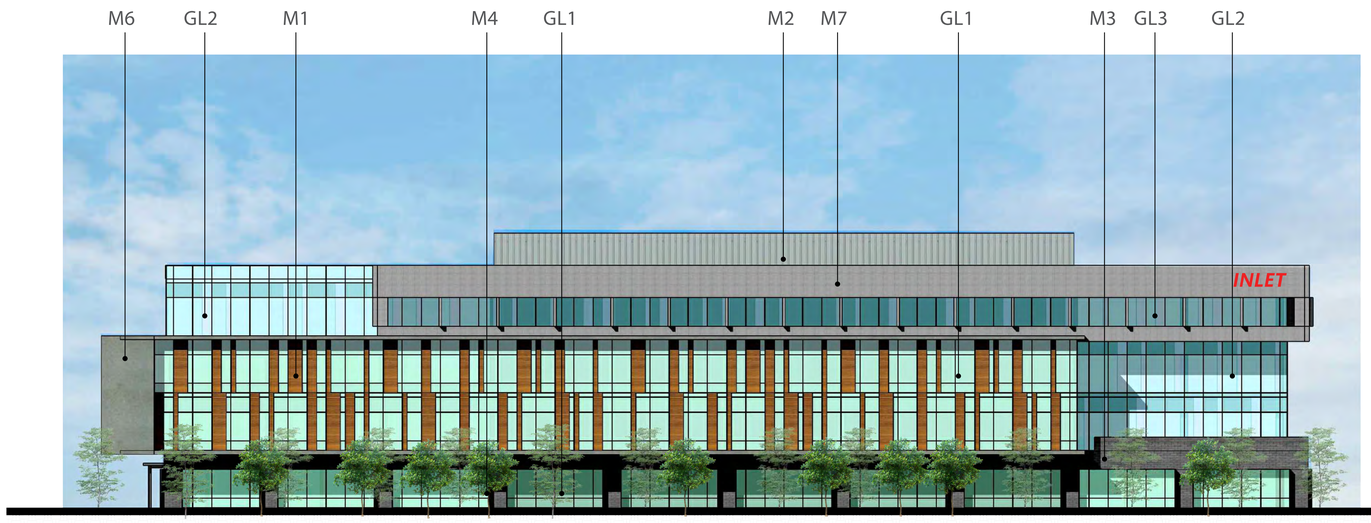
THE VILLAGE AT LAGUNA HILLS

OFFICE 2
Laguna Hills, CA
8/20/2020

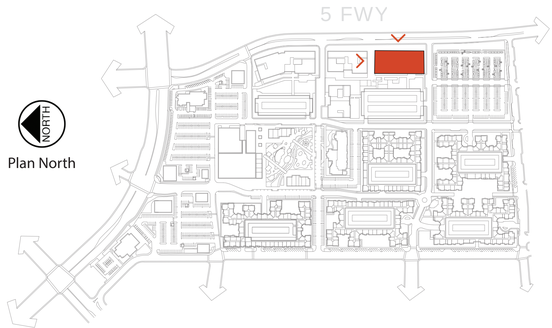
OF
4.13

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

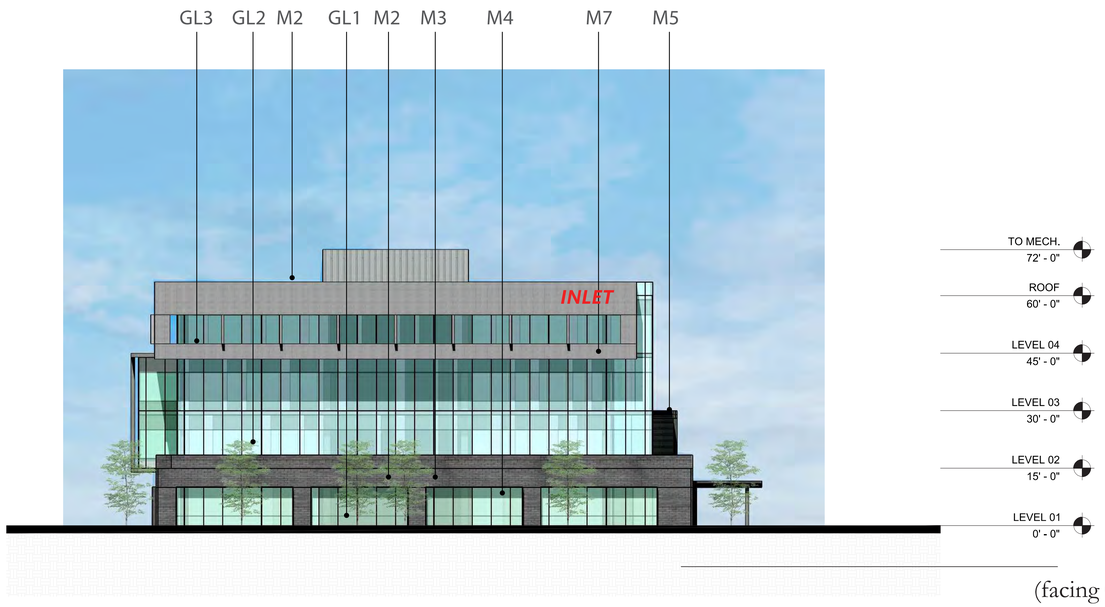
CONCEPTUAL ELEVATIONS



EAST ELEVATION
(facing the 5 Fwy)



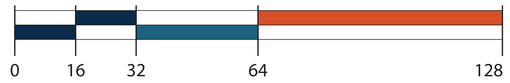
Key Plan



NORTH ELEVATION
(facing Office 1 & El Toro Rd.)

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN



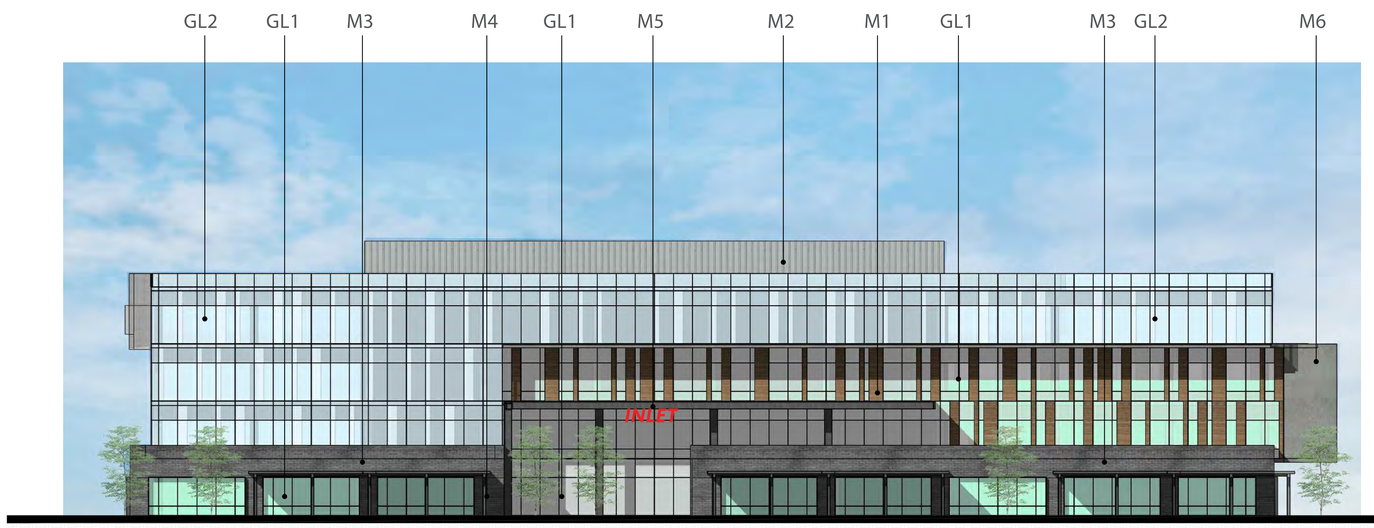
Gensler
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

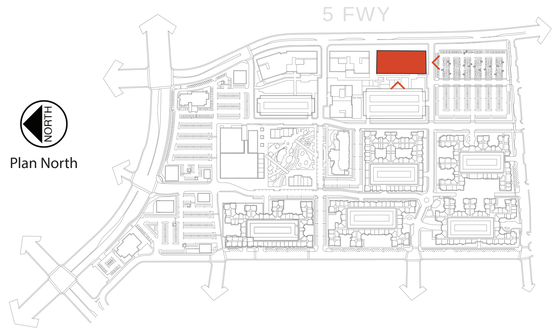
OFFICE 2
Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Se
t (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



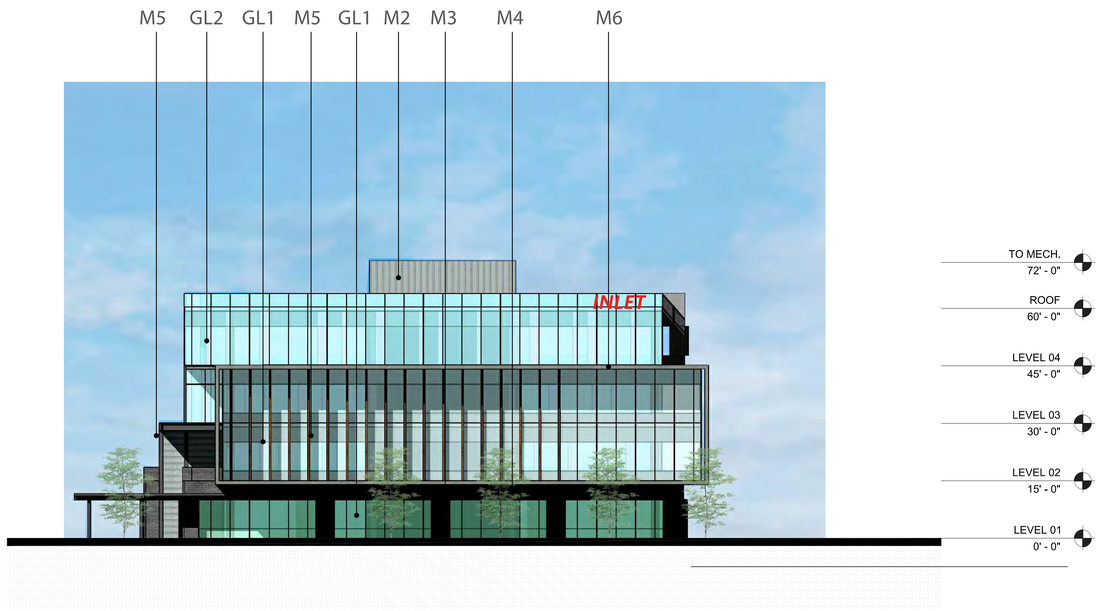
WEST ELEVATION
(facing Parking Structure B)



Key Plan

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN



SOUTH ELEVATION
(facing Residential Units)

0 16 32 64 128

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THE VILLAGE AT LAGUNA HILLS

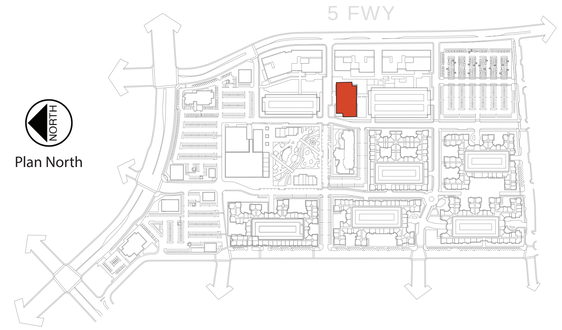
OFFICE 2
Laguna Hills, CA
8/20/2020

OF
4.15

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

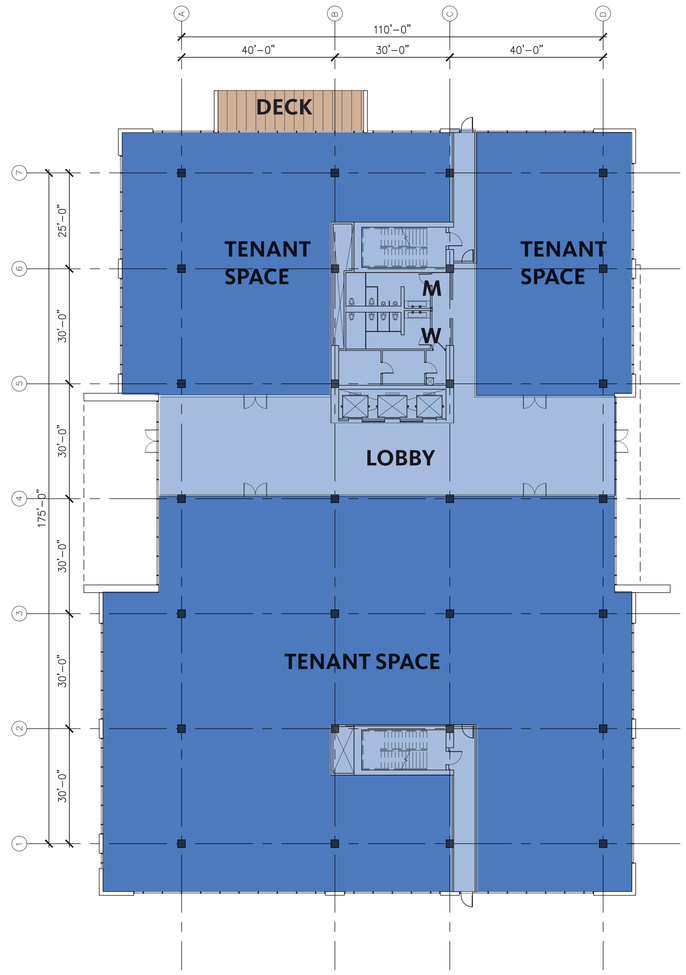
CONCEPTUAL FLOOR PLAN

GROUND FLOOR

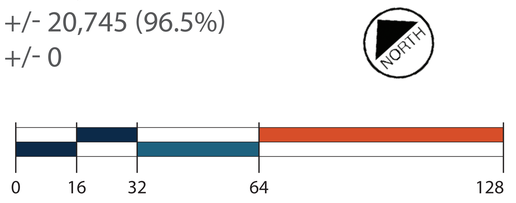


Plan North

Key Plan



GFA: +/- 21,500
GLA: +/- 20,745 (96.5%)
DECK SF: +/- 0



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THE VILLAGE AT LAGUNA HILLS

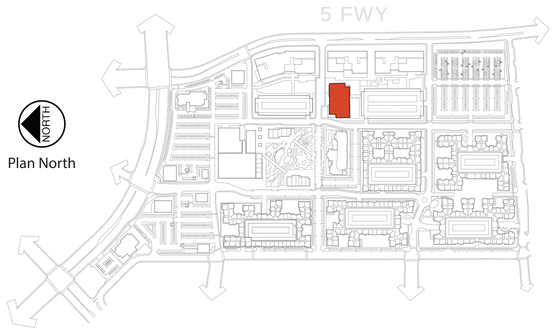
OFFICE 3
Laguna Hills, CA
8/20/2020

OF
4.16

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

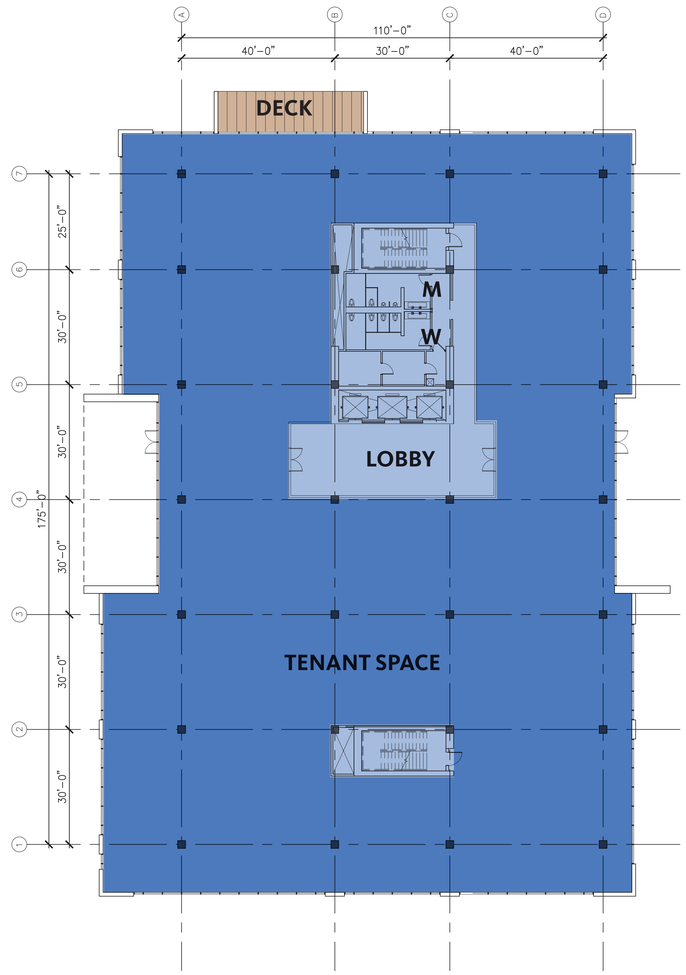
CONCEPTUAL FLOOR PLAN

FLOOR 2



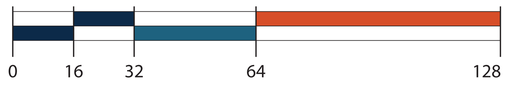
Plan North

Key Plan



GFA: +/- 21,500
GLA: +/- 20,745 (96.5%)
DECK SF: +/- 0





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THE VILLAGE AT LAGUNA HILLS

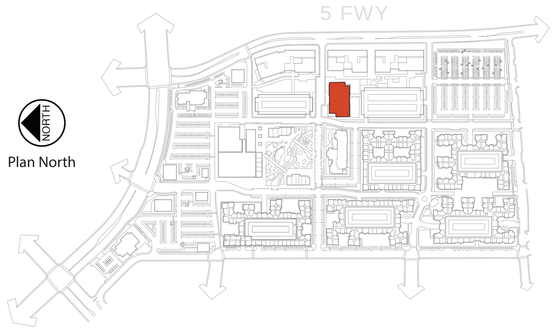
OFFICE 3
Laguna Hills, CA
8/20/2020

OF
4.17

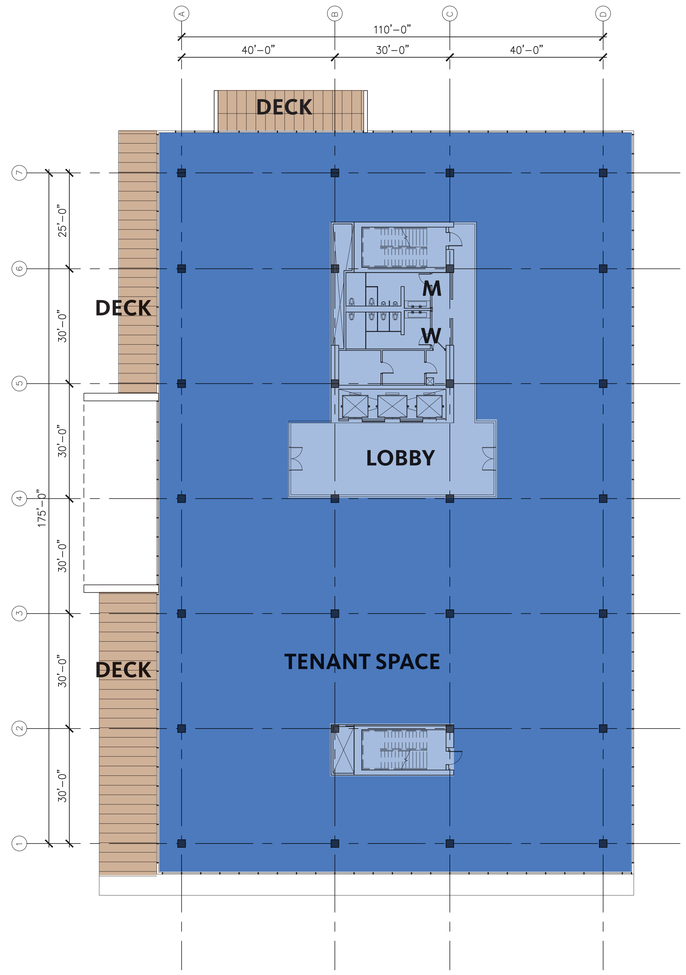
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN

FLOOR 3

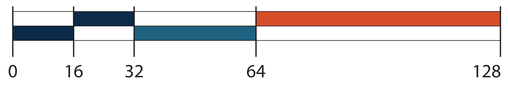


Key Plan



GFA: +/- 21,500
GLA: +/- 20,745 (96.5%)
DECK SF: +/- 2,025





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THE VILLAGE AT LAGUNA HILLS

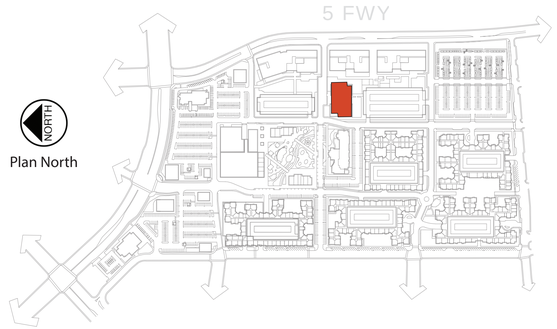
OFFICE 3
Laguna Hills, CA
8/20/2020

OF
4.18

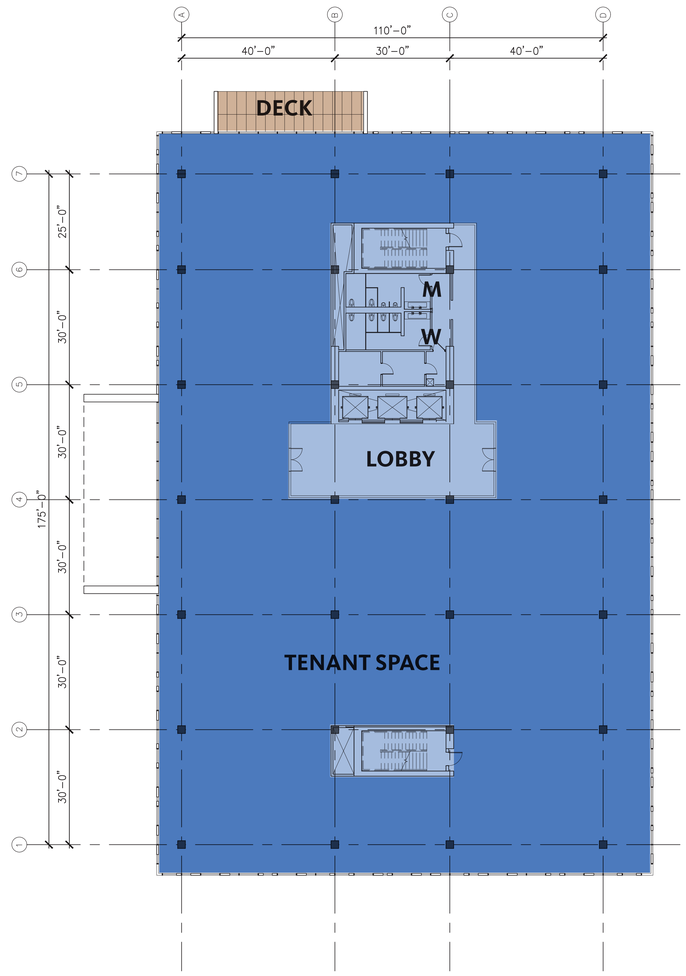
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN

FLOOR 4

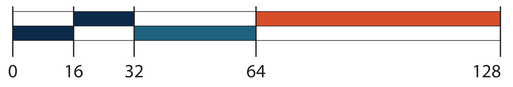


Key Plan



GFA: +/- 21,500
GLA: +/- 20,745 (96.5%)
DECK SF: +/- 200





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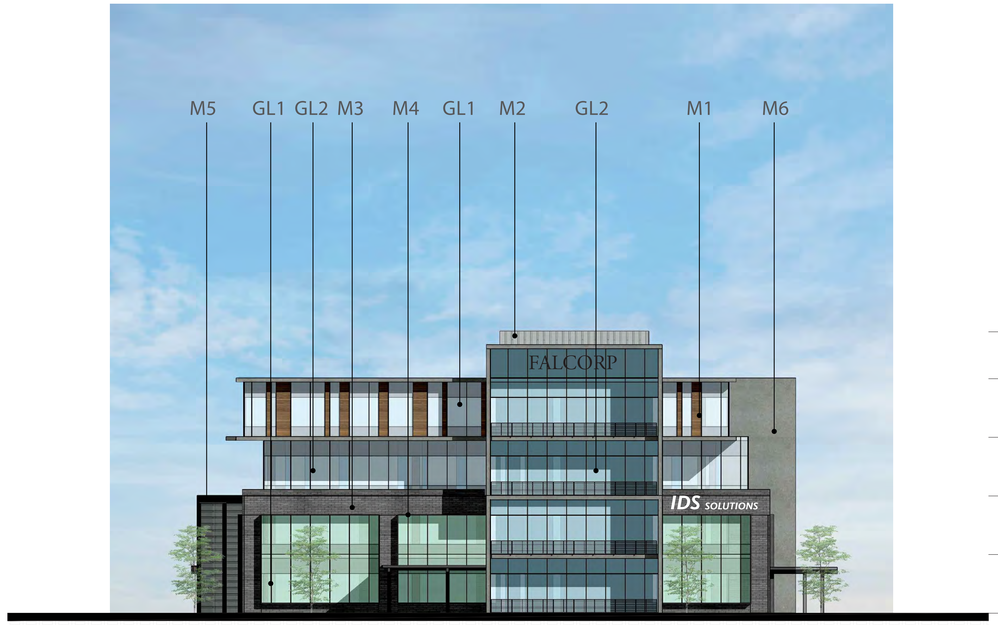
THE VILLAGE AT LAGUNA HILLS

OFFICE 3
Laguna Hills, CA
8/20/2020

OF
4.19

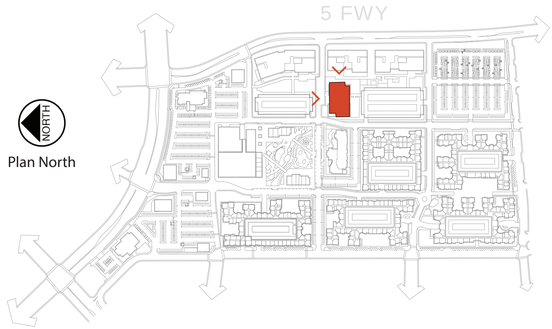
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



TO MECH. 72' - 0"
ROOF 60' - 0"
LEVEL 04 45' - 0"
LEVEL 03 30' - 0"
LEVEL 02 15' - 0"
LEVEL 01 0' - 0"

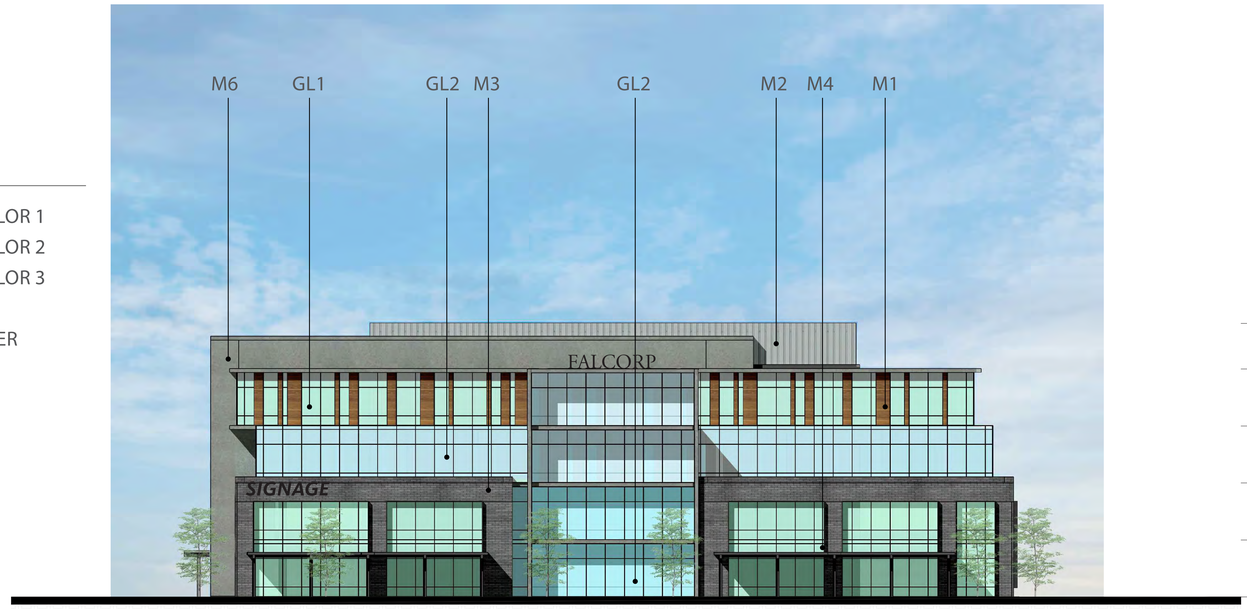
EAST ELEVATION
(facing the Office 1 & 5 Fwy)



Key Plan

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN



TO MECH. 72' - 0"
ROOF 60' - 0"
LEVEL 04 45' - 0"
LEVEL 03 30' - 0"
LEVEL 02 15' - 0"
LEVEL 01 0' - 0"

NORTH ELEVATION
(facing Pad 6 & El Toro Rd.)

0 16 32 64 128

Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

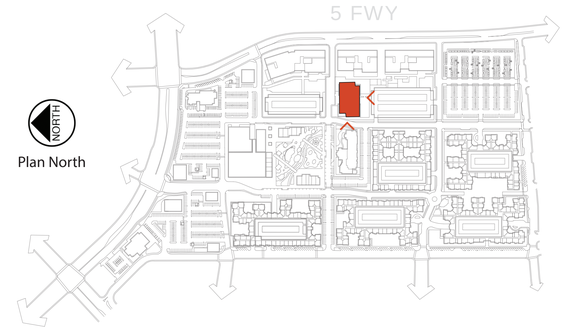
OFFICE 3
Laguna Hills, CA
8/20/2020

OF 4.20

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS





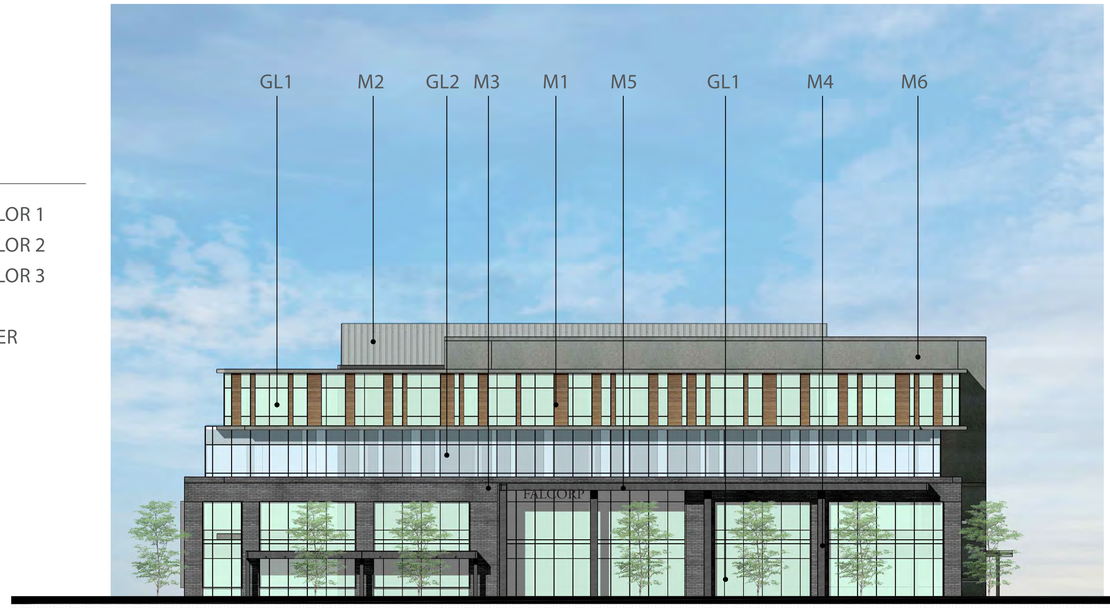
Key Plan

TO MECH.
72' - 0"
ROOF
60' - 0"
LEVEL 04
45' - 0"
LEVEL 03
30' - 0"
LEVEL 02
15' - 0"
LEVEL 01
0' - 0"

WEST ELEVATION
(facing Central Park & Hotel)

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN



TO MECH.
72' - 0"
ROOF
60' - 0"
LEVEL 04
45' - 0"
LEVEL 03
30' - 0"
LEVEL 02
15' - 0"
LEVEL 01
0' - 0"

SOUTH ELEVATION
(facing Parking Structure B)

0 16 32 64 128

Gensler
MerloneGeier Partners

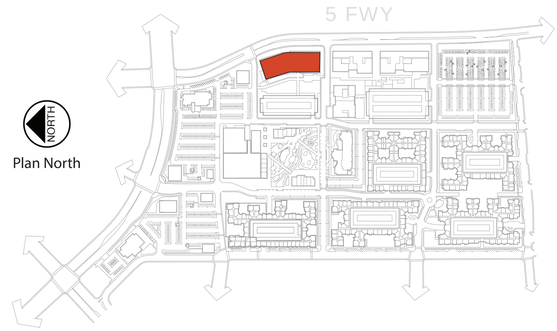
THE VILLAGE AT LAGUNA HILLS

OFFICE 3
Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

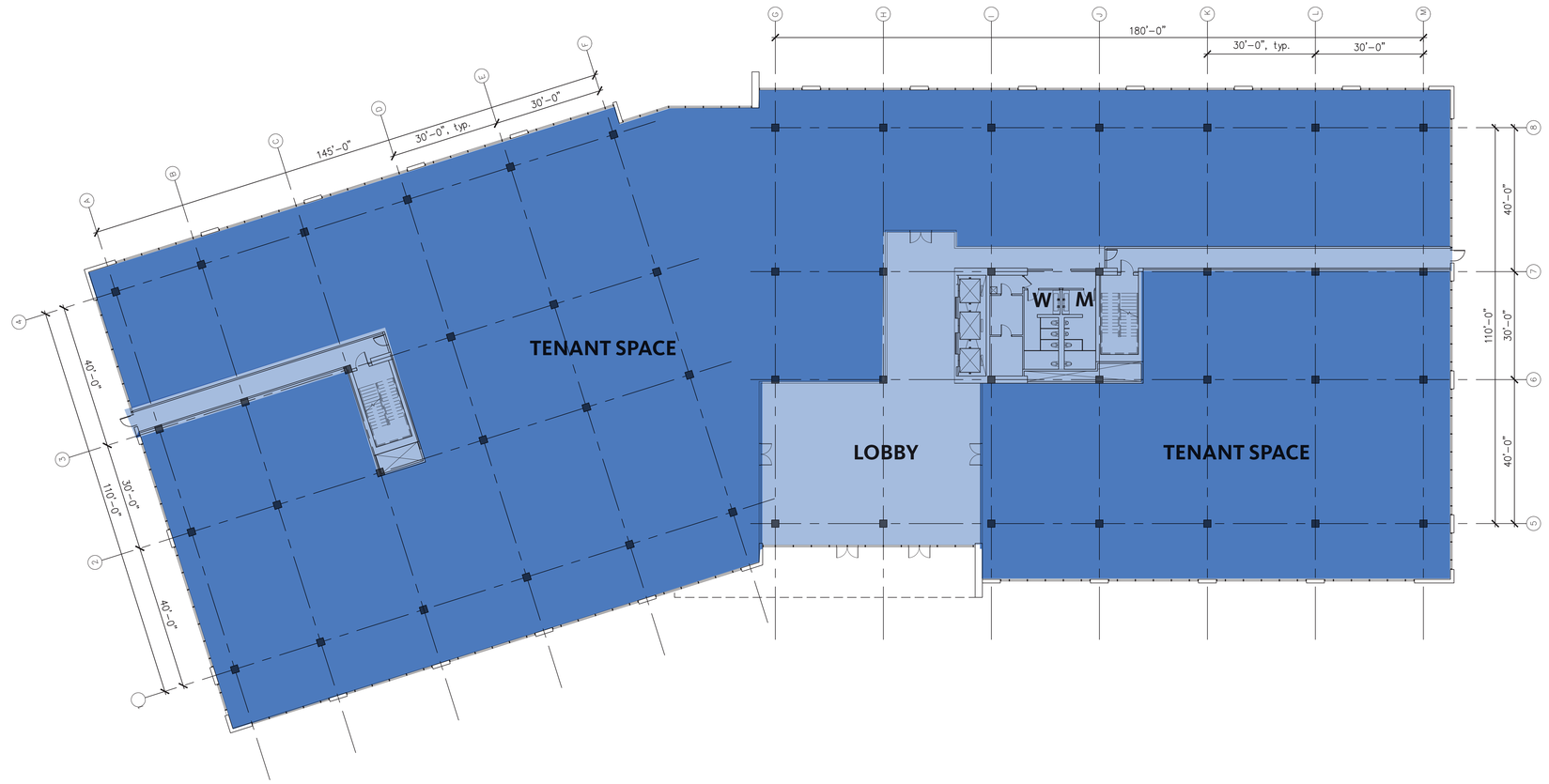
CONCEPTUAL FLOOR PLAN

GROUND FLOOR



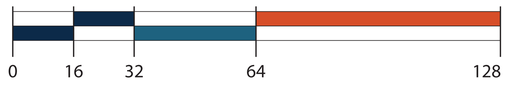
Plan North

Key Plan



GFA: +/- 36,410
GLA: +/- 35,135 (96.5%)
DECK SF: +/- 0





Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

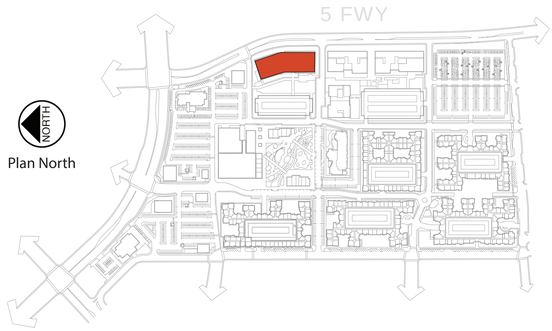
OFFICE 4
Laguna Hills, CA
8/20/2020

OF
4.22

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

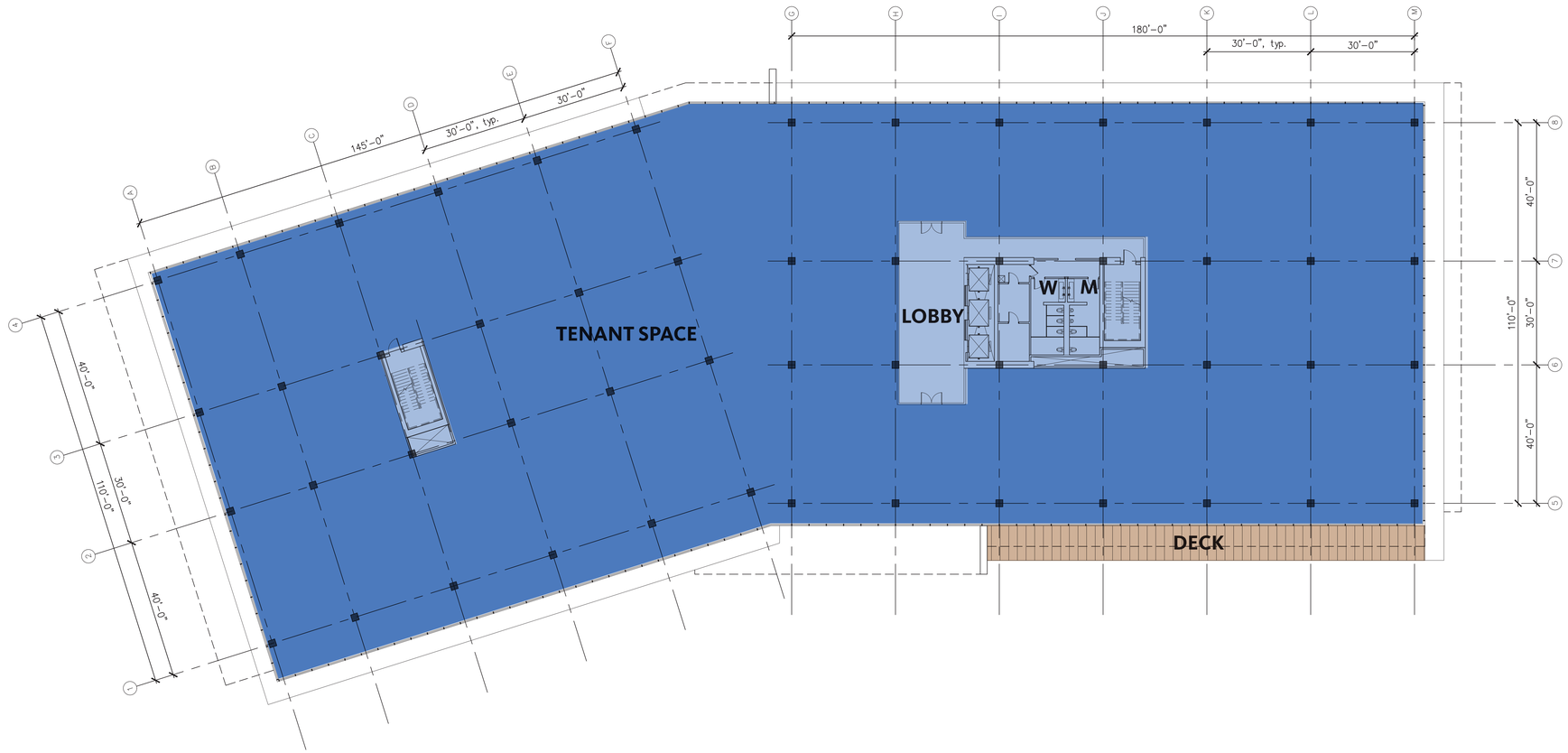
CONCEPTUAL FLOOR PLAN

FLOOR 2



Plan North

Key Plan



GFA:	+/- 36,410
GLA:	+/- 35,135 (96.5%)
DECK SF:	+/- 1,270

NORTH

0 16 32 64 128

Gensler

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THE VILLAGE AT LAGUNA HILLS

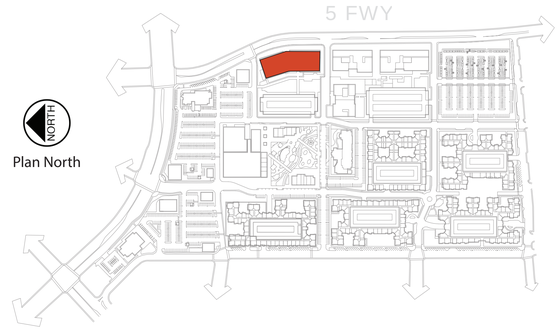
OFFICE 4
Laguna Hills, CA
8/20/2020

OF
4.23

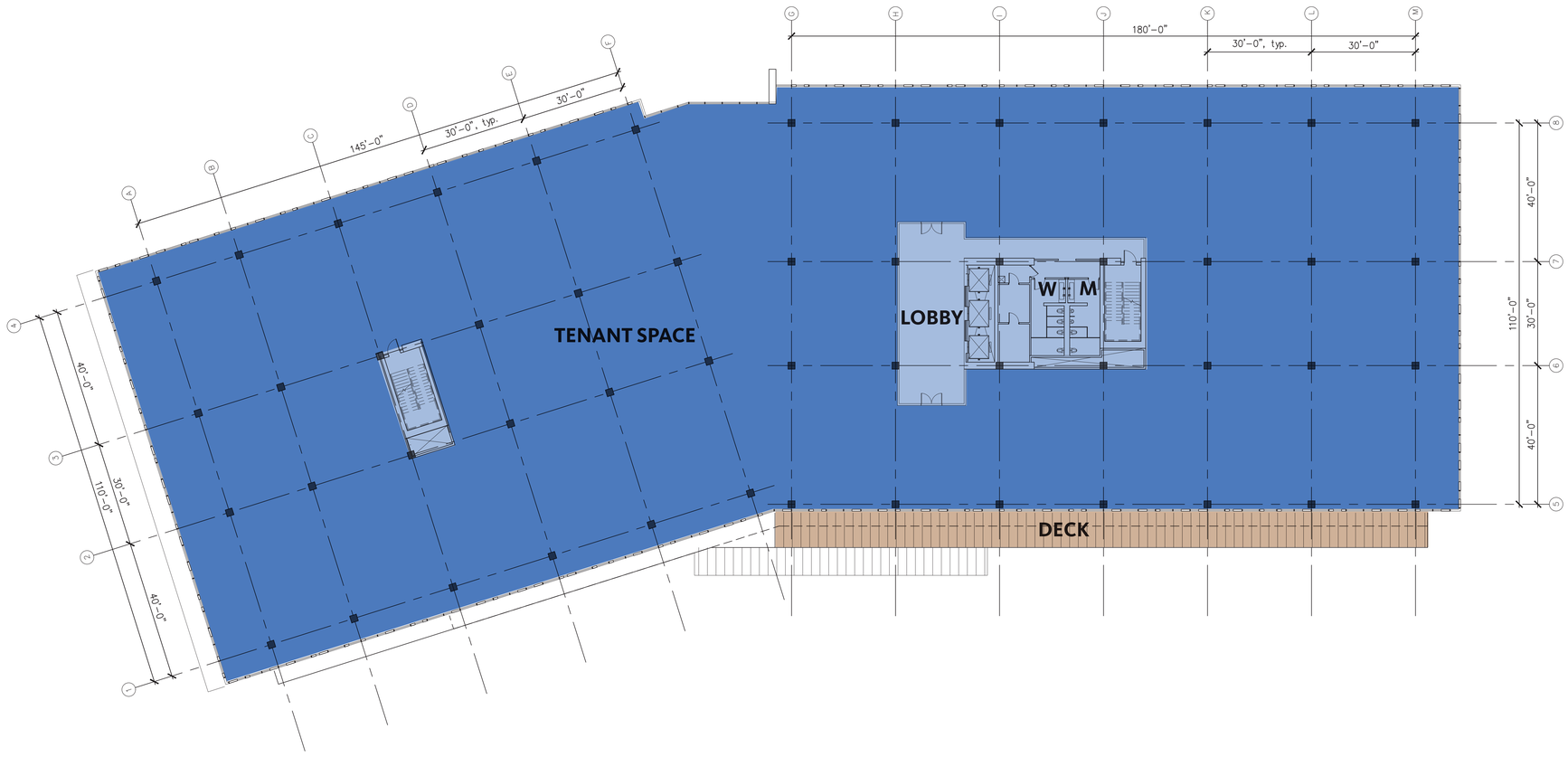
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN

FLOOR 3



Key Plan



GFA:	+/- 36,410
GLA:	+/- 35,135 (96.5%)
DECK SF:	+/- 2,560

NORTH

0 16 32 64 128

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THE VILLAGE AT LAGUNA HILLS

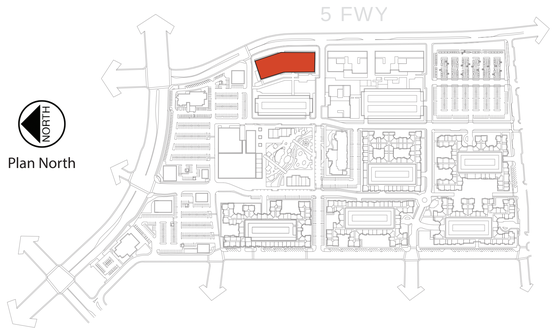
OFFICE 4
Laguna Hills, CA
8/20/2020

OF
4.24

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

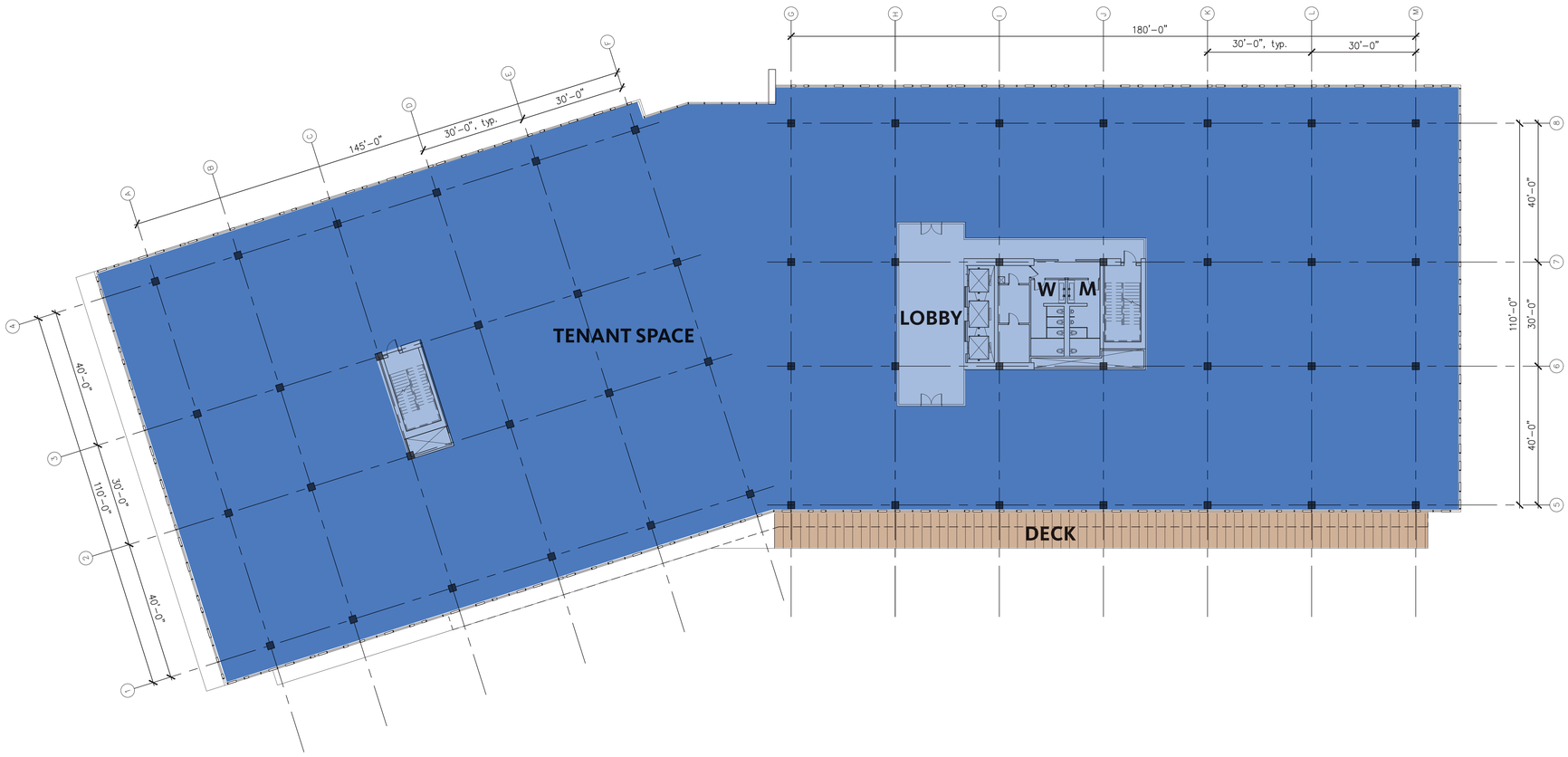
CONCEPTUAL FLOOR PLAN

FLOOR 4

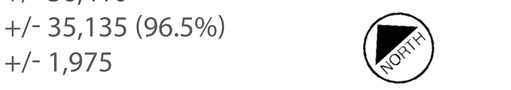


Plan North

Key Plan



GFA: +/- 36,410
GLA: +/- 35,135 (96.5%)
DECK SF: +/- 1,975



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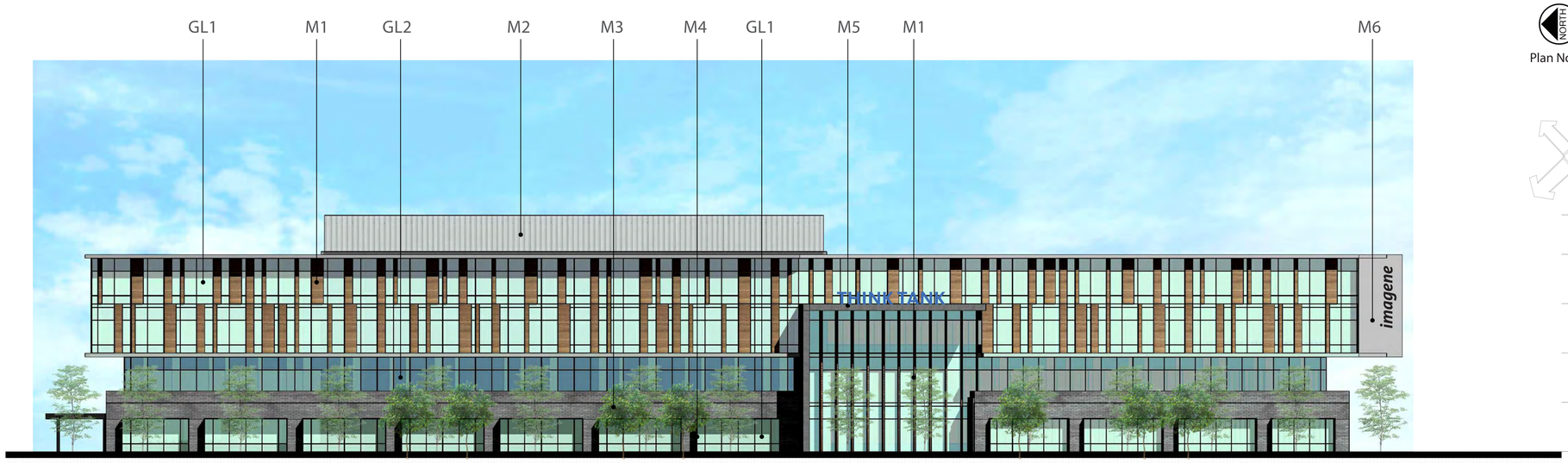
THE VILLAGE AT LAGUNA HILLS

OFFICE 4
Laguna Hills, CA
8/20/2020

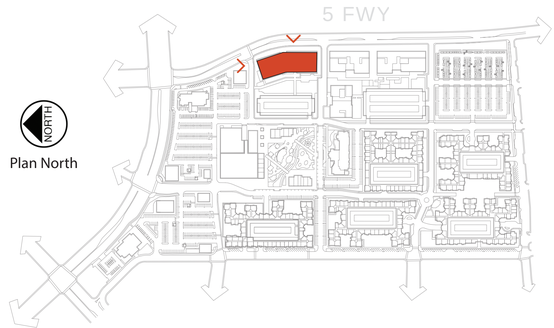
OF
4.25

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



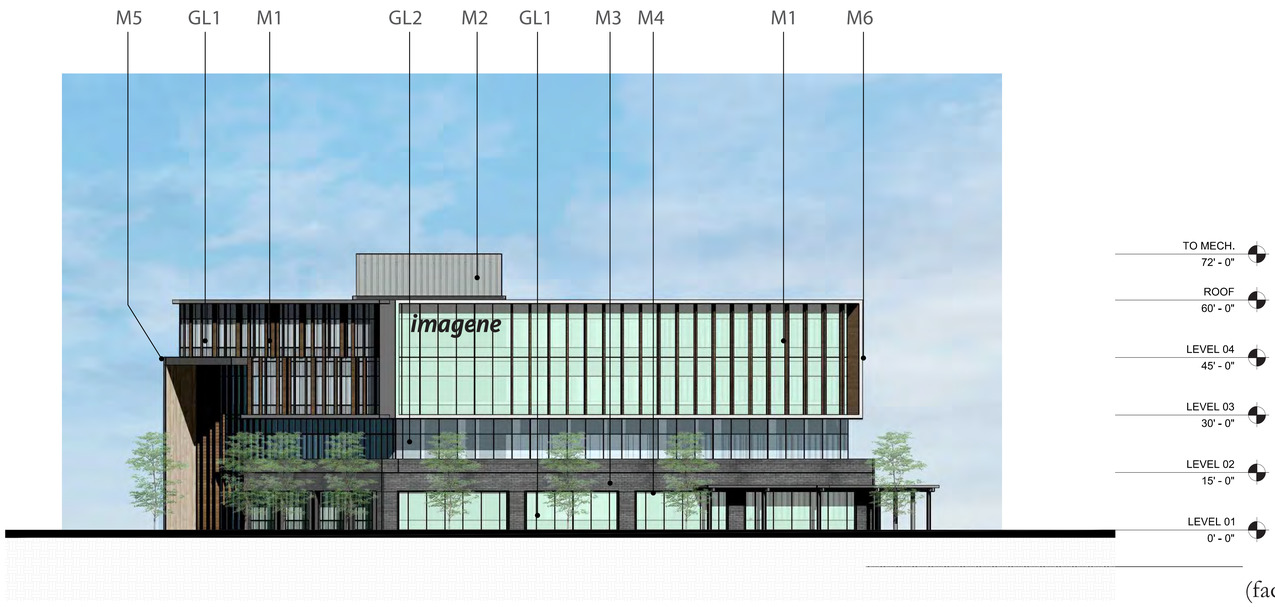
EAST ELEVATION
(facing the 5 Fwy)



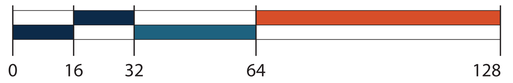
Key Plan

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN



NORTH ELEVATION
(facing Pad 6 & El Toro Rd.)



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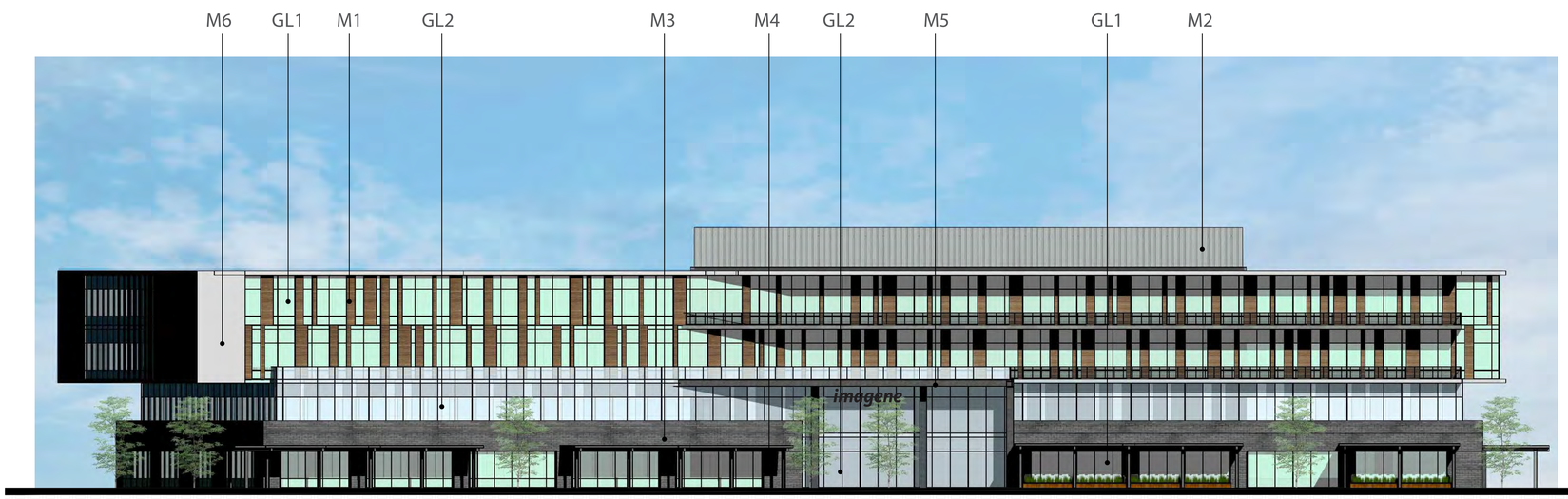
THE VILLAGE AT LAGUNA HILLS

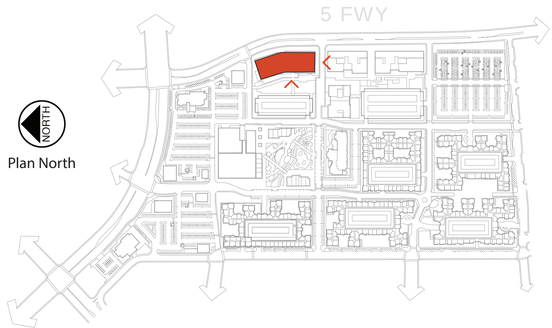
OFFICE 4
Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS



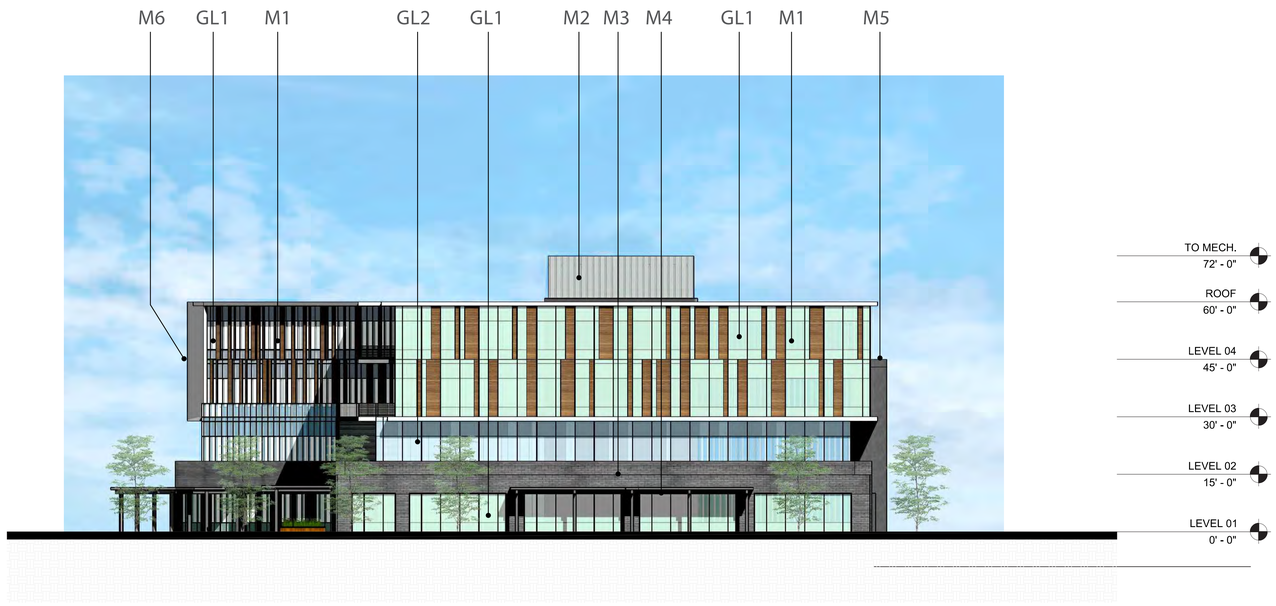
WEST ELEVATION
(facing Central Park)



Key Plan

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN



SOUTH ELEVATION
(facing Office 1)

0 16 32 64 128

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THE VILLAGE AT LAGUNA HILLS

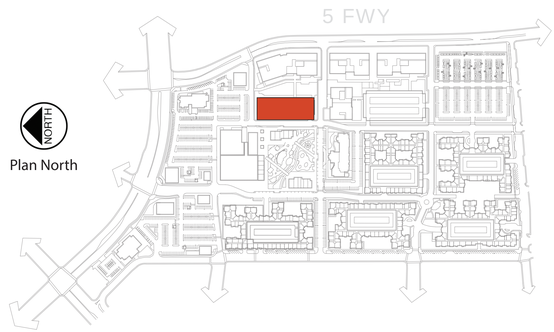
OFFICE 4
Laguna Hills, CA
8/20/2020

OF
4.27

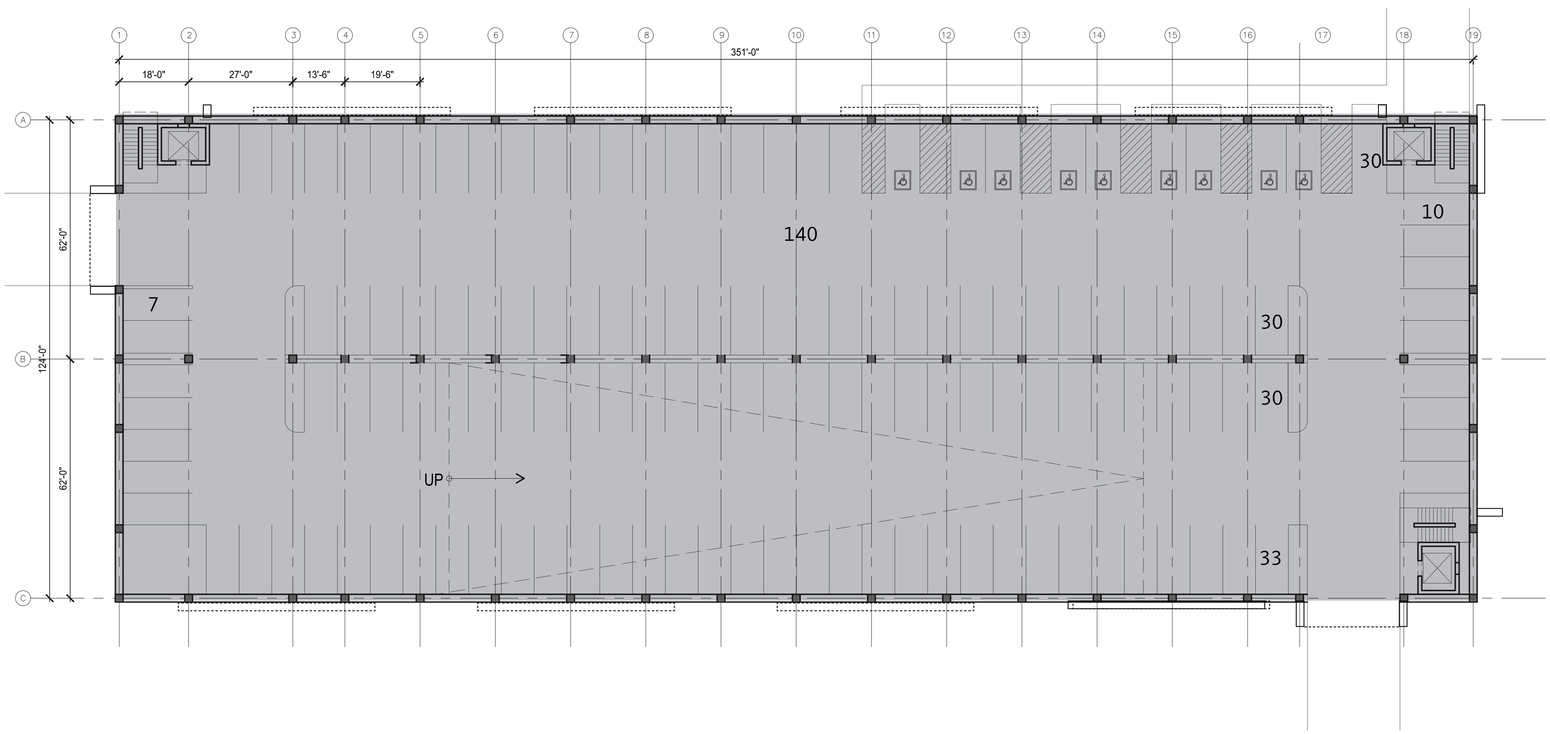
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

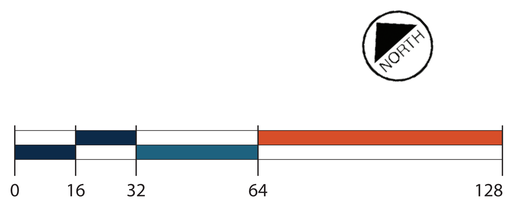
CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE A

FLOOR 1



Key Plan





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THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE A

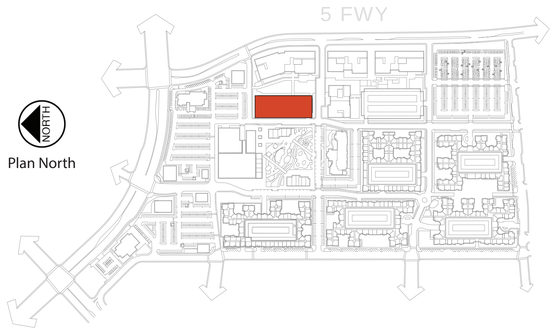
Laguna Hills, CA

8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

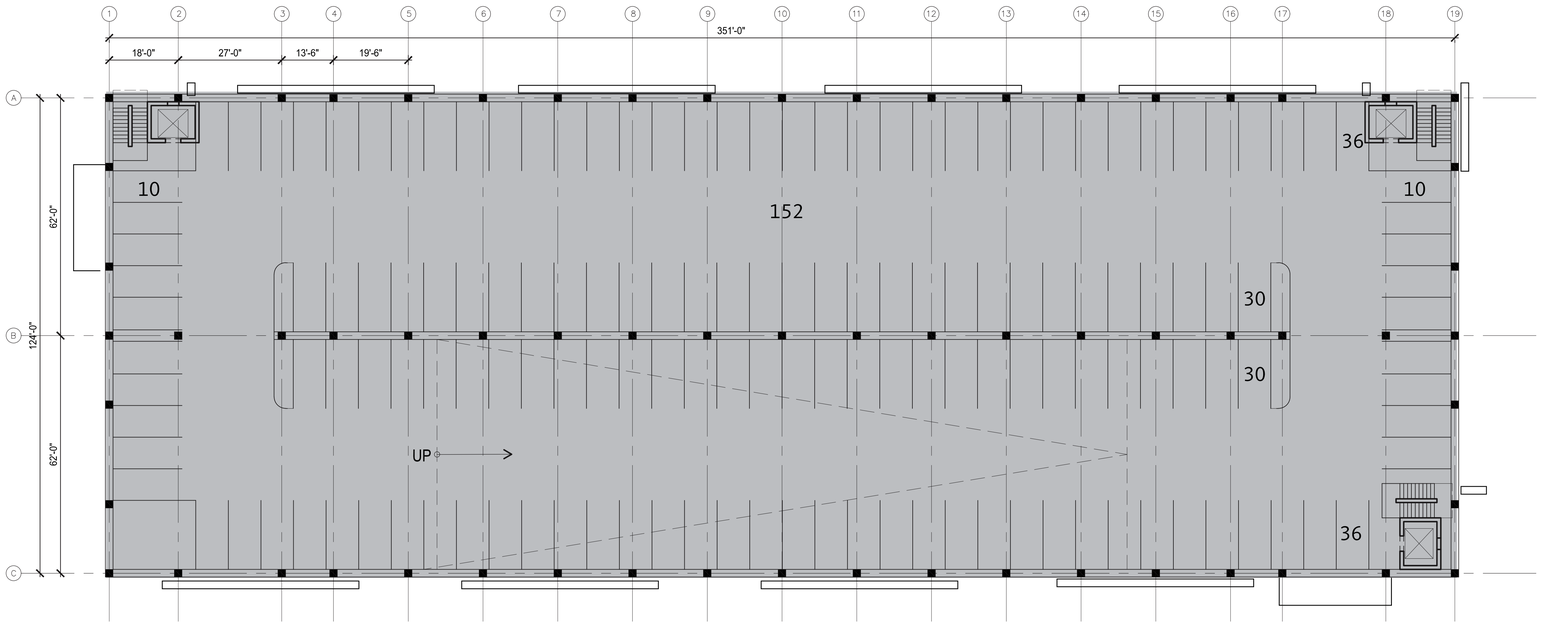
CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE A

FLOOR 2

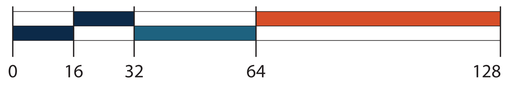


Plan North

Key Plan







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THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE A

Laguna Hills, CA

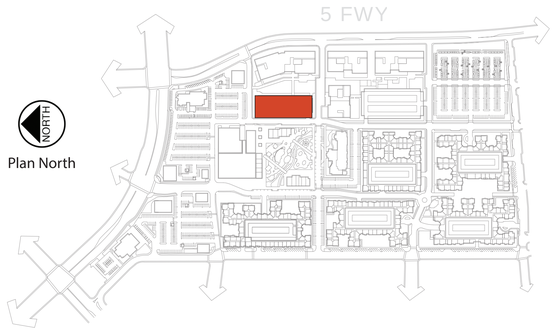
8/20/2020

OF 4.29

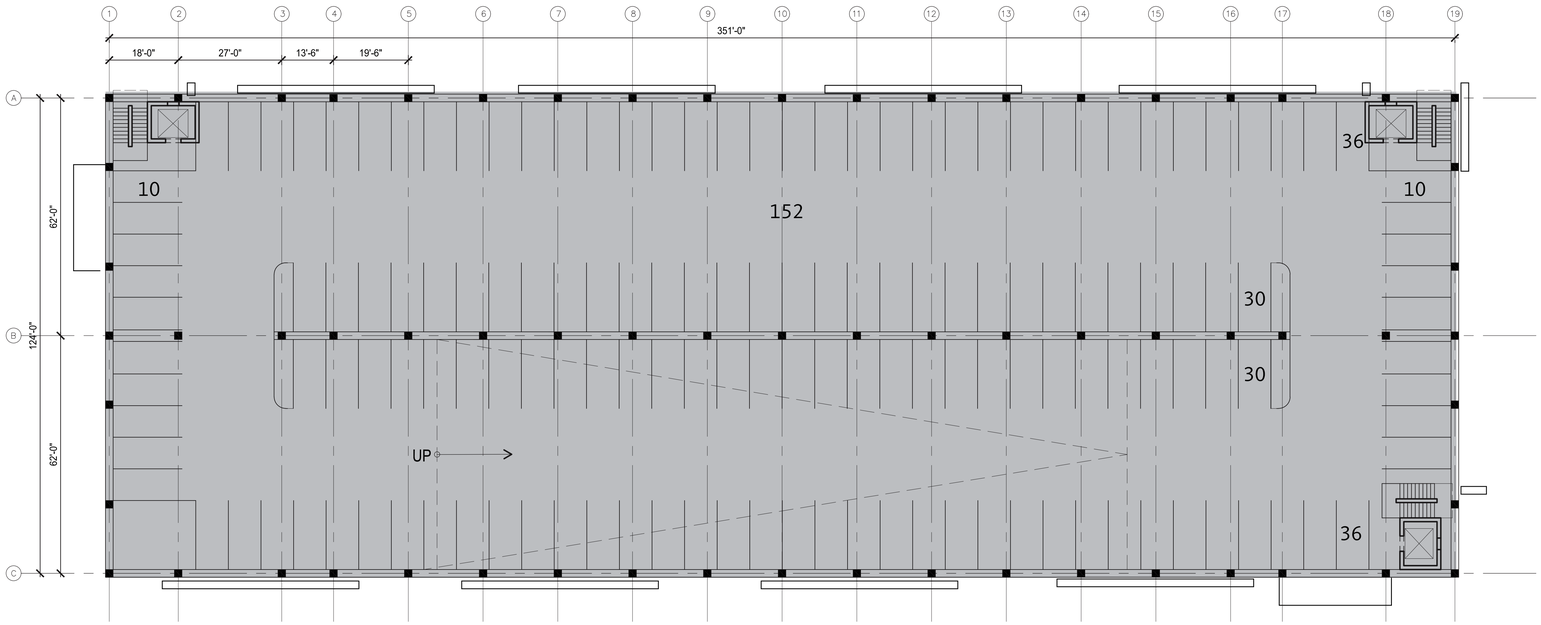
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE A

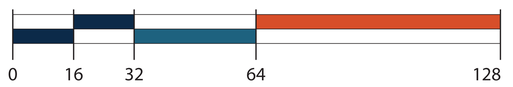
FLOOR 3



Key Plan







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THE VILLAGE AT LAGUNA HILLS

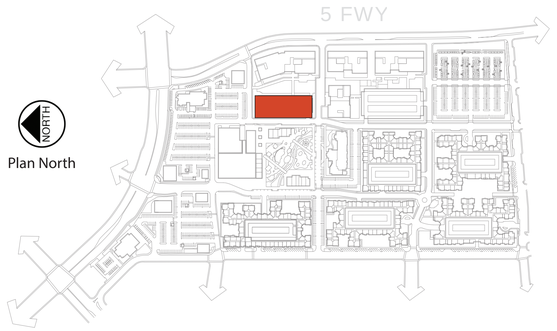
PARKING STRUCTURE A
Laguna Hills, CA
8/20/2020

OF 4.30

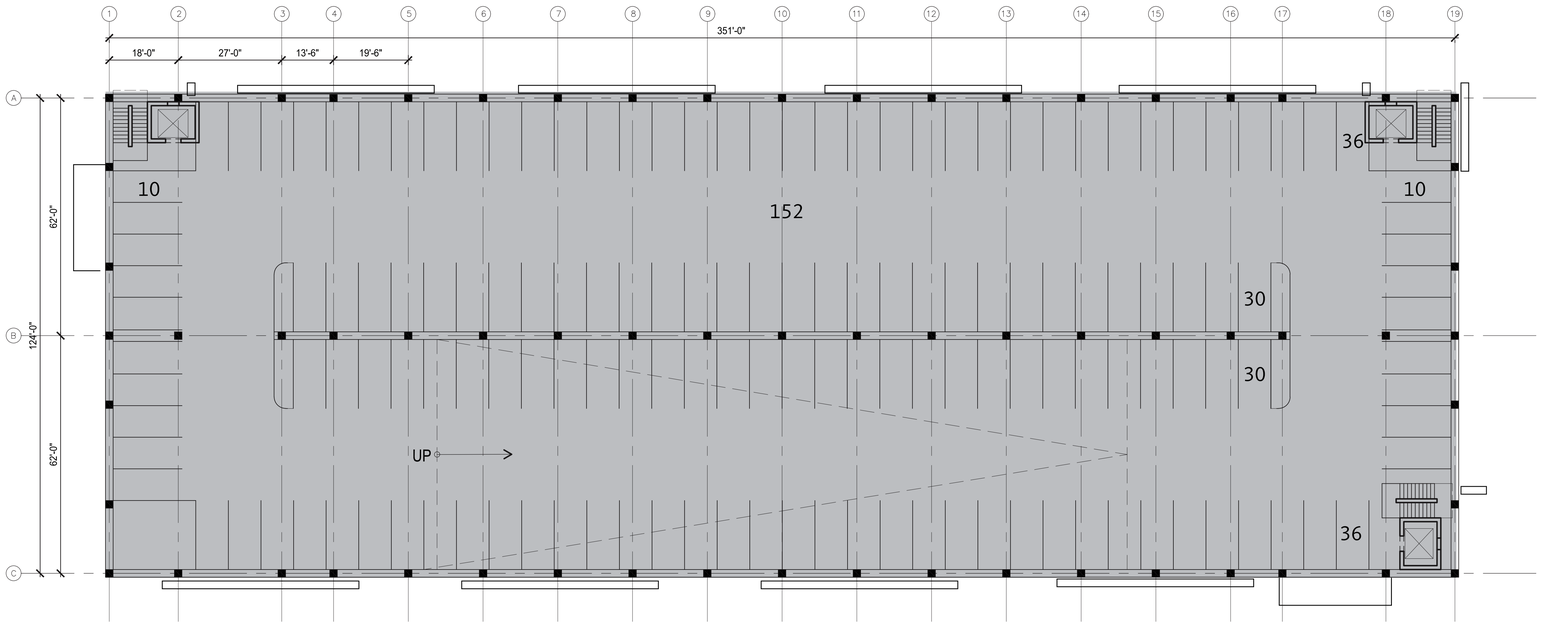
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE A

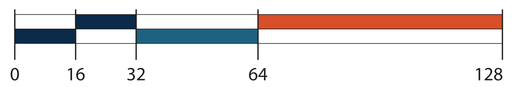
FLOOR 4



Key Plan







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THE VILLAGE AT LAGUNA HILLS

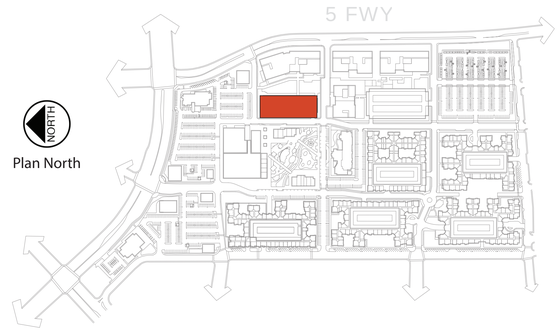
PARKING STRUCTURE A
Laguna Hills, CA
8/20/2020

OF 4.31

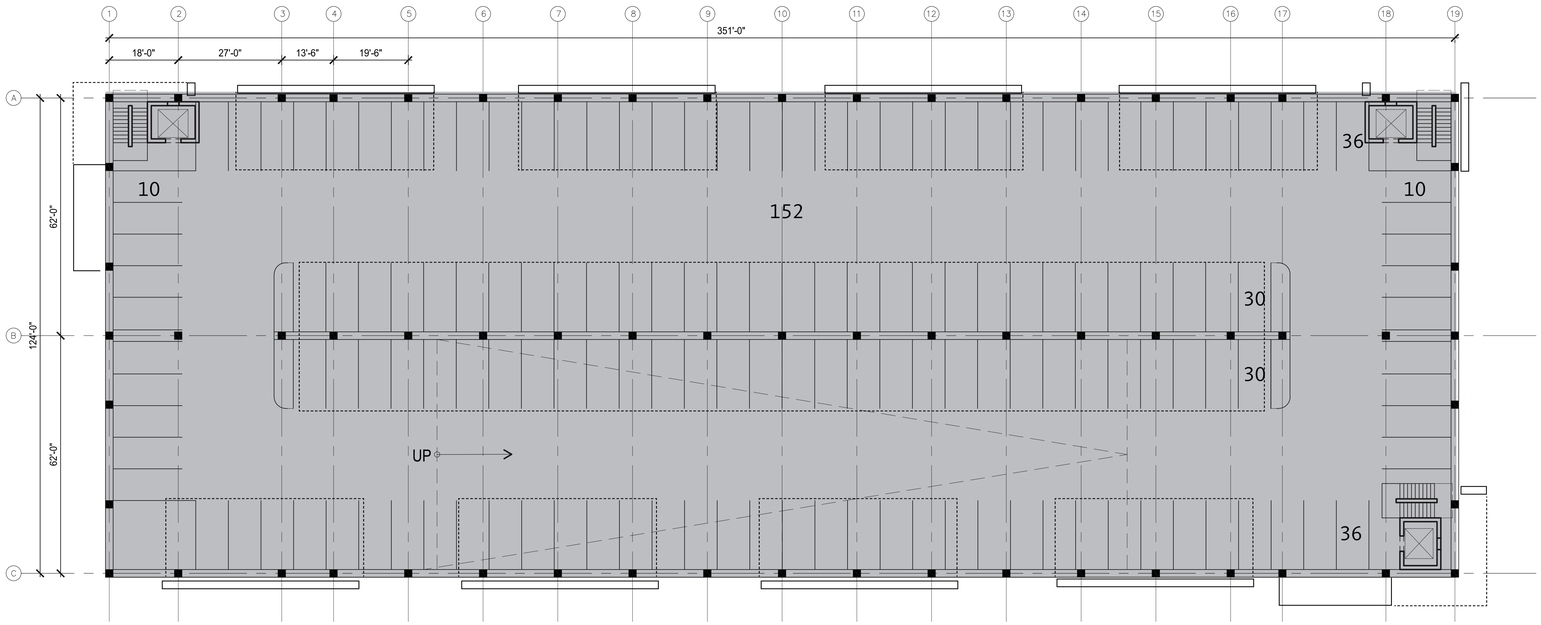
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

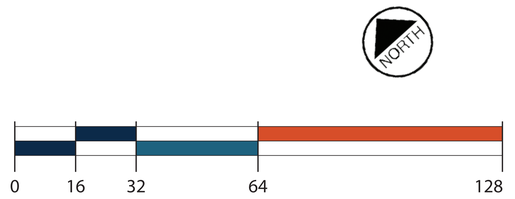
CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE A

FLOOR 5



Key Plan





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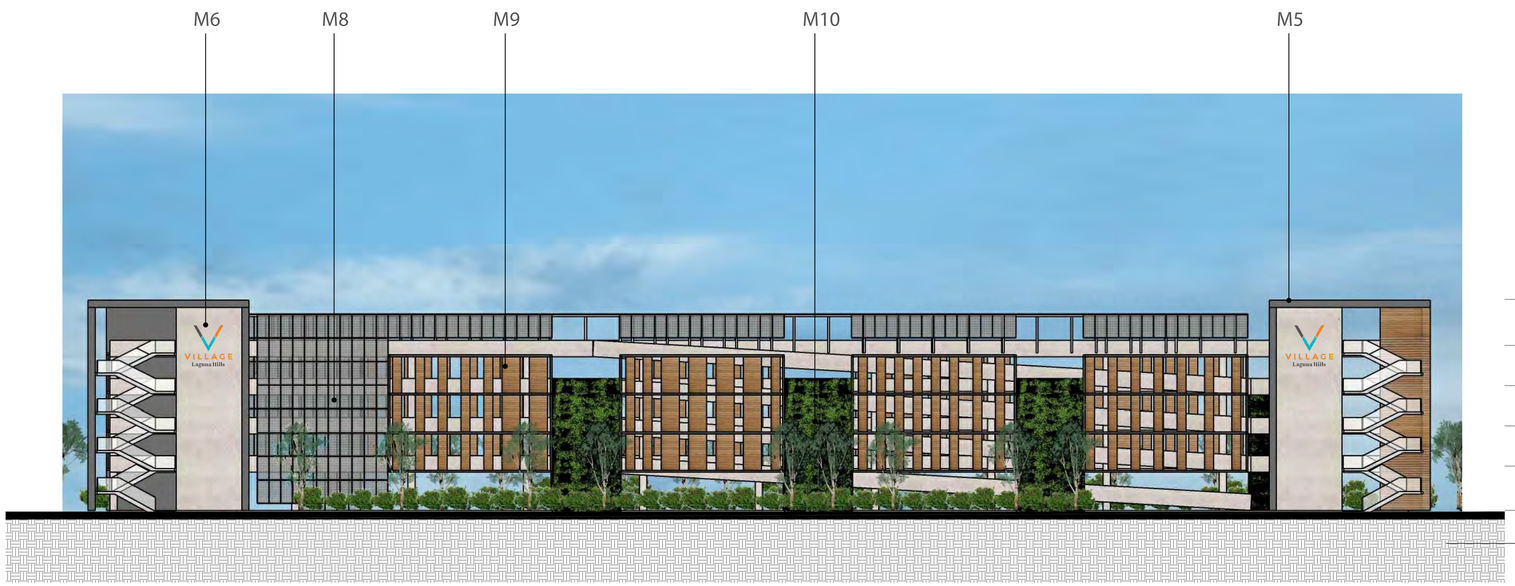
THE VILLAGE AT LAGUNA HILLS

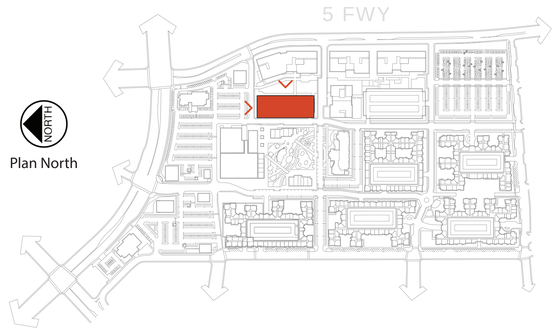
PARKING STRUCTURE A
Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS - PARKING STRUCTURE A



EAST ELEVATION
(facing the Building 4 & 5 Fwy)



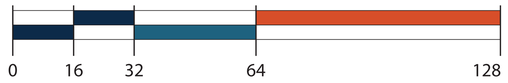
Key Plan

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN
M9: KNOTWOOD SLAT SCREEN MOUNTED TO STRUCTURE
M10: GREEN SCREEN



NORTH ELEVATION
(facing Pad 6 & El Toro Rd.)



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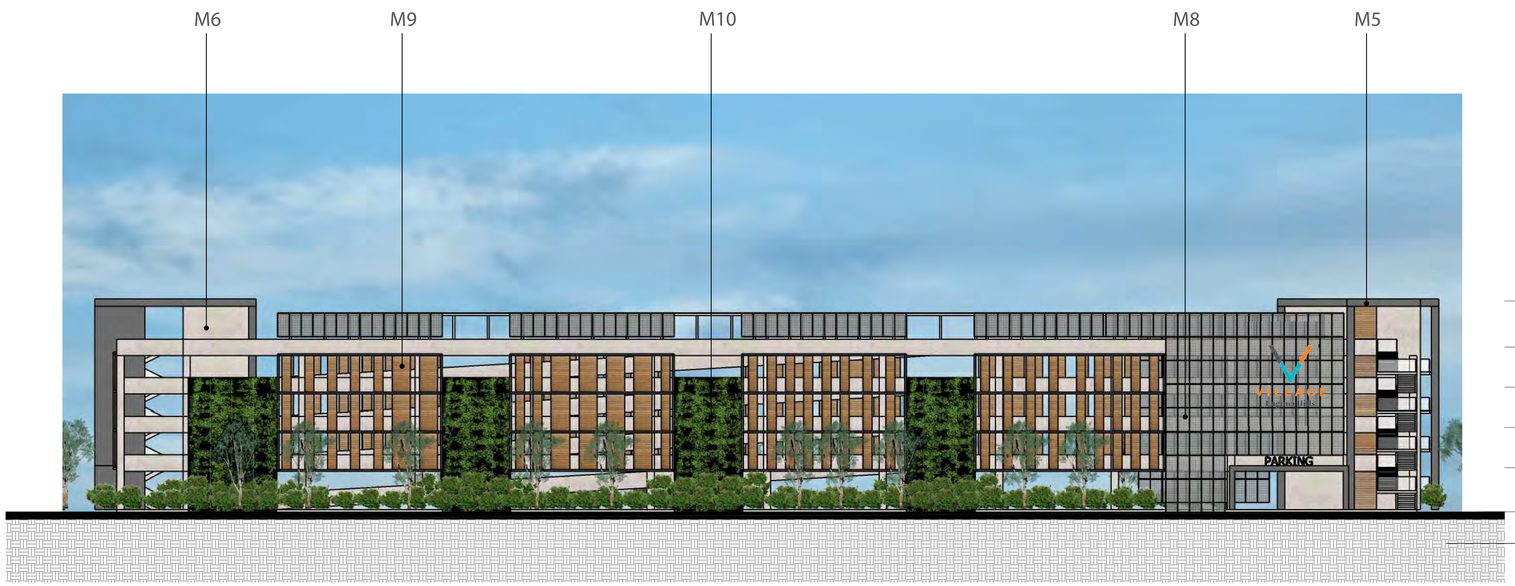
THE VILLAGE AT LAGUNA HILLS

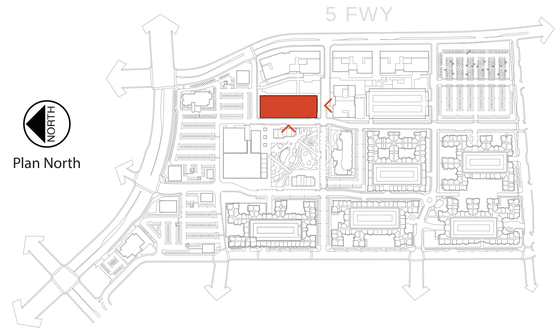
PARKING STRUCTURE A
Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Se t (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS - PARKING STRUCTURE A



WEST ELEVATION
(facing Central Park & Hotel)



Key Plan

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
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M8: PERFORATED METAL PANEL GARAGE SCREEN
M9: KNOTWOOD SLAT SCREEN MOUNTED TO STRUCTURE
M10: GREEN SCREEN



SOUTH ELEVATION
(facing Parking Structure B)

0 16 32 64 128

Gensler
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

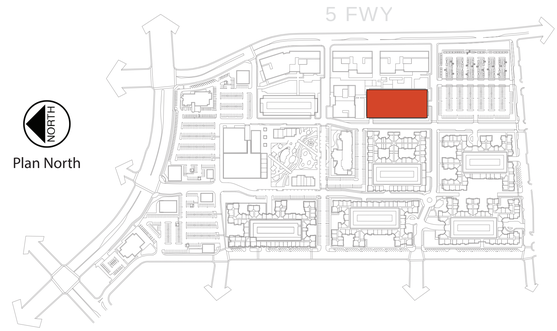
PARKING STRUCTURE A
Laguna Hills, CA
8/20/2020

OF
4.34

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

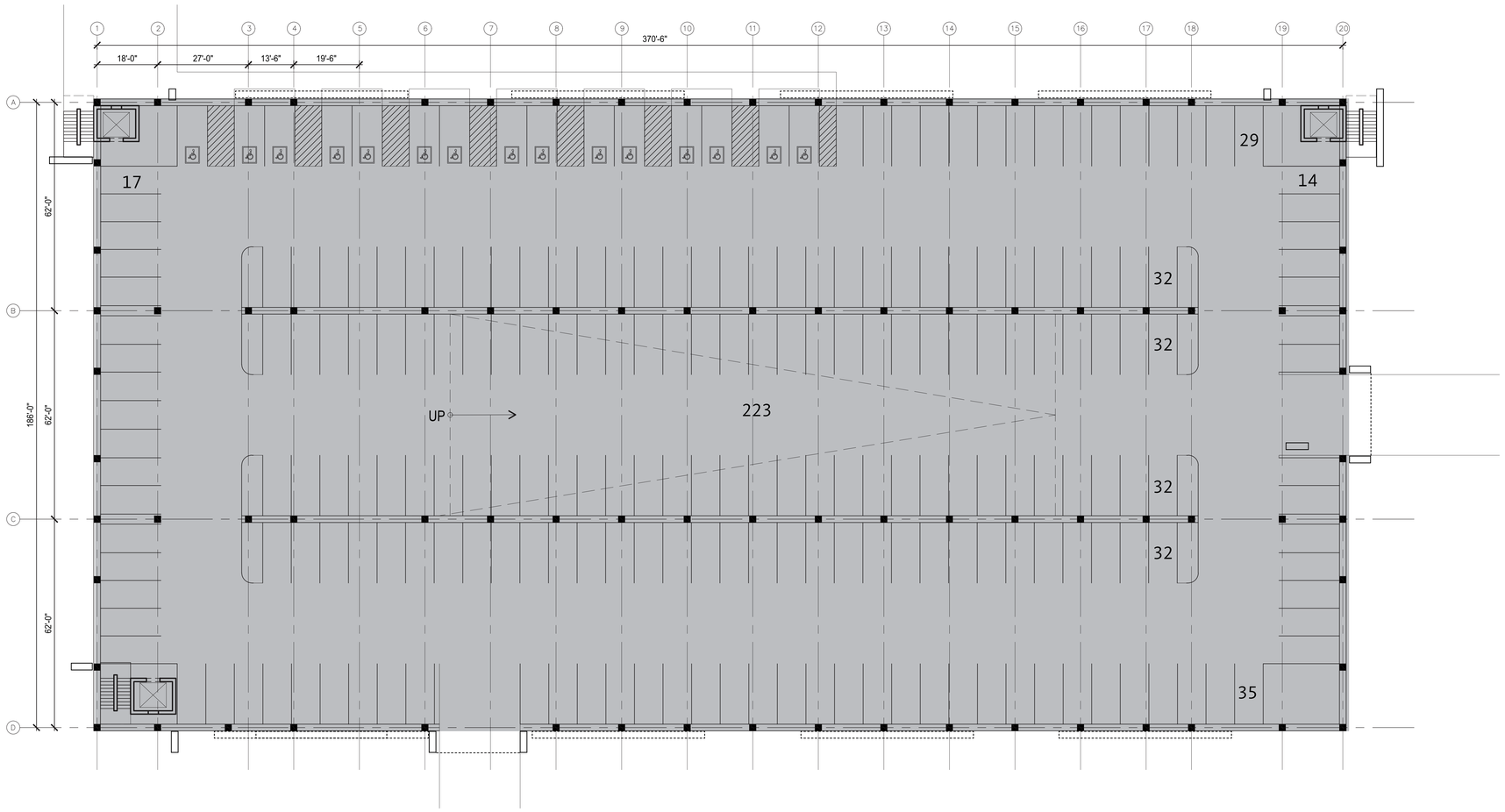
CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE B

FLOOR 1

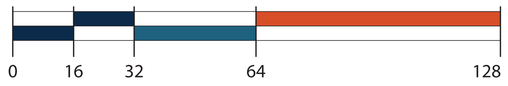


Plan North

Key Plan







Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

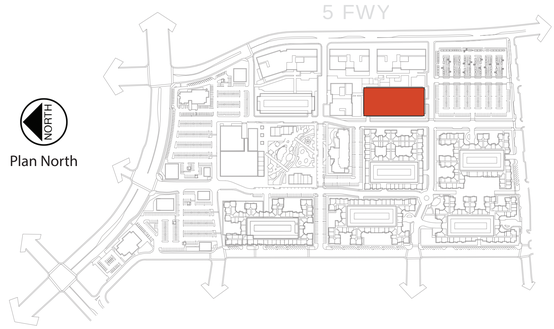
PARKING STRUCTURE B
Laguna Hills, CA
8/20/2020

OF 4.35

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

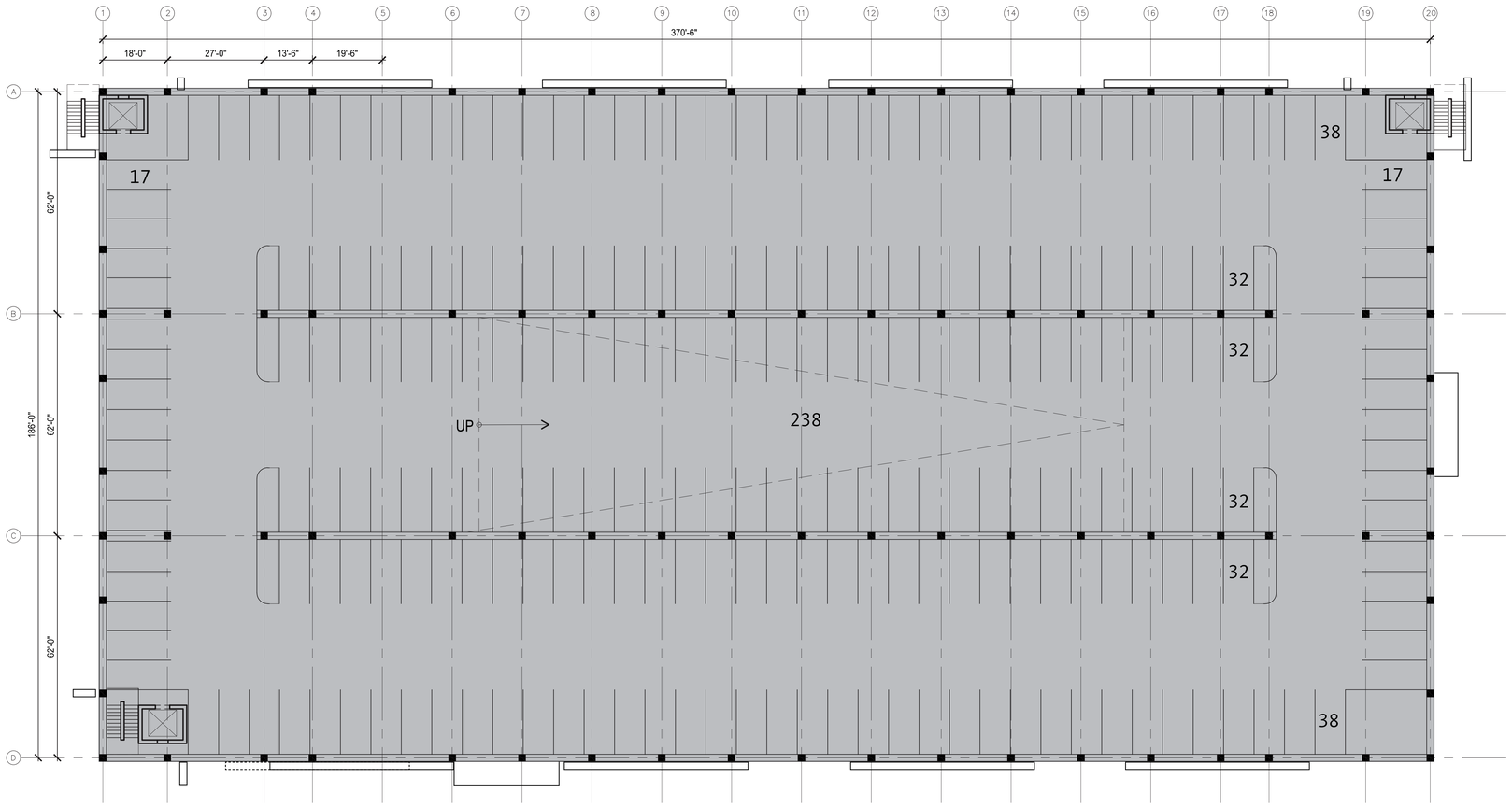
CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE B

FLOOR 2

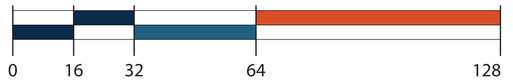


Plan North

Key Plan







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THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE B

Laguna Hills, CA

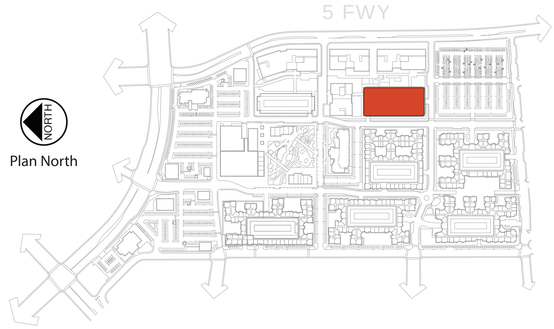
8/20/2020

OF 4.36

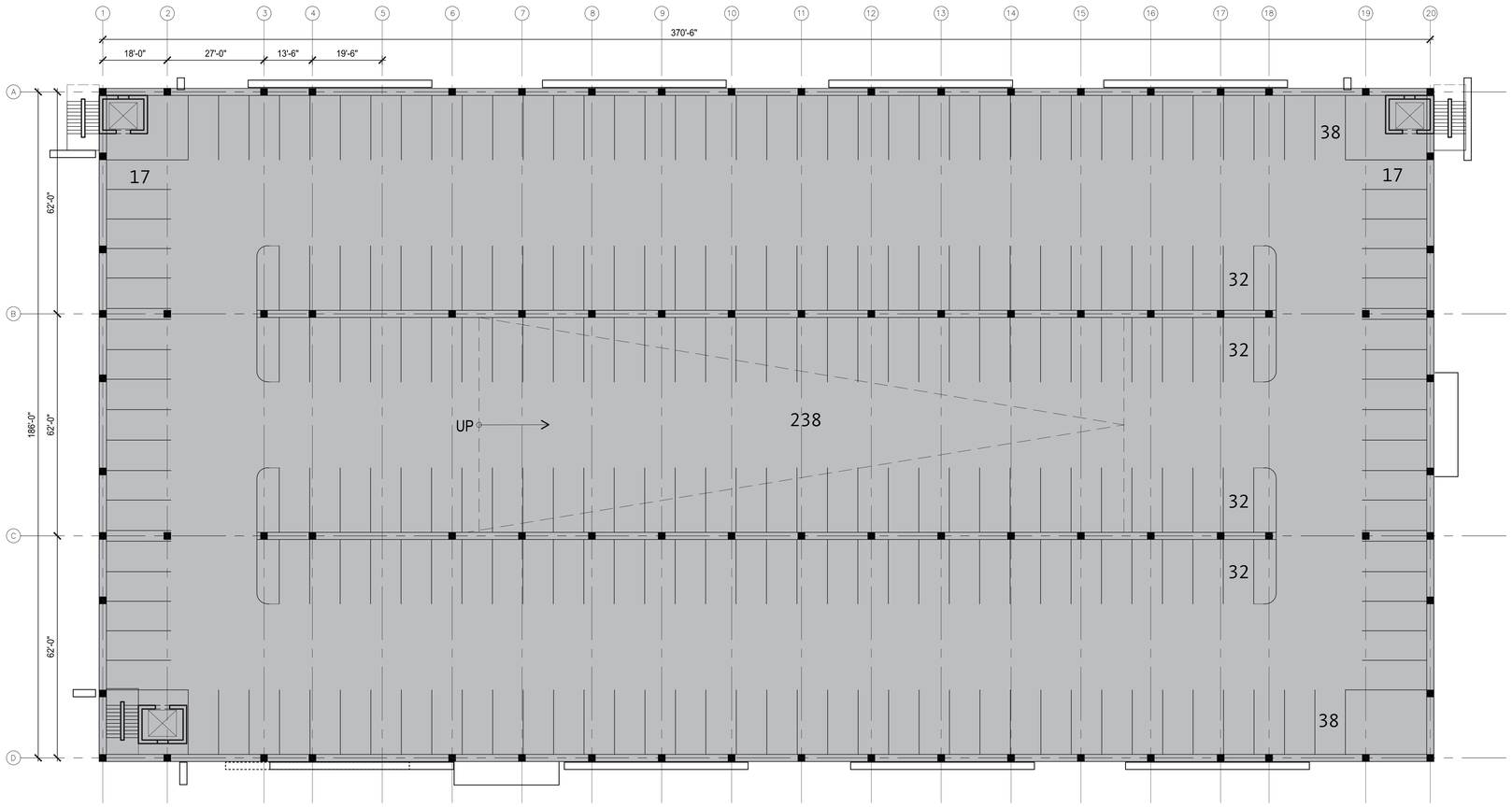
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE B

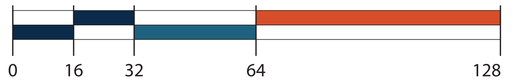
FLOOR 3



Key Plan







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THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE B

Laguna Hills, CA

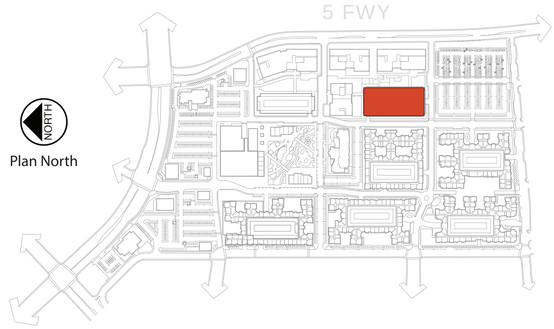
8/20/2020

OF 4.37

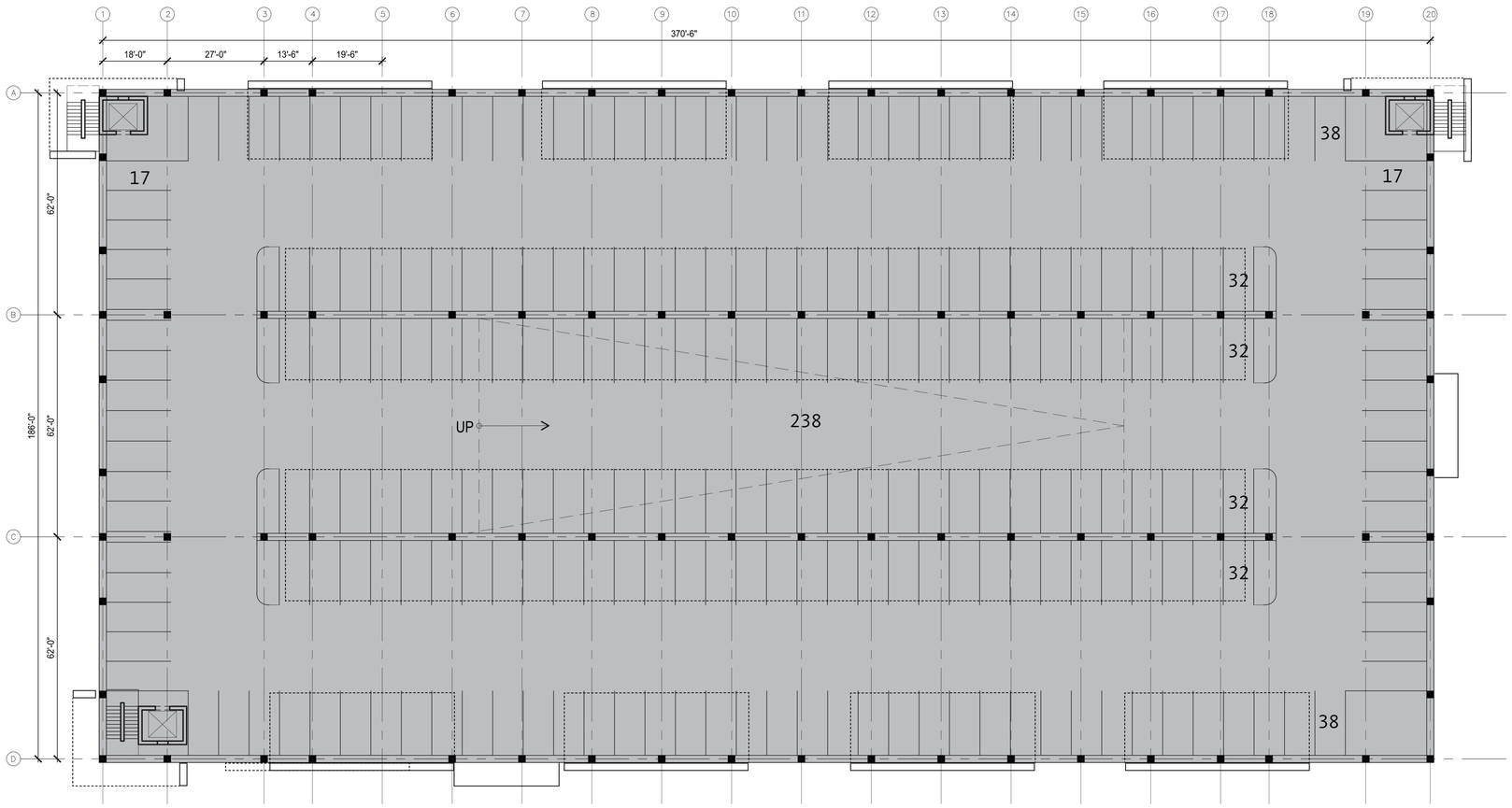
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE B

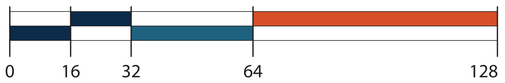
FLOOR 4



Key Plan







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THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE B

Laguna Hills, CA

8/20/2020

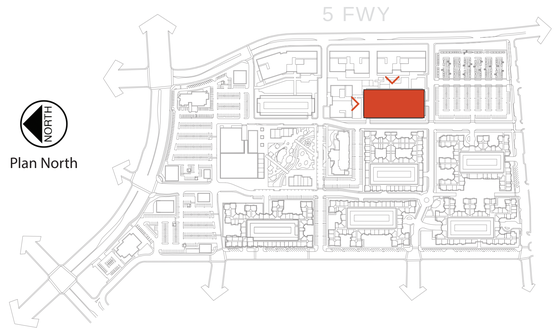
OF 4.38

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS - PARKING STRUCTURE B



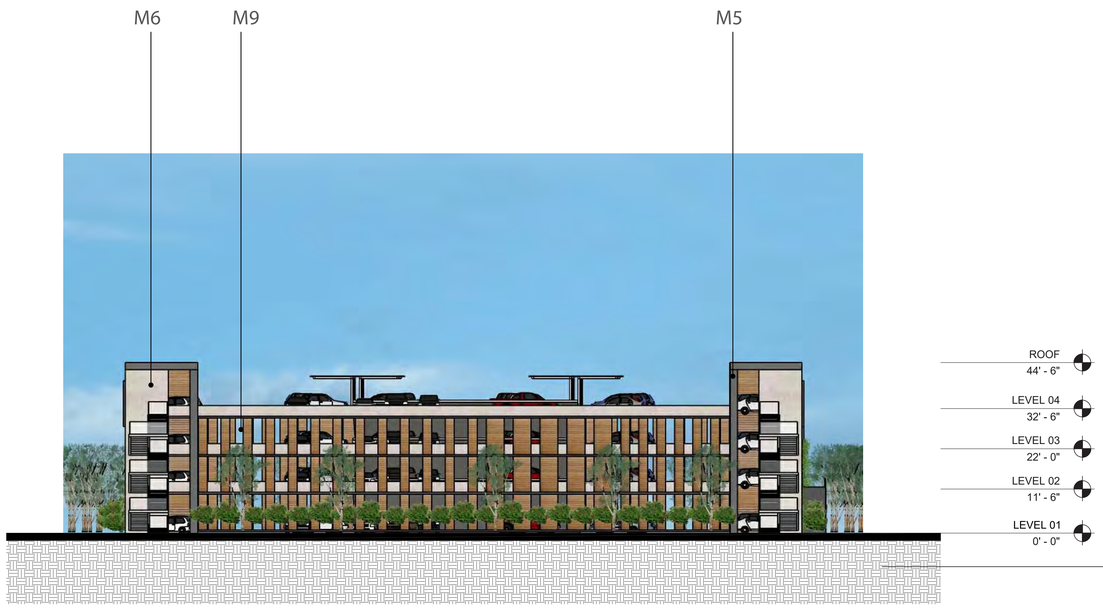
EAST ELEVATION
(facing the Building 3 & 5 Fwy)



Key Plan

MATERIAL LEGEND

GL1: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 1
GL2: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 2
GL3: LOW-E NON REFLECTIVE GLASS STOREFRONT SYSTEM, COLOR 3
M1: CONCRETE TILE CLADDING SYSTEM, MOCHA COLORED
M2: BOX RIBBED ALUMINUM MECHANICAL SCREEN, LIGHT SILVER
M3: GRAY BRICK CLADDING, RUNNING BOND
M4: BLACKENED STEEL TRIM PIECE
M5: ACM METAL PANEL WRAPPED CANOPY, CHARCOAL
M6: EXPOSED CONCRETE
M7: WARM GRAY STONE CLADDING
M8: PERFORATED METAL PANEL GARAGE SCREEN
M9: KNOTWOOD SLAT SCREEN MOUNTED TO STRUCTURE
M10: GREEN SCREEN



NORTH ELEVATION
(facing Pad 6 & El Toro Rd.)

0 16 32 64 128

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THE VILLAGE AT LAGUNA HILLS

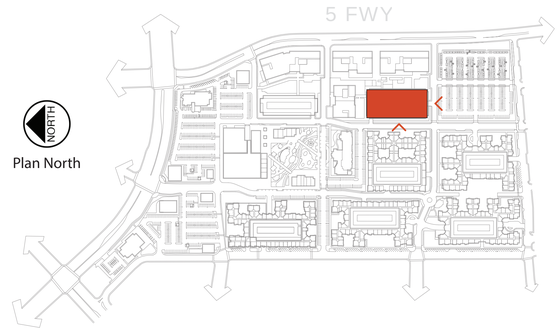
PARKING STRUCTURE B
Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS - PARKING STRUCTURE B



WEST ELEVATION
(facing Central Park & Hotel)



Key Plan

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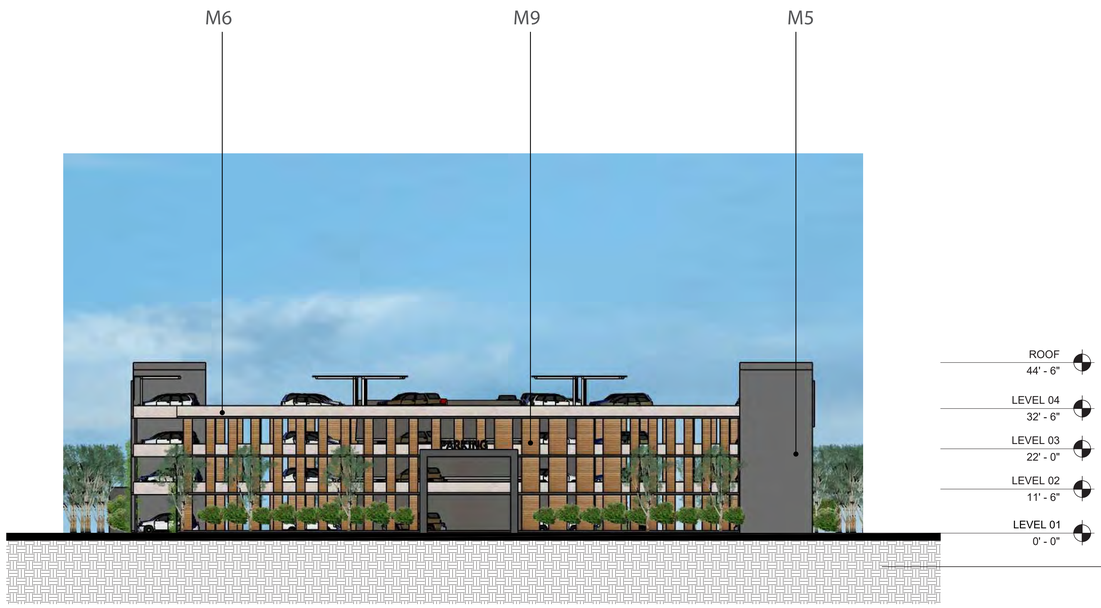

SOUTH ELEVATION
(facing Parking Lot)

0 16 32 64 128

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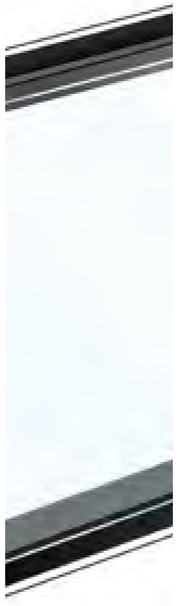
THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE B
Laguna Hills, CA
8/20/2020

OF
4.40

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

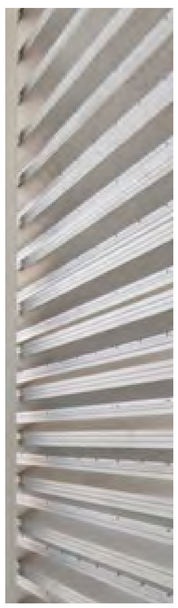
MATERIAL PALETTE


GL1


GL2


GL3


M1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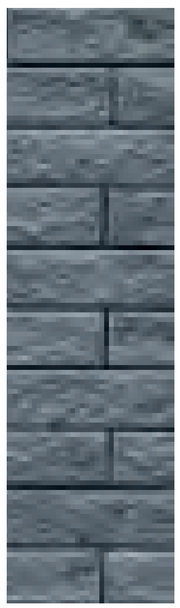
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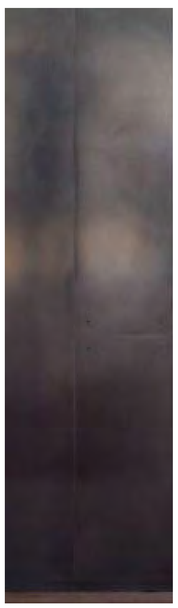
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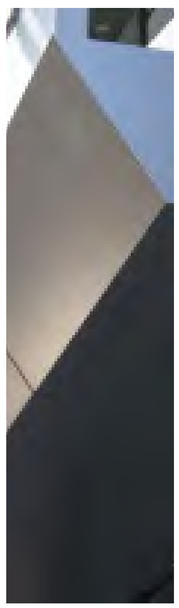
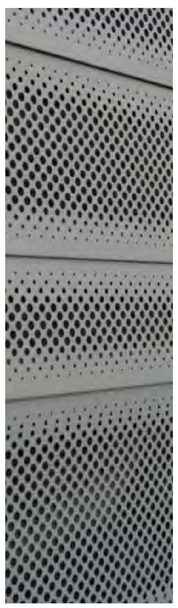

M5


M6


M7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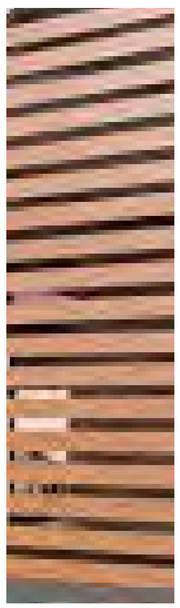
M9


M10

MATERIAL LEGEND

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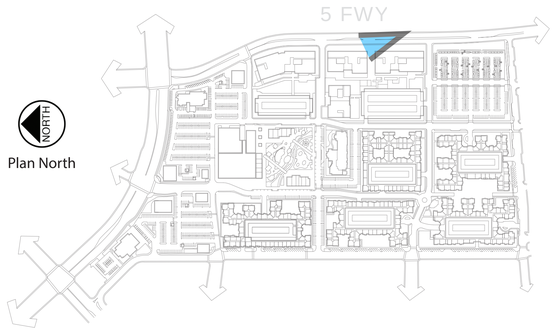
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL OFFICE RENDERINGS



Plan North

Key Plan



Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

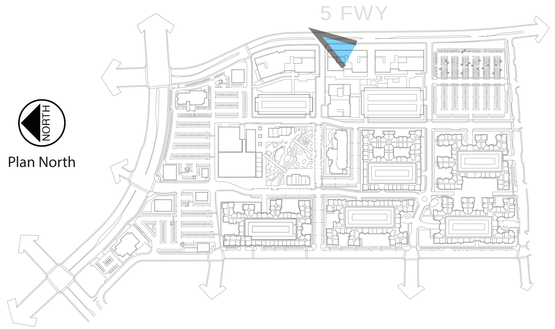
CONCEPTUAL RENDERING 4

Laguna Hills, CA

8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL OFFICE RENDERINGS



Key Plan



Gensler

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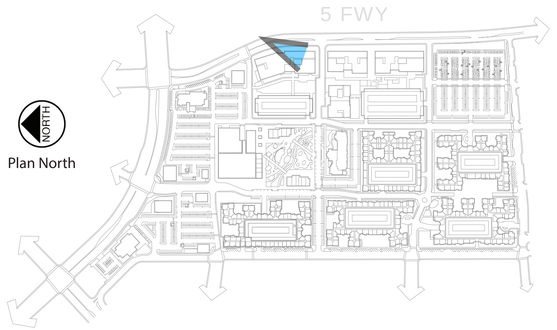
THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL RENDERING 5

Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL OFFICE RENDERINGS



Plan North

Key Plan



Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

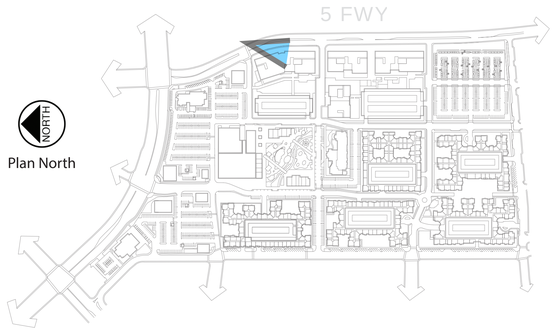
CONCEPTUAL RENDERING 7

Laguna Hills, CA

8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL OFFICE RENDERINGS



Plan North

Key Plan



Gensler

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THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL RENDERING 8

Laguna Hills, CA

8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

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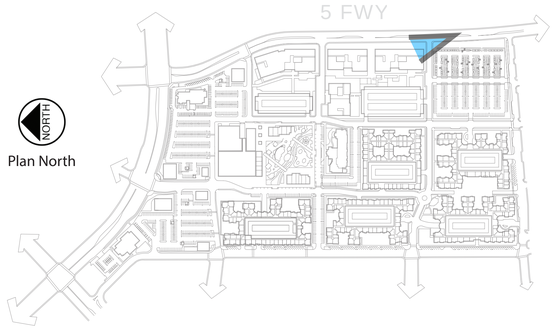

Key Plan



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THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL RENDERING 4

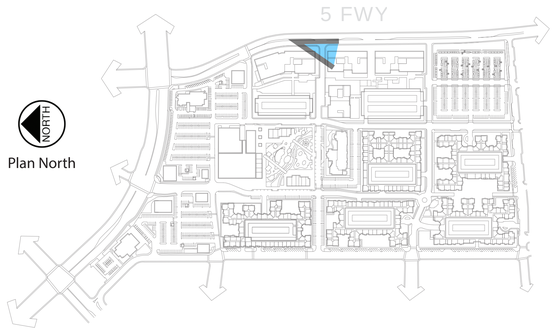
Laguna Hills, CA

8/20/2020

OF 4.46

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL OFFICE RENDERINGS



Plan North

Key Plan



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THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL RENDERING 5

Laguna Hills, CA

8/20/2020

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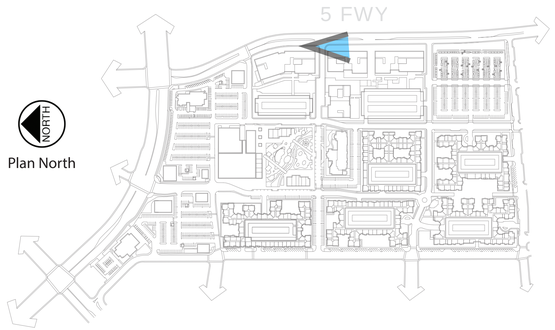

Plan North

Key Plan



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THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL RENDERING 7

Laguna Hills, CA

8/20/2020

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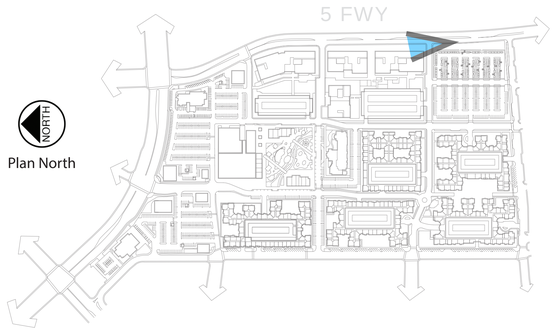


Plan North

Key Plan



Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

CONCEPTUAL RENDERING 8

Laguna Hills, CA
8/20/2020

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

OVERALL LANDSCAPE PLAN

PLANT PALETTE

TREES:

ENTRY PALM -EXISTING
PHOENIX CANARIENSIS

PALM - EXISTING
WASHINGTONIA ROBUSTA

EL TORO ROAD STREET TREE - 36" BOX
BAUHINIA VARIEGATA - PURPLE ORCHID TREE

AVENIDA DE LA CARLOTA STREET TREE- 36" BOX
LOPHOSTEMON CONFERTUS - BRISBANE BOX

VILLAGE STREET TREE - 36" BOX
MELALEUCA LINARIFOLIA - FLAXLEAF PAPERBARK

MAIN STREET TREE - 48" BOX
KOELREUTERIA BIPINNATA - CHINESE FLAME TREE

SECONDARY STREET TREE - 36" BOX
GEIJERA PARVIFLORA - AUSTRALIAN WILLOW

BOUNDARY ACCENT TREE - 48" BOX
TABEBUIA IMPETIGINOSA - PINK TRUMPET TREE

ACCENT & PASEO TREE 1 - 36" BOX
ULMUS PARVIFOLIA - CHINESE ELM 'TRUE GREEN'

ACCENT & PASEO TREE 2 - 36" BOX
ARBUTUS X 'MARINA' - MARINA STRAWBERRY TREE
BAMBUSA OLDHAMII - GIANT TIMBER BAMBOO
CASSIA LEPTOPHYLLA - GOLD MEDALLION TREE
LAGERSTROEMIA 'MUSKOGEE' - MUSKOGEE CRAPE MYRTLE
OLEA EUROPAEA 'SWAN HILL' TM - SWAN HILL OLIVE
PINUS CANARIENSIS - CANARY ISLAND PINE
RHUS LANCEA - AFRICAN SUMAC

ACCENT & PASEO TREE 3 - 20 BTH
SYAGRUS ROMANZOFFIANA - QUEEN PALM

SPECIMEN TREE 1 - 48"
PLATANUS X RACEMOSA - CALIFORNIA SYCAMORE

SPECIMEN TREE 2 - 48" BOX
QUERCUS AGRIFOLIA - COAST LIVE OAK

PARKING FIELD TREE 1 - 24" BOX
CUPANIOPSIS ANACARDIOIDES - CARROT WOOD

PARKING FIELD TREE 2 - 24" BOX
BRACHYCHITON POPULNEUS - BOTTLE TREE

EXISTING TO REMAIN - EXISTING
-

COMMUNITY GARDEN FRUIT TREE- 24" BOX
CITRUS X SINENSIS - SWEET ORANGE
PERSEA AMERICANA - AVOCADO

GRASSES & GROUNDCOVERS SUCH AS:

AEONIUM SPP. - AEONIUM
BULBINE FRUTESCENS - STALKED BULBINE
CALAMAGROSTIS X ACUTIFLORA - FEATHER REED GRASS
CAREX SPP. - CAREX
CARISSA MACROCARPA `GREEN CARPET` - NATAL PLUM
FESTUCA RUBRA - CREEPING RED FESCUE
GAZANIA SPP. - GAZANIA
LANTANA MONTEVIDENSIS - TRAILING LANTANA
LEYMUS CONDENSATUS - CANYON PRINCE BLUE RYE
LOMANDRA SPP. - MAT RUSH
MUHLENBERGIA SPP. - MUHLY GRASS
MYOPORUM PARVIFOLIUM - TRAILING MYOPORUM
PENNISETUM SPATHIOLATUM - RYE PUFFS
ROSMARINUS OFFICINALIS - DWARF ROSEMARY
SENECIO MANDRALISCAE - SENECIO
TRADESCANTIA PALLIDA - SPIDERWORT

SHRUBS & VINES SUCH AS:

AGAVE SPP. - AGAVE
ALOE SPP. - ALOE
ARBUTUS UNEDO COMPACTA - DWARF STRAWBERRY TREE
BOUGAINVILLEA SPP. - BOUGAINVILLEA
CEANOTHUS X `CONCHA` - CONCHA CALIFORNIA LILAC
CHONDROPETALUM TECTORUM `EL CAMPO` - CAPE RUSH
CLYTISTINA CALLISTEGIODES - VIOLET TRUMPET VINE
COPROSMA SPP. - MIRROR PLANT
CORDYLINE SPP. - CORDYLINE
DASYLIRION LONGISSIMUM - TOOTHLESS DESERT SPOON
DIANELLA SPP. - DIANELLA
DIETES BICOLOR - FORTNIGHT LILY
DISTICTIS BUCCINATORIA - BLOOD RED TRUMPET VINE
DISTICTIS RIVERS - ROYAL TRUMPET VINE
EUPHORBIA SPP. - EUPHORBIA
FICUS PUMILA - CREEPING FIG
FURCRAEA FOETIDA `MEDIOPICTA` - MAURITIUS HEMP
HETEROMELES ARBUTIFOLIA - TOYON
JUNIPERUS SPP. - JUNIPER
LEUCADENDRON SPP. - CONEBUSH
LEUCOPHYLLUM CANDIDUM - TEXAS SAGE
LIGUSTRUM TEXANUM - TEXAS PRIVET
LONICERA HILDEBRANDIANA - GIANT BERMESE HONEYSUCKLE
PHORMIUM SPP. - NEW ZEALAND FLAX
PYROSTEGIA VENUSTA - FLAME VINE
RHUS INTEGRIFOLIA - LEMONADE BERRY
SALVIA SPP. - SAGE
STRELITZIA REGINAE / BIRD OF PARADISE
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE



1"=80' - 0" SCALE
0 80 160
NORTH

MerloneGeier Partners
URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

OVERALL LANDSCAPE PLAN
Laguna Hills, CA
03/05/2021

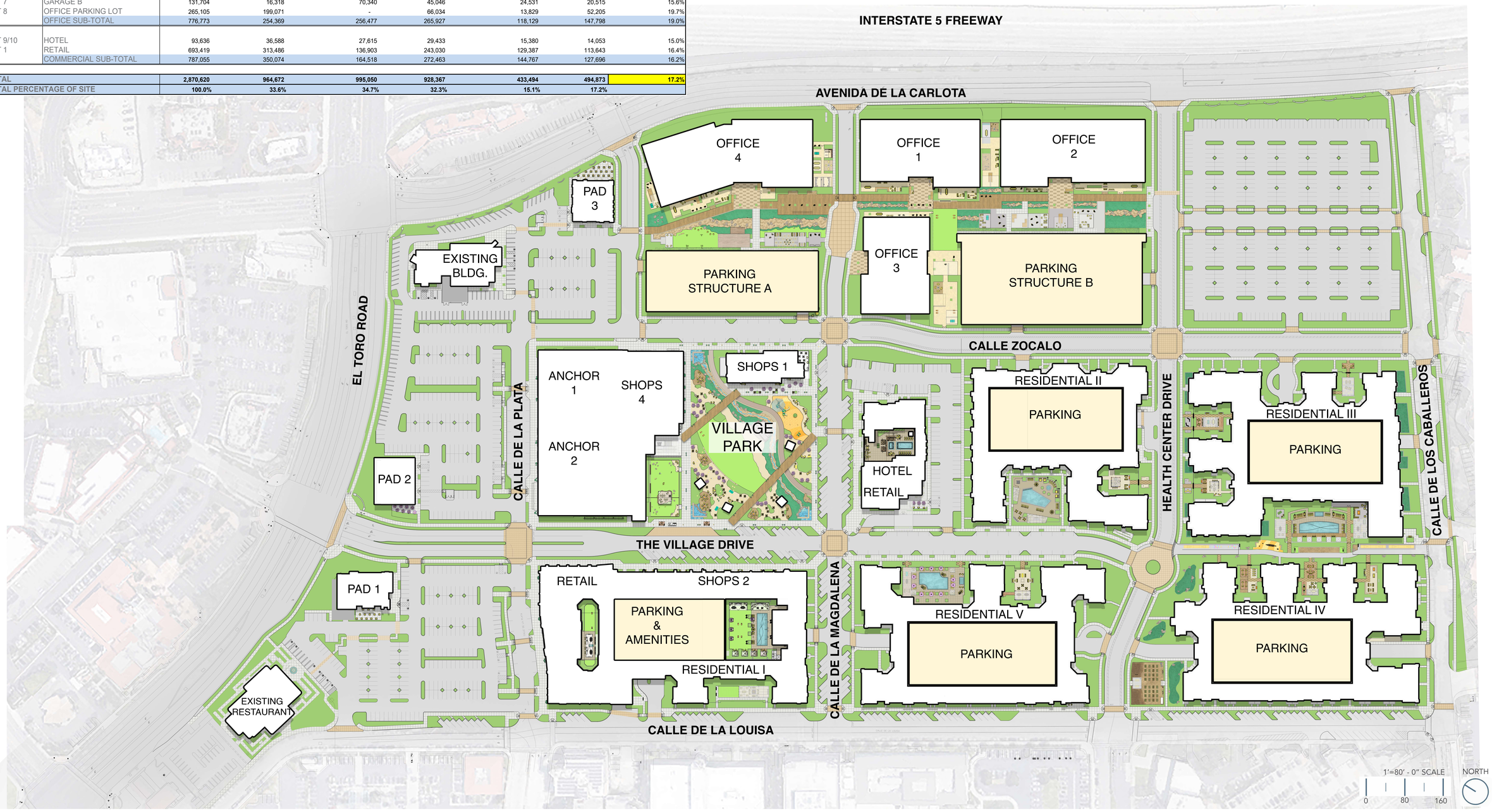
L
5.01

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE OPEN SPACE PLAN

VILLAGE LAGUNA HILLS LANDSCAPE AREA CALCULATIONS

LOT	DESCRIPTION	LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE % (15% minimum)
LOT 15/16	RESIDENTIAL I + ROOF	306,660	103,153	140,664	80,312	34,298	46,014	15.0%
LOT 11	RESIDENTIAL II	203,864	50,936	94,919	58,009	27,291	30,718	15.1%
LOT 12	RESIDENTIAL III	262,226	47,130	112,184	102,912	45,676	57,236	21.8%
LOT 13	RESIDENTIAL IV	294,462	95,983	116,209	82,270	33,408	48,862	16.6%
LOT 14	RESIDENTIAL V	239,580	63,027	110,079	66,474	29,925	36,549	15.3%
	RESIDENTIAL SUB-TOTAL	1,306,792	360,229	574,055	389,977	170,598	219,379	16.8%
LOT 4	OFFICE 1	57,136	2,748	31,809	22,579	11,503	11,076	19.4%
LOT 6	OFFICE 2	68,917	3,694	38,339	26,884	13,998	12,886	18.7%
LOT 5	OFFICE 3	60,687	9,056	26,650	24,981	13,632	11,349	18.7%
LOT 2	OFFICE 4	88,314	5,856	44,861	37,597	19,031	18,566	21.0%
LOT 3	GARAGE A	104,910	17,626	44,478	42,806	21,605	21,201	20.2%
LOT 7	GARAGE B	131,704	16,318	70,340	45,046	24,531	20,515	15.6%
LOT 8	OFFICE PARKING LOT	265,105	199,071	-	66,034	13,829	52,205	19.7%
	OFFICE SUB-TOTAL	776,773	254,369	256,477	265,927	118,129	147,798	19.0%
LOT 9/10	HOTEL	93,636	36,588	27,615	29,433	15,380	14,053	15.0%
LOT 1	RETAIL	693,419	313,486	136,903	243,030	129,387	113,643	16.4%
	COMMERCIAL SUB-TOTAL	787,055	350,074	164,518	272,463	144,767	127,696	16.2%
TOTAL		2,870,620	964,672	995,050	928,367	433,494	494,873	17.2%
TOTAL PERCENTAGE OF SITE		100.0%	33.6%	34.7%	32.3%	15.1%	17.2%	



MerloneGeier Partners

URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

LANDSCAPE OPEN SPACE PLAN

Laguna Hills, CA

03/05/2021

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

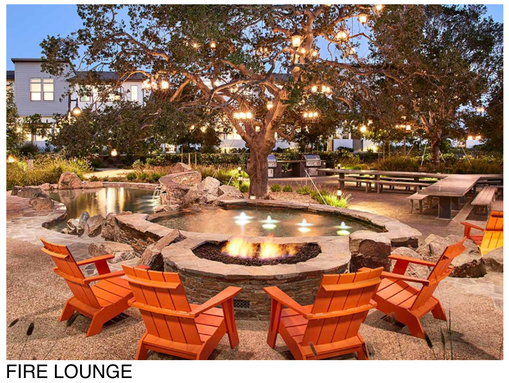

CREEK WALK


CREEK BRIDGE


ENTRY WATER FEATURES


ACTIVE LAWN SPACE


RETAIL FRONTAGE


FIRE LOUNGE


RESTAURANT SEATING

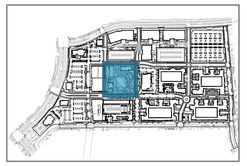



DOG PARK

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE
115,989 SF. (2.6 ACRES)
USABLE OPEN SPACE
83,684 SF. (1.9 ACRES)

KEY MAP



1"=40' - 0" SCALE
0 40 80
NORTH

DISCLAIMER - IMAGES SHOWN ARE FOR REFERENCE ONLY

URBAN ARENA
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

VILLAGE PARK ENLARGEMENT PLAN
Laguna Hills, CA
03/05/2021

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5.03

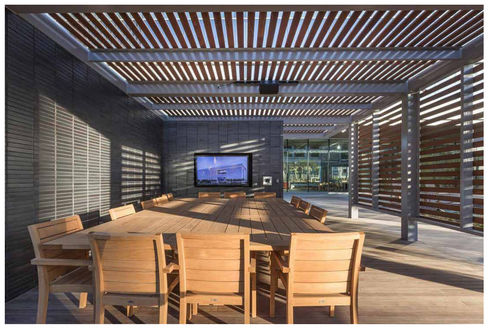
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



DYNAMIC LANDSCAPES



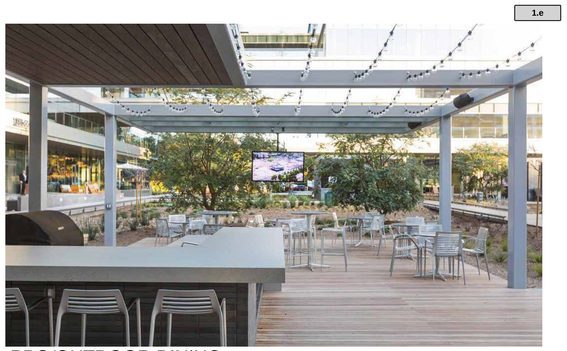
BOARDWALK



OUTDOOR WORK/MEETING SPACE



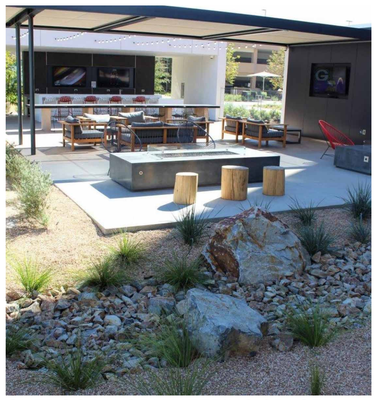
BIOSWALE AREA



BBQ/OUTDOOR DINING



BBQ/OUTDOOR DINING



OUTDOOR WORK/MEETING SPACE

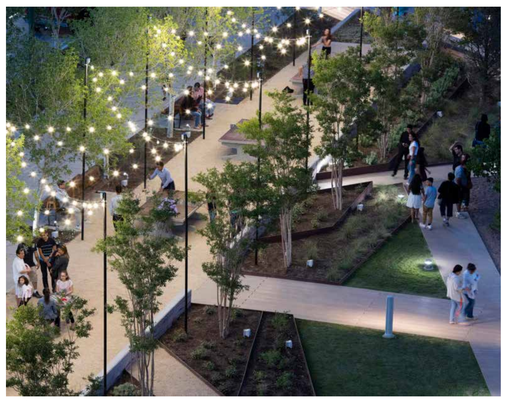




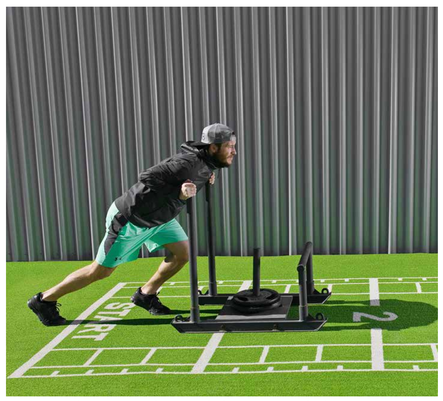
GAMING AREA



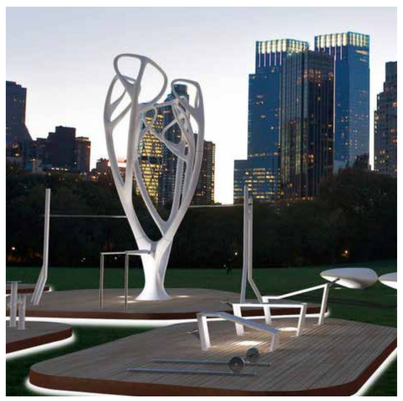
GAMING AREA



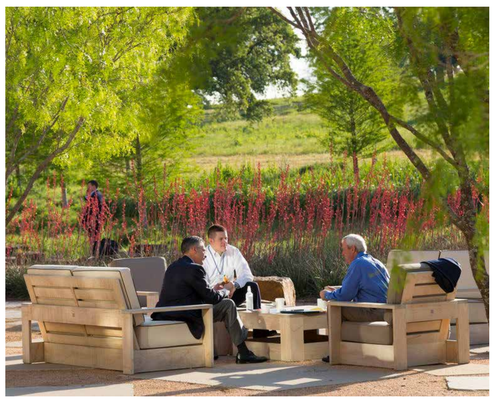
BOARDWALK



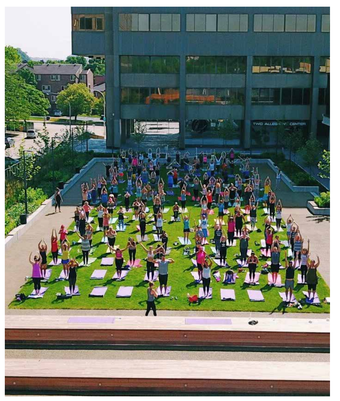
FITNESS LAWN/OUTDOOR EXERCISE



FITNESS LAWN/OUTDOOR EXERCISE



OUTDOOR WORK/MEETING SPACE

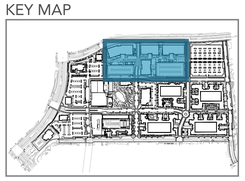


EVENT LAWN

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE
199,893 SF. (4.6 ACRES)
USABLE OPEN SPACE
104,300 SF. (2.4 ACRES)

KEY MAP



1"=40' - 0" SCALE
0 40 80
NORTH

DISCLAIMER - IMAGES SHOWN ARE FOR REFERENCE ONLY

URBAN ARENA
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

COMMERCIAL ENLARGEMENT PLAN
Laguna Hills, CA
03/05/2021

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5.04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



BUILT-IN LOUNGE



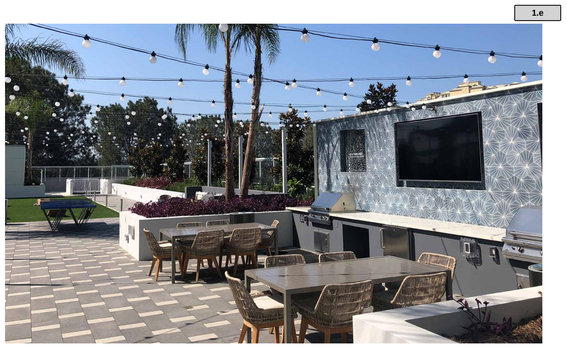
INCORPORATED PLANTING



BOARDWALK PAVING



BAR TOP AND PREP COUNTER



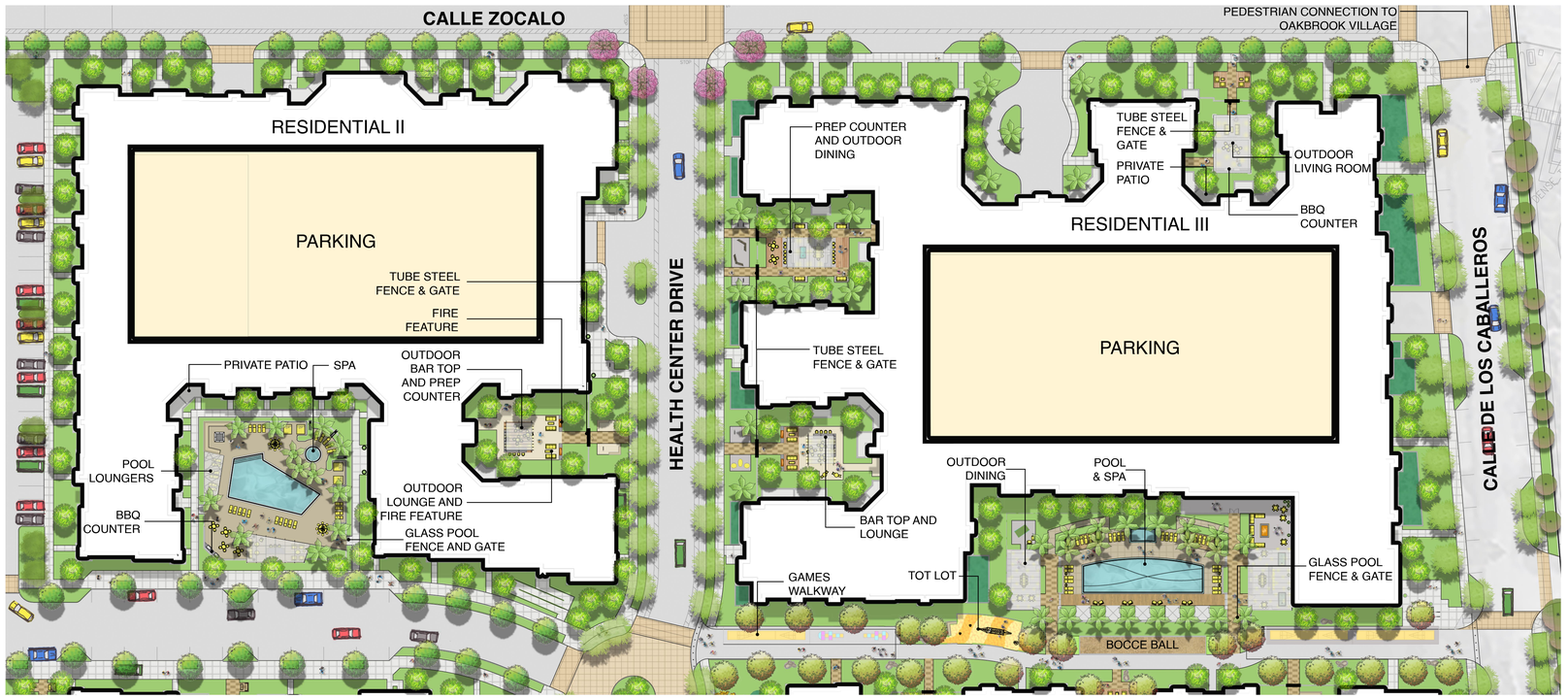
BBQ/OUTDOOR DINING



OUTDOOR SHUFFLE BOARD



POOL DECK

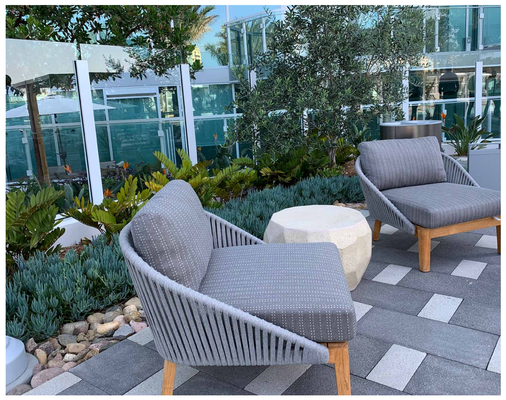




FIRE FEATURE



OUTDOOR LIVING ROOM



SEATING NOOK



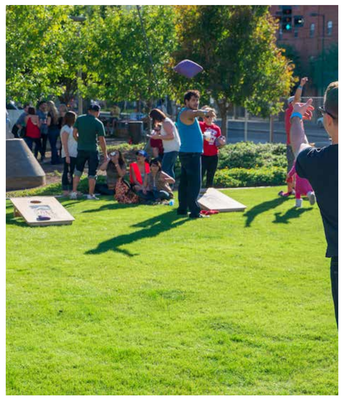
SPA FEATURE



LANDSCAPE GAMES



LANDSCAPE PLAY

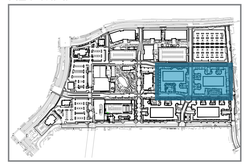


LAWN GAMES

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE
160,921 SF. (3.7 ACRES)
USABLE OPEN SPACE
72,297 SF. (1.7 ACRES)

KEY MAP



1'=40' - 0" SCALE
0 40 80
NORTH

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URBAN ARENA
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

RESIDENTIAL ENLARGEMENT PLAN
Laguna Hills, CA
03/05/2021

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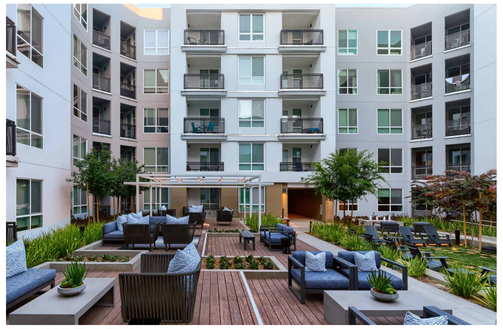
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))


SUNKEN FIRE PIT


INCORPORATED PLANTING

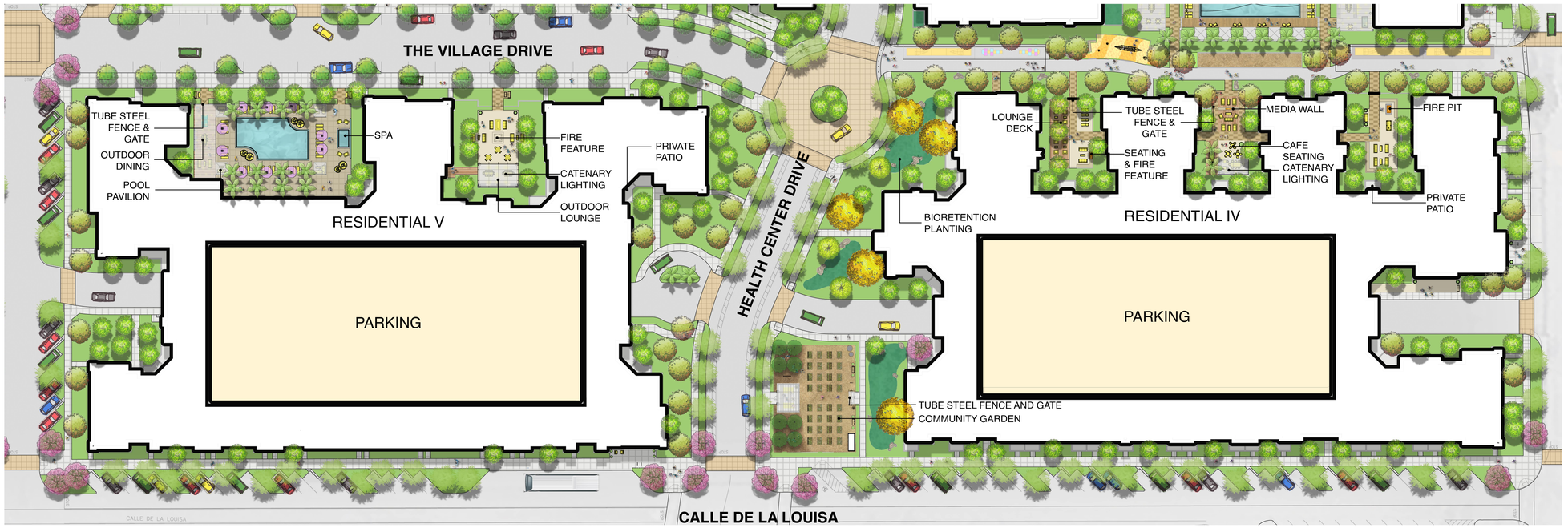

GRAVEL HANGOUT SPACE

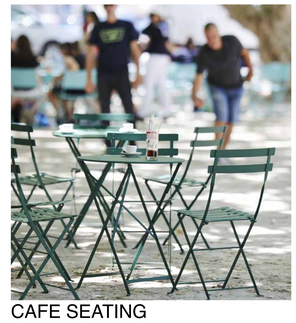

LOUNGE DECK

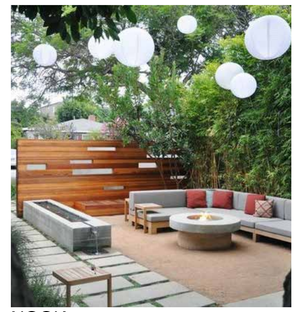

BBQ PREP AREA


FIRE BOWL

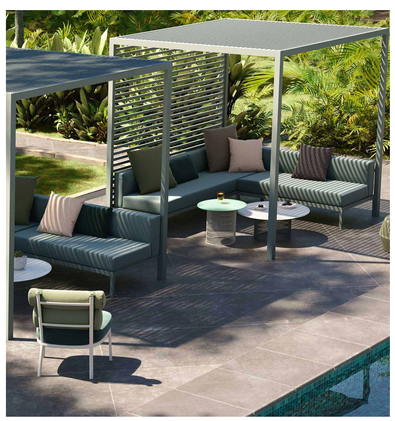

ACCENT WALLS




CAFE SEATING


NOOK


TOT LOT


POOL PAVILION


POOL DECK

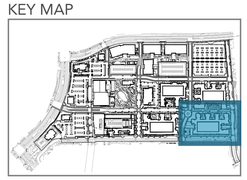

COMMUNITY GARDEN FEATURES


COMMUNITY GARDEN

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE
148,744 SF. (3.4 ACRES)
USABLE OPEN SPACE
63,333 SF. (1.5 ACRES)

KEY MAP



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URBAN ARENA
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THE VILLAGE AT LAGUNA HILLS

RESIDENTIAL ENLARGEMENT PLANS CONT.
Laguna Hills, CA
03/05/2021

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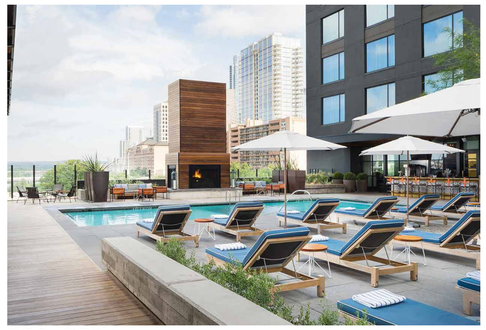
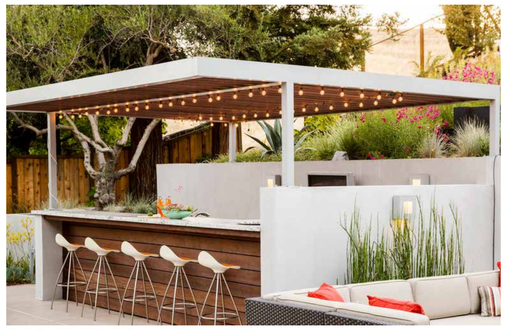
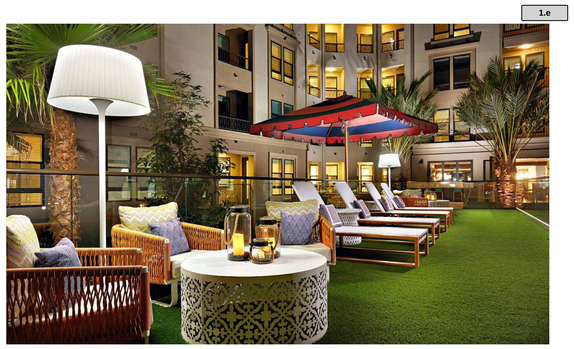
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))


CAFE SEATING


PLAY TURF

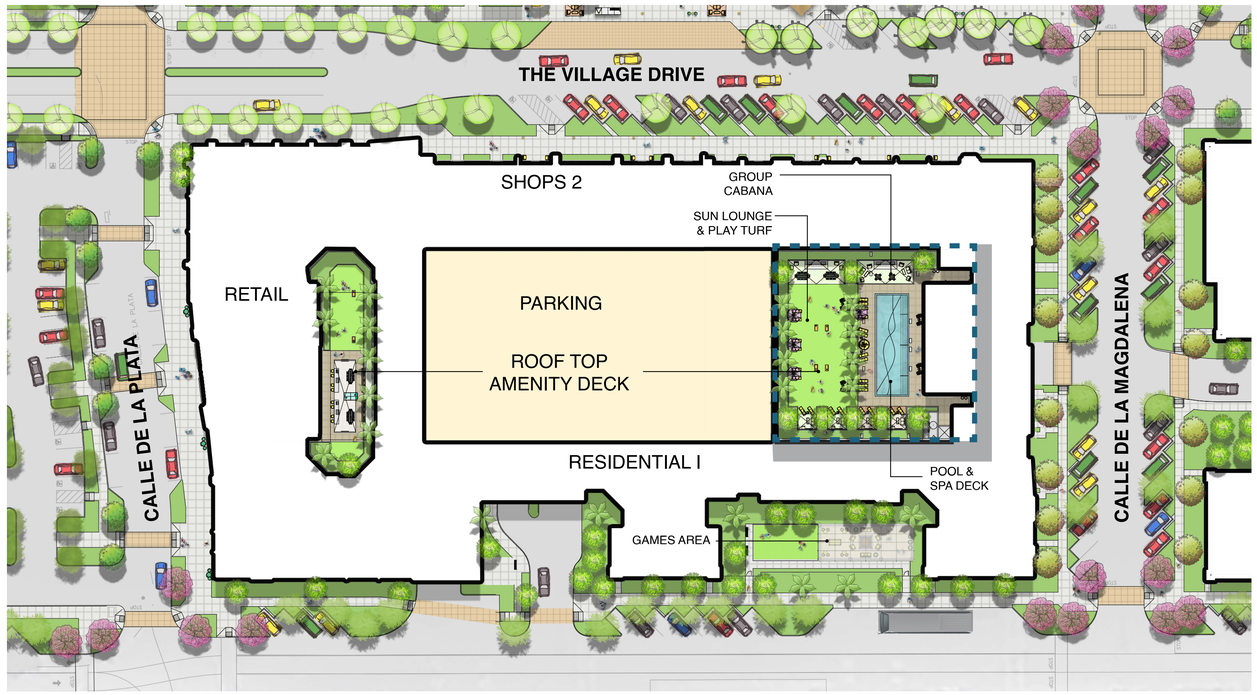

POOL DECK


BBQ PREP COUNTER

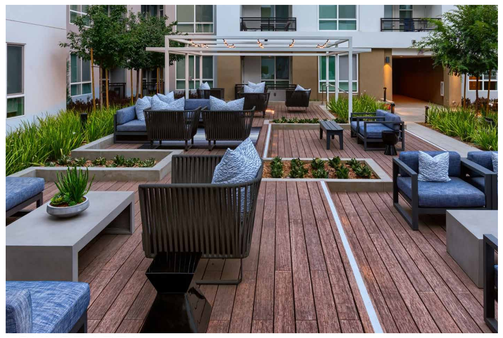

OUTDOOR LOUNGE



SEATED PLANTER




HARDSCAPE GAMES

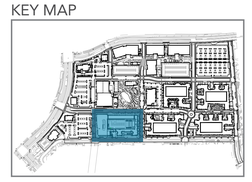

LOUNGE AREA


LAWN GAMES

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE
80,312 SF. (1.8 ACRES)
USABLE OPEN SPACE
34,298 SF. (.8 ACRES)

KEY MAP



1'=40' - 0" SCALE
0 40 80
NORTH

DISCLAIMER - IMAGES SHOWN ARE FOR REFERENCE ONLY

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



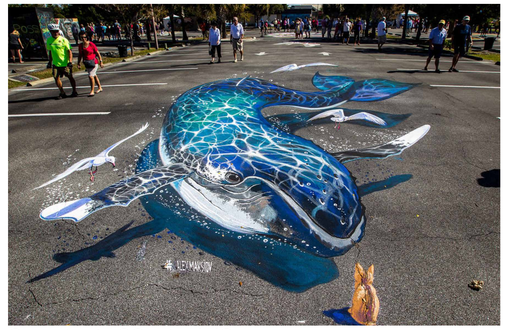
FARMER'S MARKET



FLEA MARKET



ARTS & CRAFTS FEST



CHALK ART COMPETITION



HOLIDAY SALES



LOCAL PRODUCE

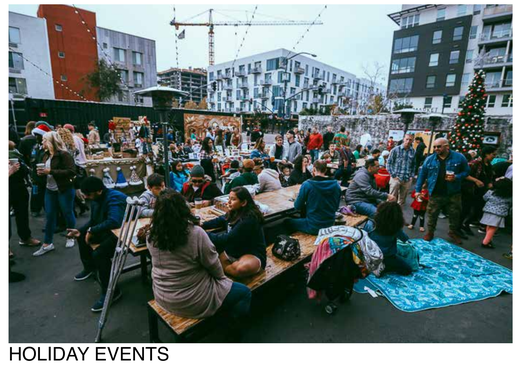


COMMUNITY MUSICIANS



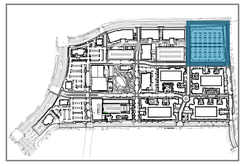


POP-UP BEER GARDEN



HOLIDAY EVENTS

KEY MAP



1'=40' - 0" SCALE
0 40 80

NORTH

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URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

PARKING LOT PROGRAMMING
Laguna Hills, CA
03/05/2021

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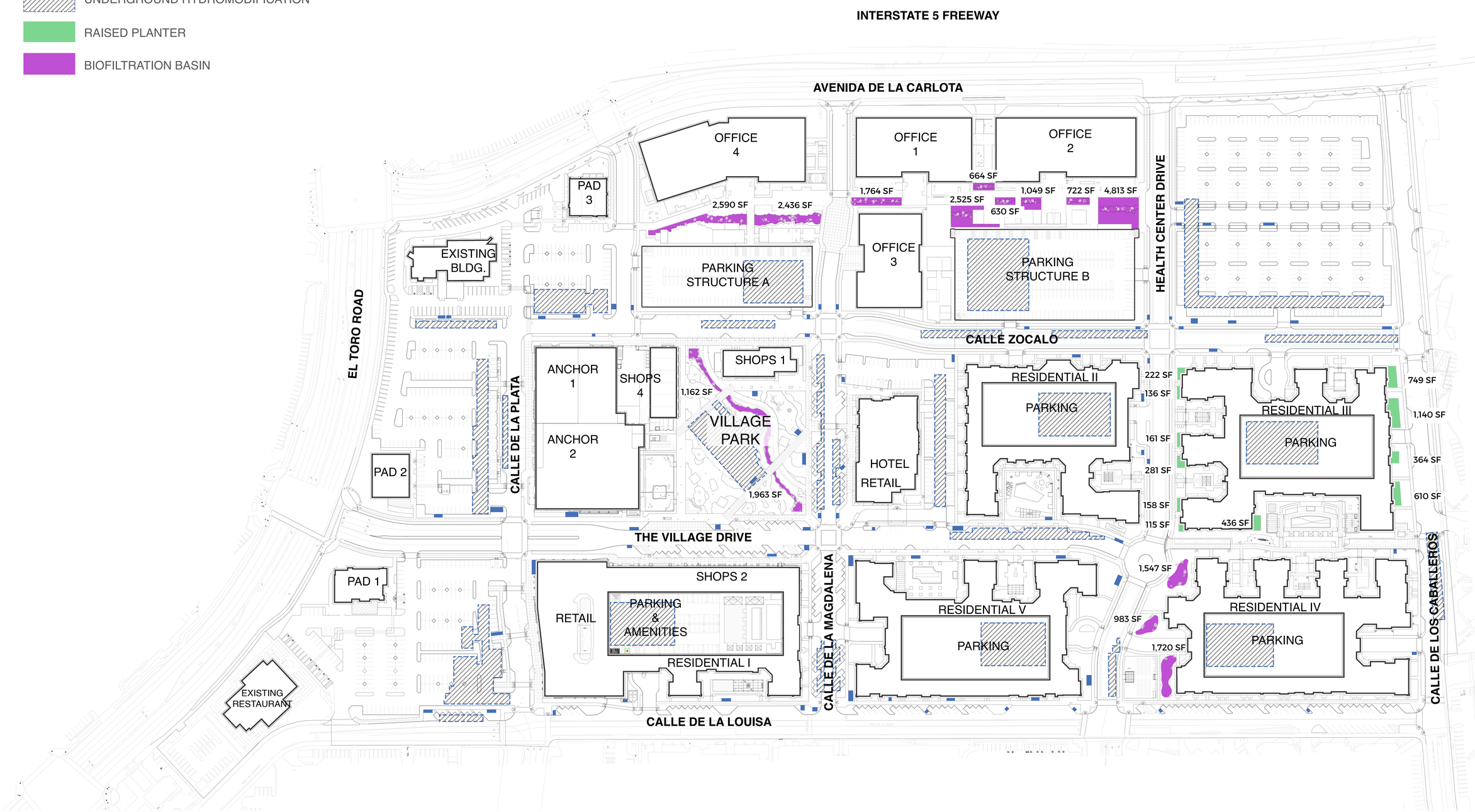
5.08

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE STORM WATER MANAGEMENT PLAN

LEGEND

- MODULAR WETLANDS
- UNDERGROUND HYDROMODIFICATION
- RAISED PLANTER
- BIOFILTRATION BASIN



1'=80' - 0" SCALE

0 80 160

NORTH

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URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

STORM WATER MANAGEMENT PLAN

Laguna Hills, CA

03/05/2021

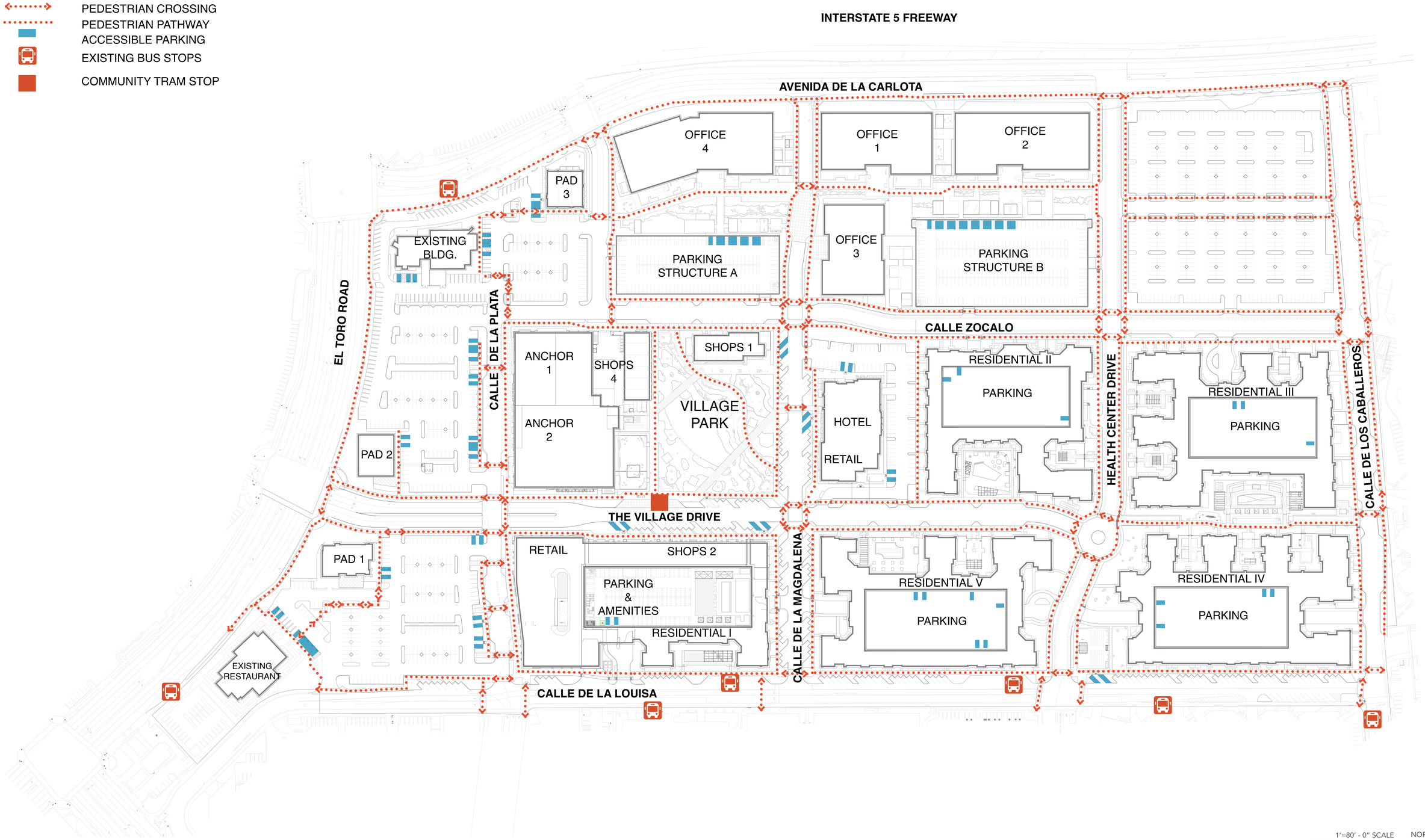
L 5.09

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE PEDESTRIAN ACCESSIBILITY PLAN

LEGEND

- PEDESTRIAN CROSSING
- PEDESTRIAN PATHWAY
- ACCESSIBLE PARKING
- EXISTING BUS STOPS
- COMMUNITY TRAM STOP



1″=80′ - 0″ SCALE (0, 80, 160) NORTH

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URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

PEDESTRIAN ACCESSIBILITY PLAN
Laguna Hills, CA
03/05/2021

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE BICYCLE CONNECTIVITY PLAN

LEGEND

- PEDESTRIAN/BICYCLE CONNECTION
- BICYCLE TRAIL- CLASS I
- BICYCLE LANE- CLASS II
- SHARROW- CLASS III
- BICYCLE RACK LOCATION
- BICYCLE LOCKER LOCATION FOR REFERENCE ONLY

ADJACENT BICYCLE ROUTES



BICYCLE CONNECTIVITY EVALUATION

- Accomplish connectivity by extending existing bicycle routes
- No bicycle trail is planned along Avenida de la Carlota because there are no existing trails to serve as a point of connection
- Encourage pedestrian and bicycle use of Calle de la Louisa in order to engage the project site and develop a complete street

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URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

BICYCLE CONNECTIVITY PLAN

Laguna Hills, CA

03/05/2021

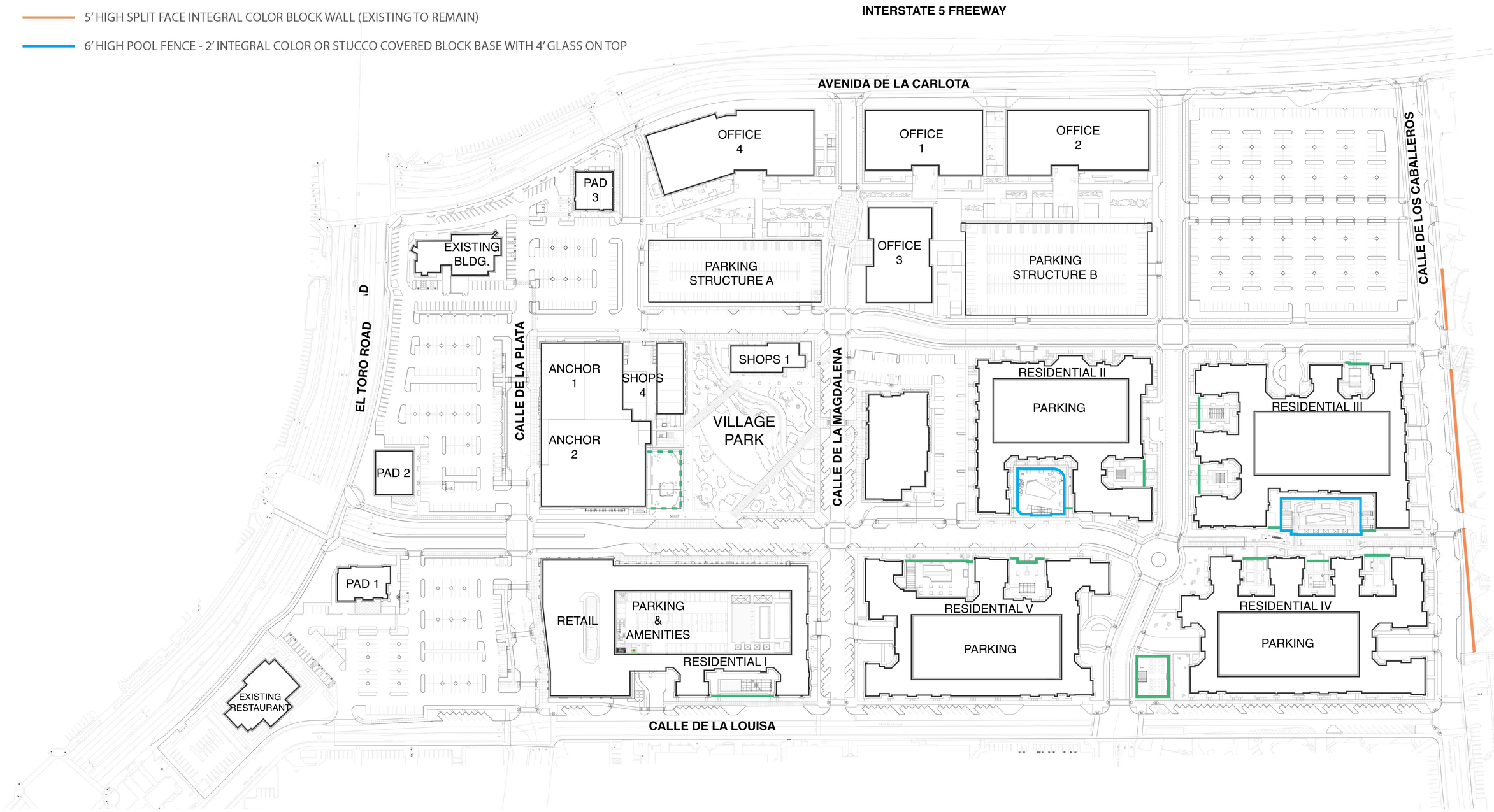
L 5.11

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE FENCE AND WALL PLAN

LEGEND

- 5′ HIGH TUBE STEEL FENCE WITH PICKETS AT 4″ O.C. MAX
- 4′ HIGH TUBE STEEL FENCE WITH PICKETS AT 3″ O.C. MAX
- 5′ HIGH SPLIT FACE INTEGRAL COLOR BLOCK WALL (EXISTING TO REMAIN)
- 6′ HIGH POOL FENCE - 2′ INTEGRAL COLOR OR STUCCO COVERED BLOCK BASE WITH 4′ GLASS ON TOP



1′=80′ - 0″ SCALE (0, 80, 160) NORTH

URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

FENCE AND WALL PLAN
Laguna Hills, CA
03/05/2021

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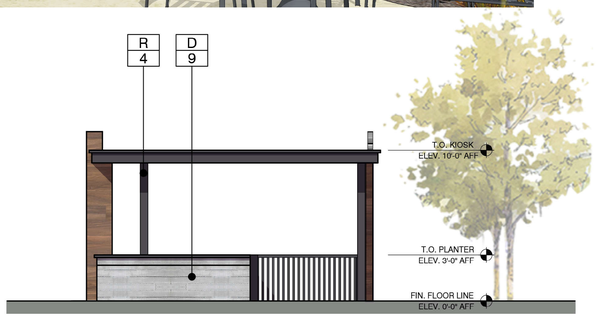
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS





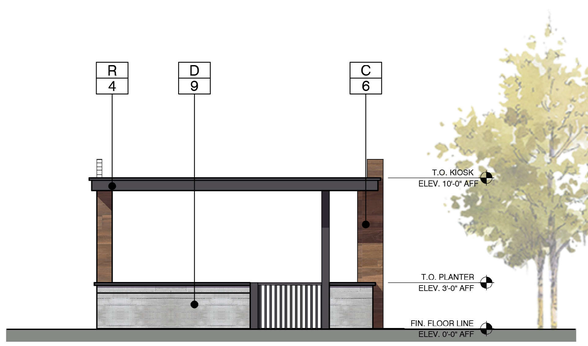
NORTH ELEVATION



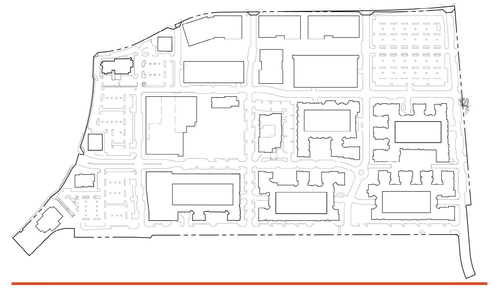
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



KEY PLAN

MATERIALS:

- A - EXTERIOR CEMENT PLASTER FINISH AND REVEAL
- B - METAL ROOFING
- C - PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.
- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
- H - FIBER CEMENT PANEL
- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
- J - WOOD PLANK
- K - BRICK VENEER
- L - METAL AWNING
- M - WALL SCONE, TYP.
- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-1212 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- - 1 SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
- - 2 SW 6254 "LAZY GRAY" BY : SHERWIN WILLIAMS
- - 3 SW 9162 "AFRICAN GRAY" BY : SHERWIN WILLIAMS
- - 4 SW 9154 "PERLE NOIR" BY : SHERWIN WILLIAMS
- - 5 SW 6340 "BAKED CLAY" BY : SHERWIN WILLAIMS
- - 6 COLOR: "AMERICANO: BY : MARAZZI
- - 7 WALL PANEL "INDUSTRIAL BLOCK-CONC. SERIES" BY: NICHIHA
- - 8 OLD WORLD BRICK VENEER "BRICK IT NEW YORK USED" BY:BRICK IT
- - 9 WALL PANEL "BOARD FORM CONCRETE" COLOR "FLAT IRON" BY: CONCRETEWORKS EAST
- - 10 PERFORATED METAL PANEL "IMAGEPERF" BY: MCNICHOLS
- - 11 COLOR: A. METALLIC SILVER B. SNOWDRIFT WHITE C. SLATE GREY D. ASH GREY BY: MS METALS SALES
- - 12 STANDING METAL ROOF "MAGNA-LOC 180" WITH PENCIL RIBS COLOR: SLATE GREY BY: MS METAL SALES
- - 13 ALUMINUM STOREFRONT FINISH COLOR: DARK BRONZE ANODIZED
- - 14 "V1085 SIMULATED ACID-TECH BY: VIRACON
- - 15 CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
- - 16 SUBDUED GRAY VO3" BY: VIRAGON

0 3' 6' 12' 24'

URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

KIOSK ELEVATIONS

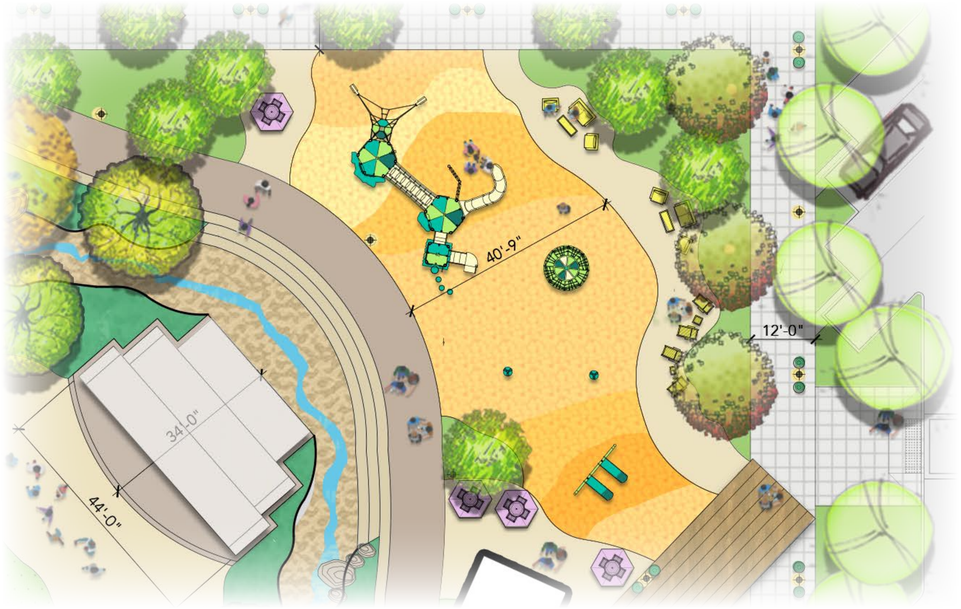
Laguna Hills, CA

03/05/2021

L 5.13

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE TOT LOT PLAN AND 3D



PLAN VIEW



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

TOT LOT PLAN AND 3D

Laguna Hills, CA

03/05/2021

L

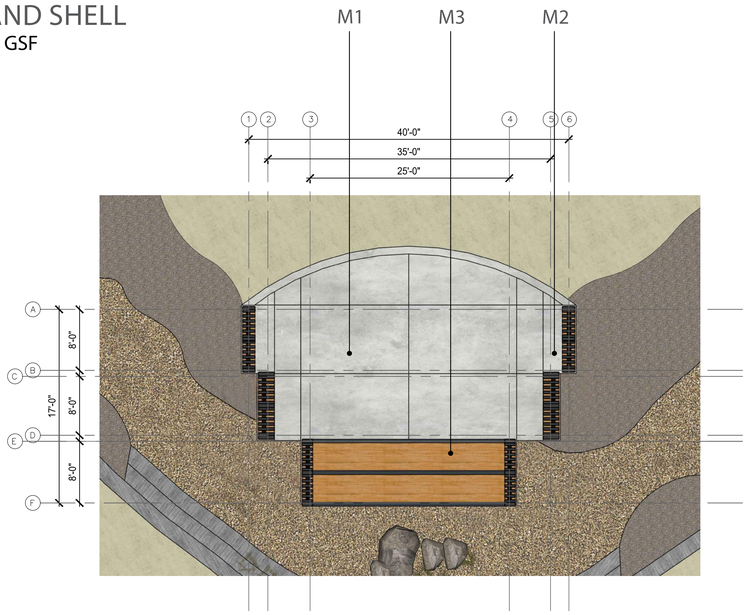
5.14

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

BAND SHELL DESIGN

SUMMARY

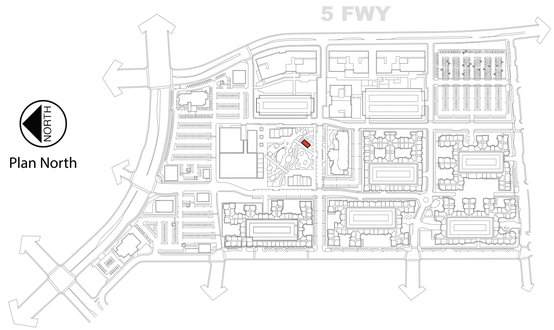
BAND SHELL
960 GSF



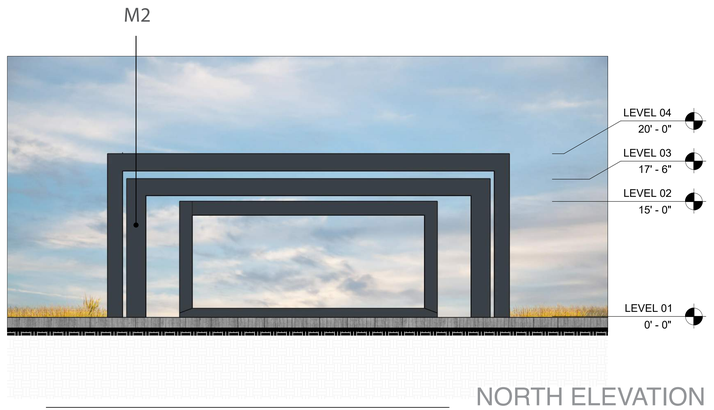
FLOOR PLAN

MATERIAL LEGEND

M1: ACID ETCHED CONCRETE W/ SAW CUT LINES
M2:BLACKENED STEEL STRUCTURE
M3:NEWTECH WOOD “EUROPEAN SIDING”



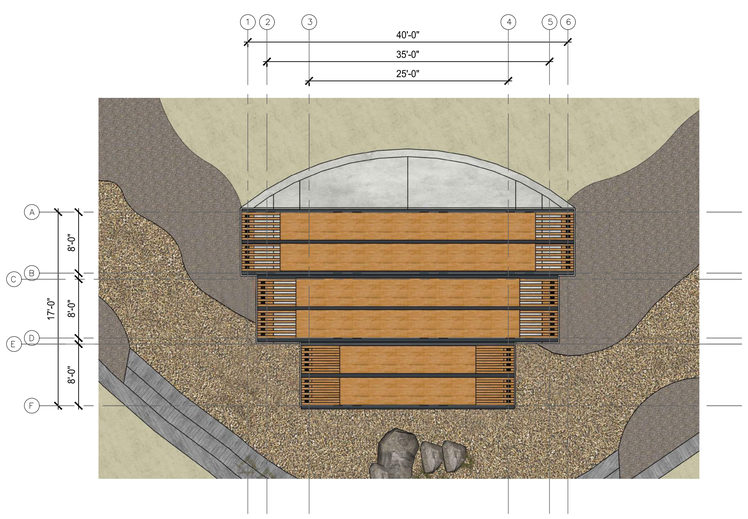
Key Plan



NORTH ELEVATION



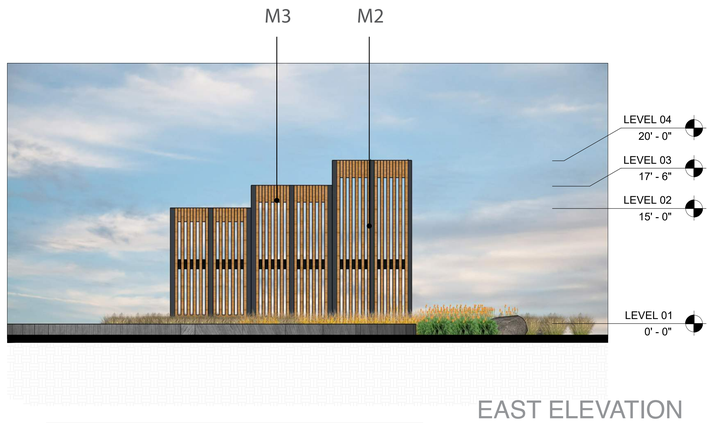
SOUTH ELEVATION



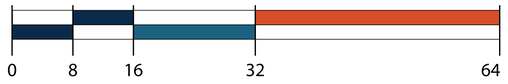
ROOF PLAN



WEST ELEVATION



EAST ELEVATION



URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

BAND SHELL ELEVATIONS
Laguna Hills, CA
03/05/2021

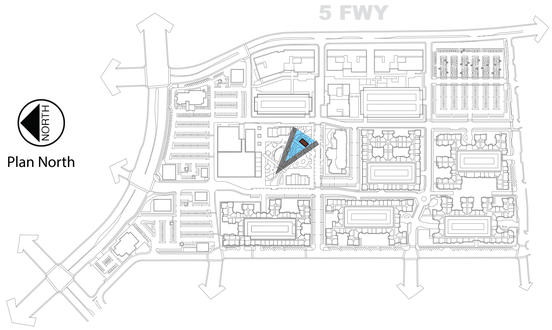
L
5.15

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

BAND SHELL DESIGN

SUMMARY

BAND SHELL
960 GSF



Key Plan



URBAN ARENA

MerloneGeier Partners

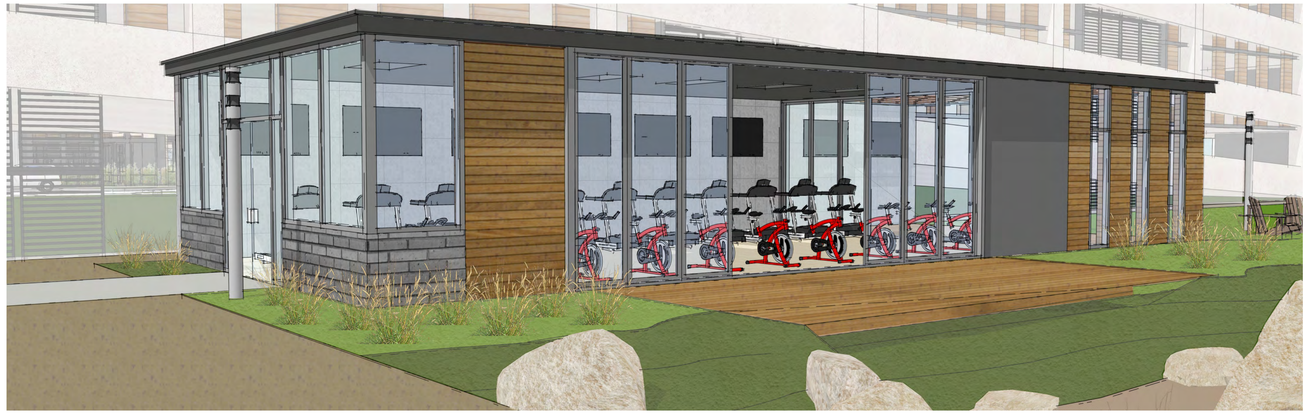
THE VILLAGE AT LAGUNA HILLS

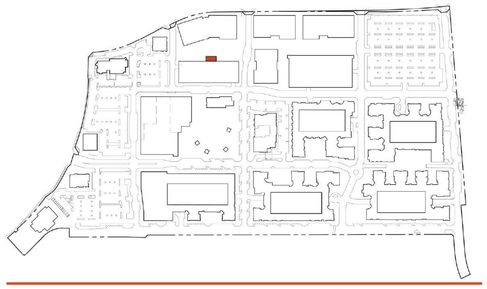
BAND SHELL PERSPECTIVE
Laguna Hills, CA
03/05/2021

L
5.16

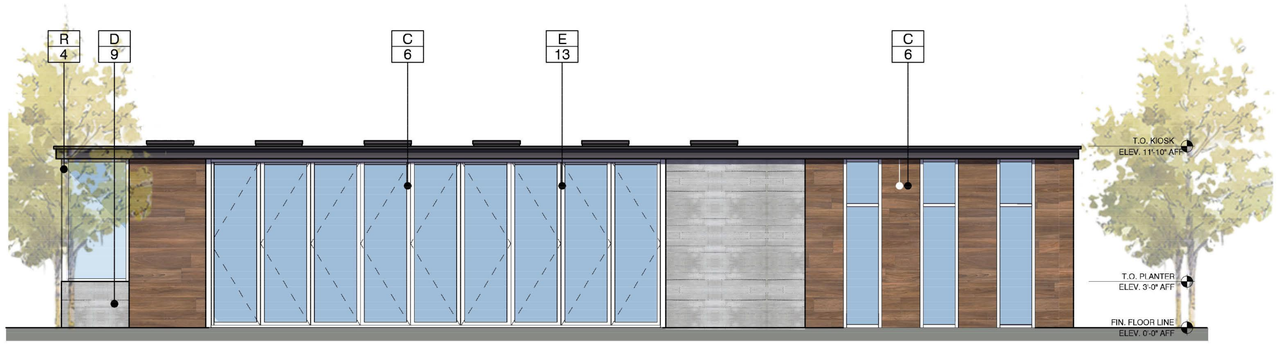
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL ELEVATIONS

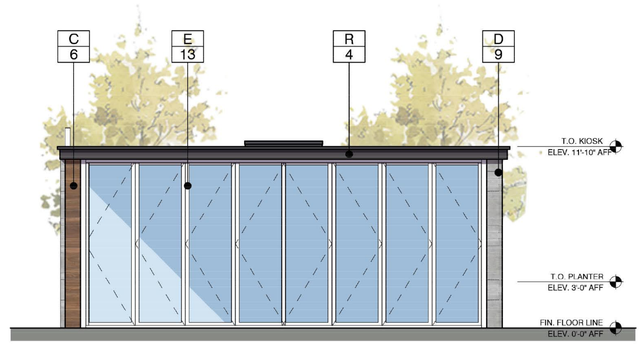




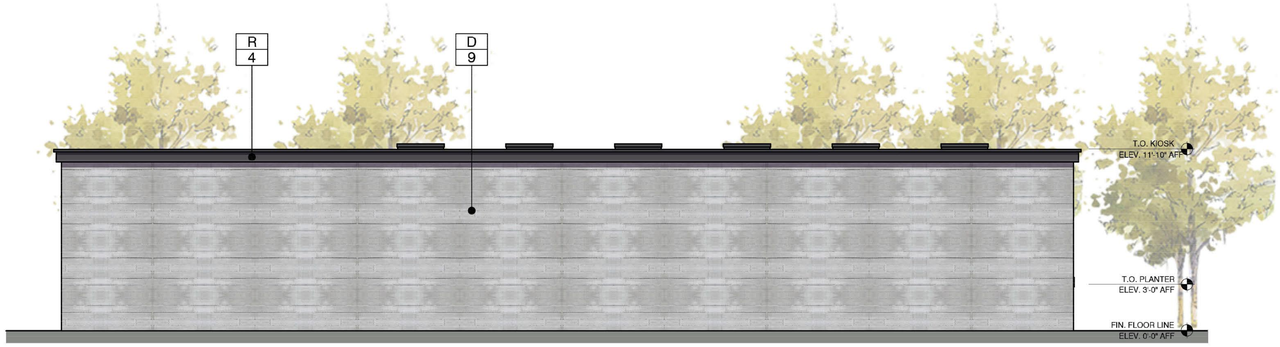
KEY PLAN



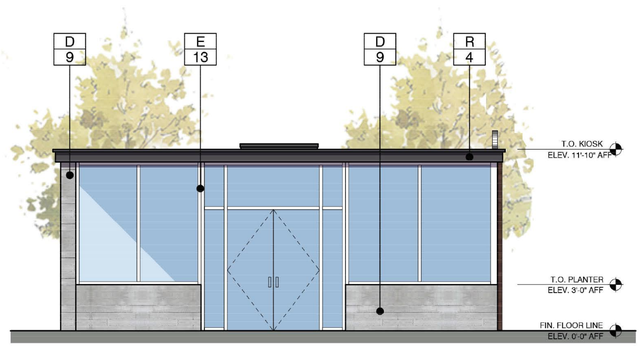
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MATERIALS:

- A - EXTERIOR CEMENT PLASTER FINISH AND REVEAL
- B - METAL ROOFING
- C - PORCELAIN TILE TREVERCHIC - COLOR BODY PORCELAIN TITLE.
- D - CONCRETE, WALL, PANEL, PEDESTAL
- E - ALUMINUM STOREFRONT
- F - METAL LOUVERS
- G - 2"X6" M143 BY: B&C AWNINGS
- H - FIBER CEMENT PANEL
- I - PERFORATED METAL PANEL BY: MCNICHOLS MODEL: "IMAGEPERF"
- J - WOOD PLANK
- K - BRICK VENEER
- L - METAL AWNING
- M - WALL SCONE, TYP.
- N - METAL DOOR
- O - SIGNAGE BY: OTHERS
- P - SECTIONAL ROLL-UP DOOR
- Q - STEEL COLUMN/BEAM
- R - STEEL CHANNEL (FOR CANOPIES, TRIM, TRELLIS & SLATS
- S - PRE-CAST CONC-BASED
- T - FROSTED GLASS WITH BACKLIT
- U - METAL FACIA, COPING
- V - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM1-1212 BY: MS METALS SALES
- W - METAL WALL PANEL SERIES: EMPIRE SERIES PROFILE: EM15-126 BY: MS METALS SALES
- X - METAL WALL PANEL SERIES: APEX SERIES PROFILE: AP1-1212 BY: MS METALS SALES
- Y - LED SCREEN, BY OTHERS
- Z - CURTAIN WALL W/ CLEAR GLASS (TYP.)

COLORS & FINISHES:

- - 1 SW 7100 "ARCADE WHITE" BY : SHERWIN WILLIAMS
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- - 15 CONCRETE COLOR "C10 COOL GRAY" BY: SCOFIELD
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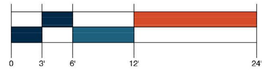


URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

OFFICE AMENITY STRUCTURE

Laguna Hills, CA

03/05/2021

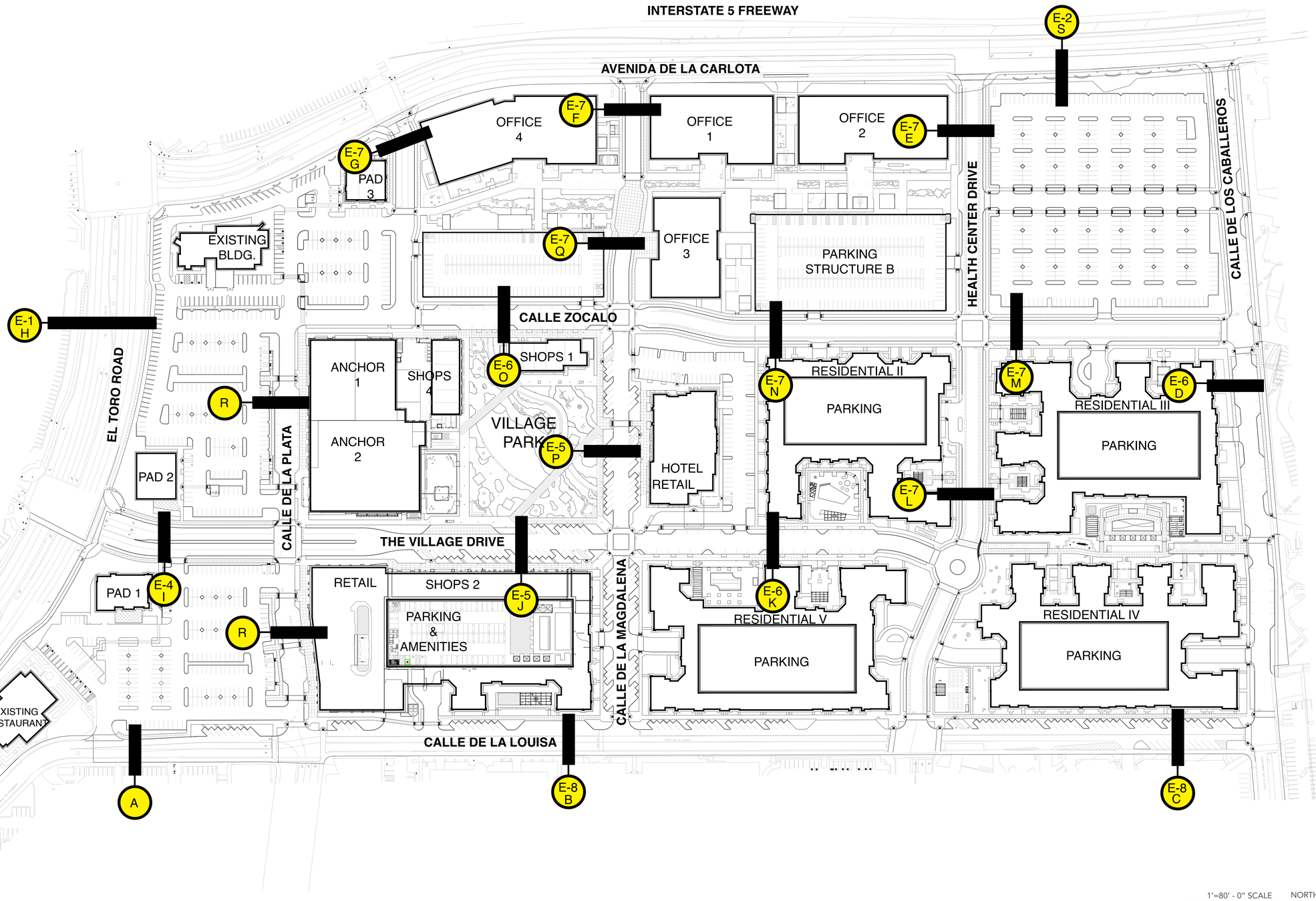
L 5.17

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE STREET EDGE CONDITION PLAN

LEGEND

- SECTION STUDY ZONE
- E-2 A — UVSP SECTION DESIGNATION
- SECTION DESIGNATION



1″=80′ - 0″ SCALE (0, 80, 160) NORTH

MerloneGeier Partners
URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

STREET EDGE CONDITION PLAN
Laguna Hills, CA
03/05/2021

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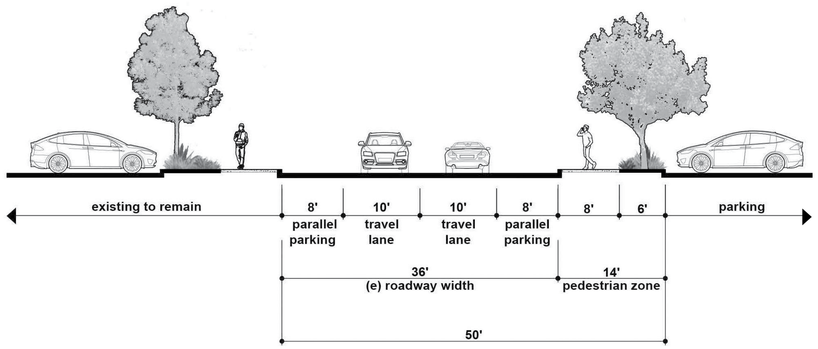
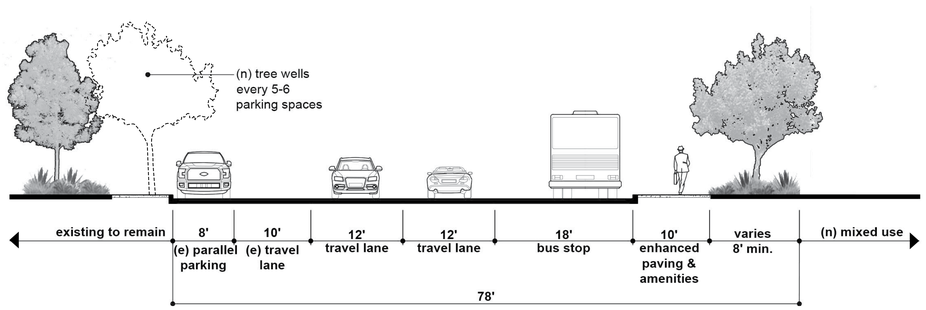
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



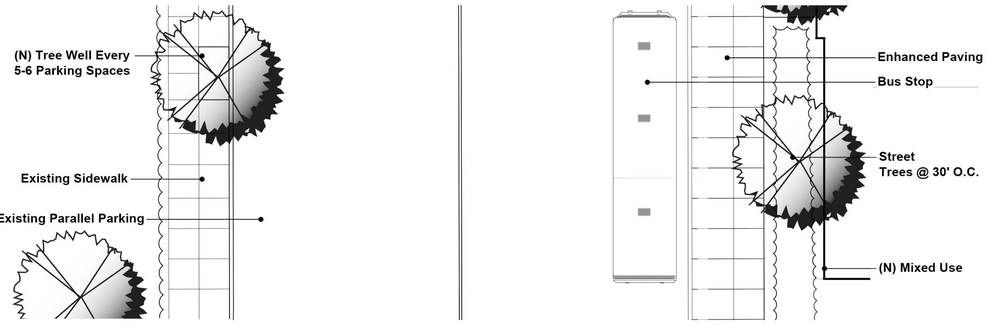
CALLE DE LA LOUISA

SECTION A



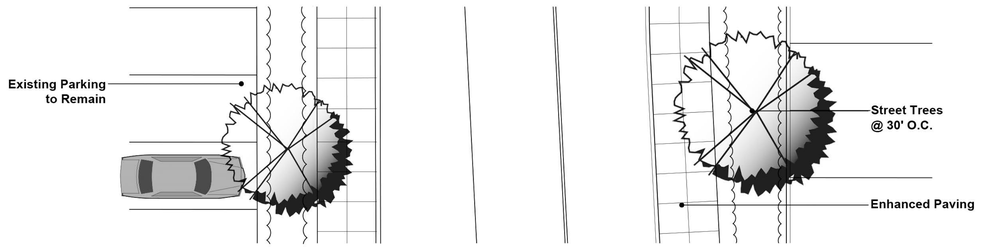
CALLE DE LA LOUISA

SECTION B (E-8)



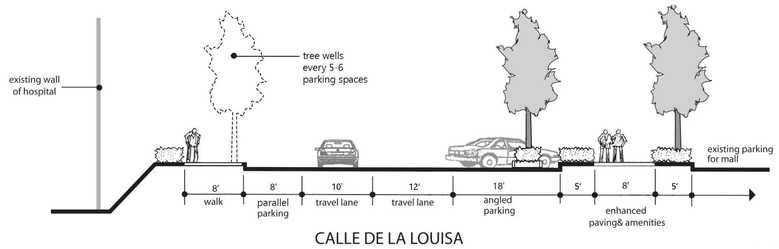
CALLE DE LA LOUISA

SECTION B PLAN (E-8)



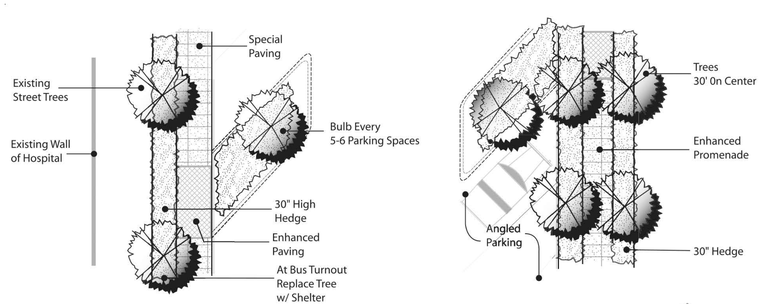
CALLE DE LA LOUISA

SECTION A PLAN



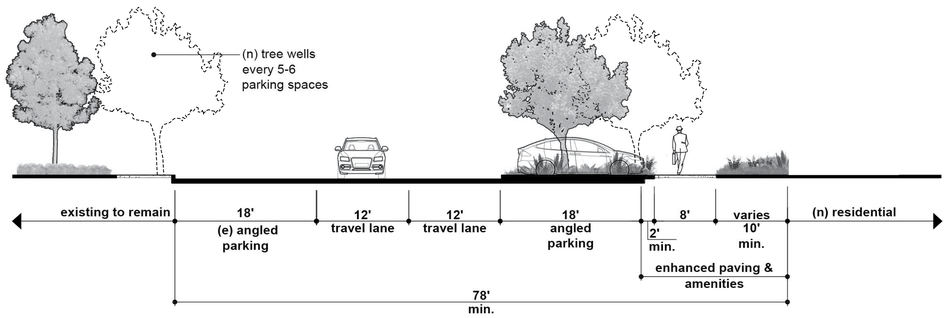
CALLE DE LA LOUISA

SECTION E-8 (UVSP)



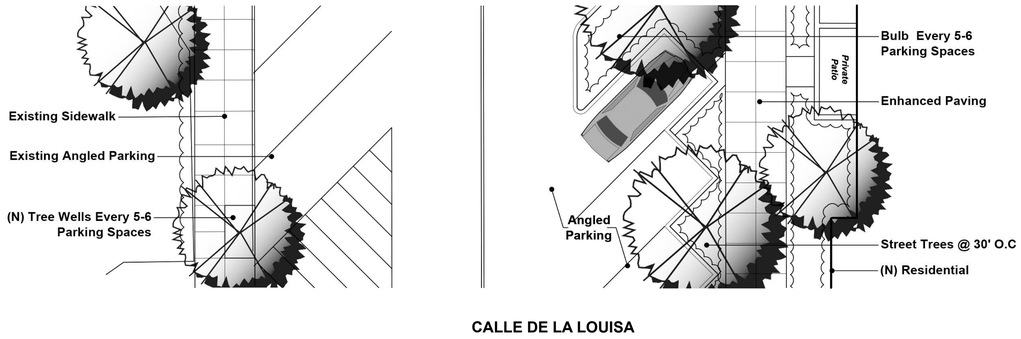
SECTION E-8 PLAN (UVSP)

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



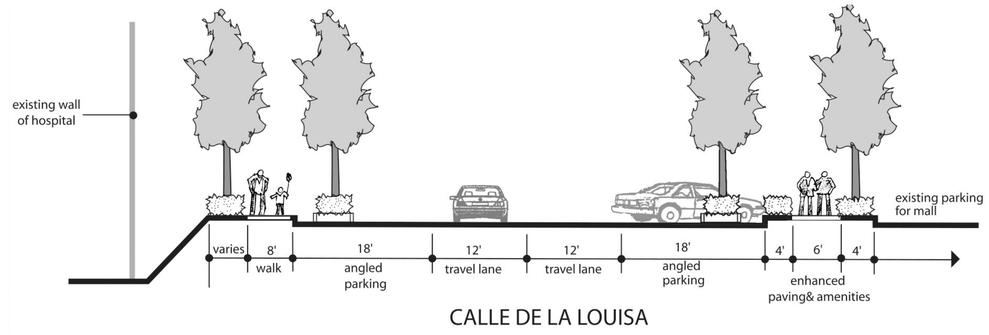
CALLE DE LA LOUISA

SECTION C (E-8)



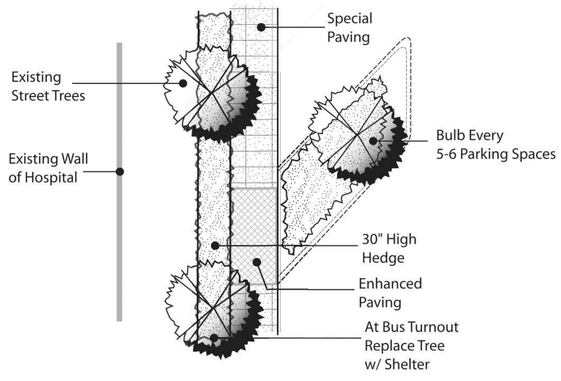
CALLE DE LA LOUISA

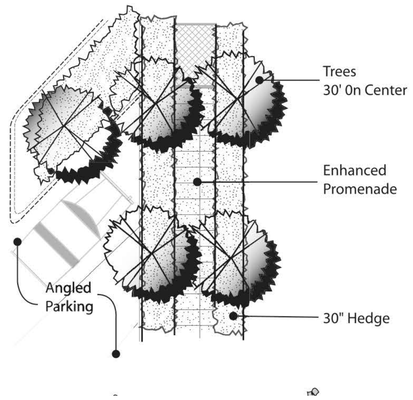
SECTION C PLAN (E-8)



CALLE DE LA LOUISA

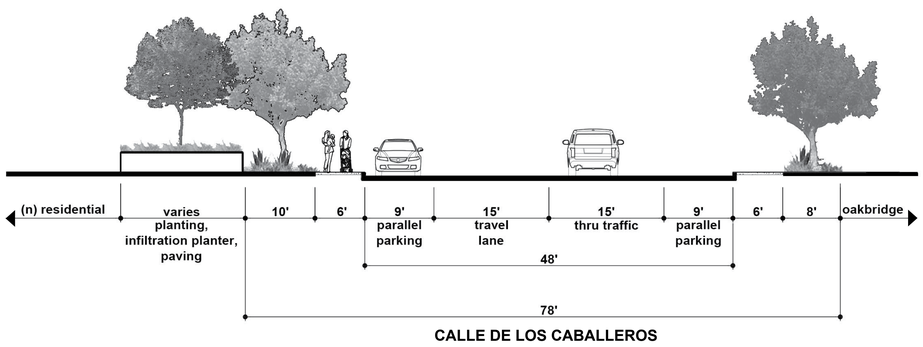
SECTION E-8 (UVSP)



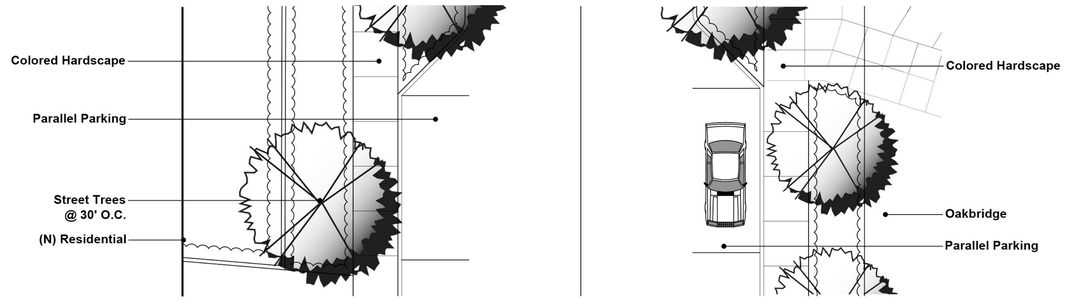


SECTION E-8 PLAN (UVSP)

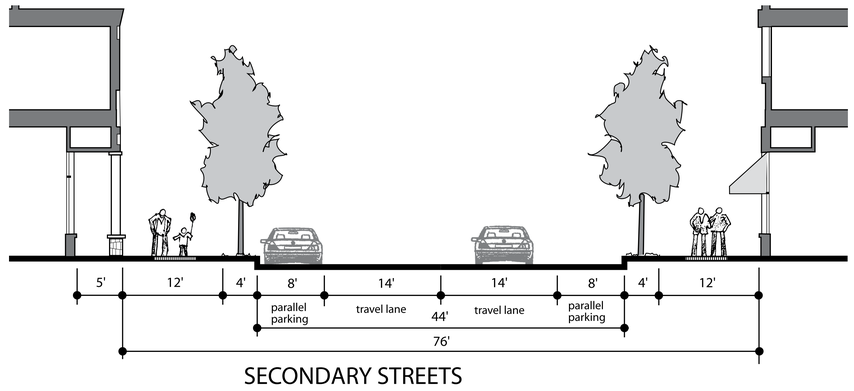
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



SECTION D (E-6)



SECTION D PLAN (E-6)



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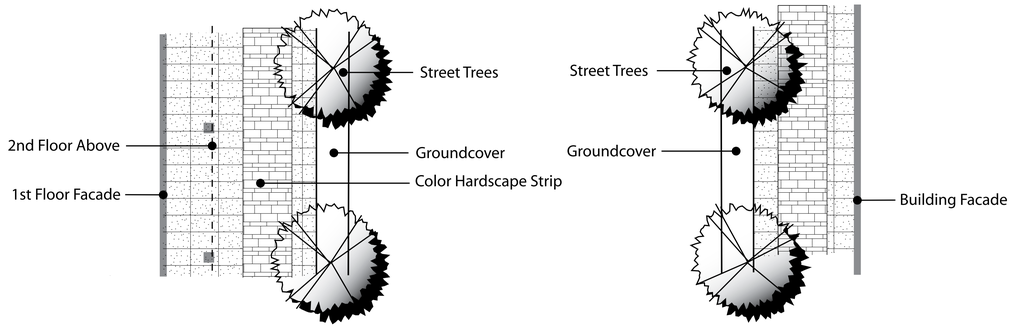
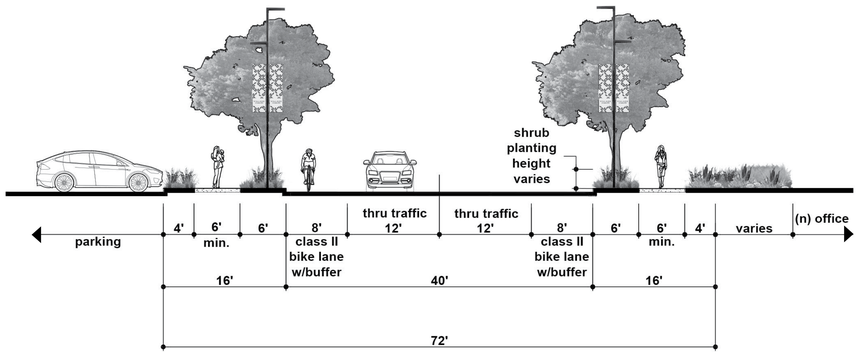


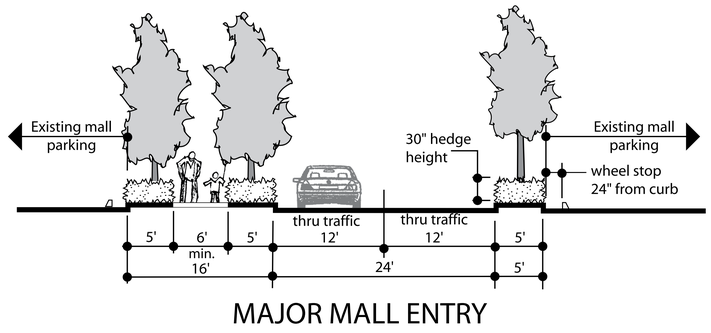
SECTION E-6 (UVSP)

Attachment: Attachment e - Village at Laguna Hills Plan Set (240 : USE-0010-2019 (Village at Laguna Hills))



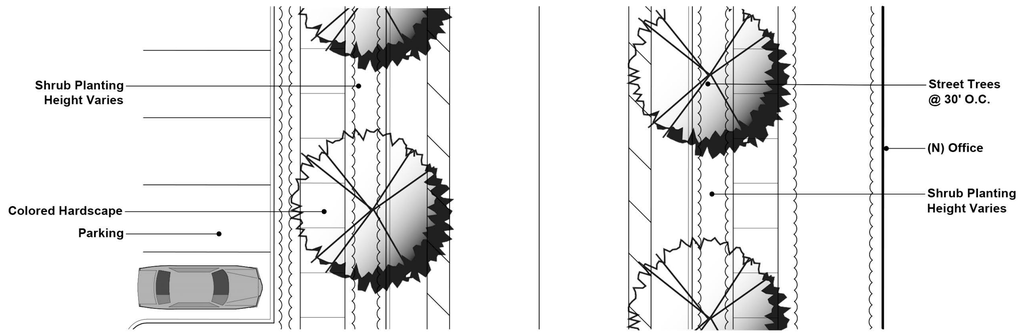
HEALTH CENTER DRIVE ENTRY

SECTION E (E-7)



MAJOR MALL ENTRY

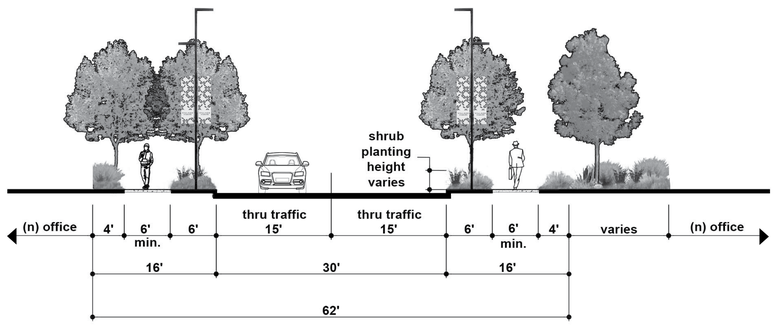
SECTION E-7 (UVSP)



HEALTH CENTER DRIVE ENTRY

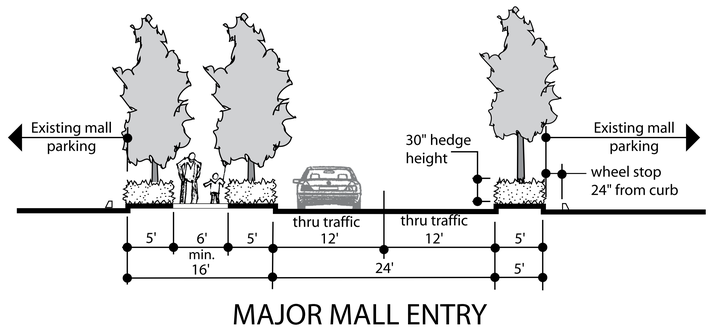
SECTION E PLAN

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



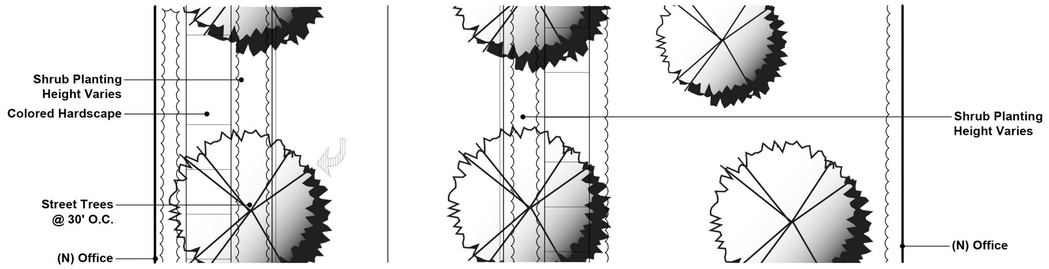
CALLE DE LA MAGDALENA ENTRY

SECTION F (E-7)



MAJOR MALL ENTRY

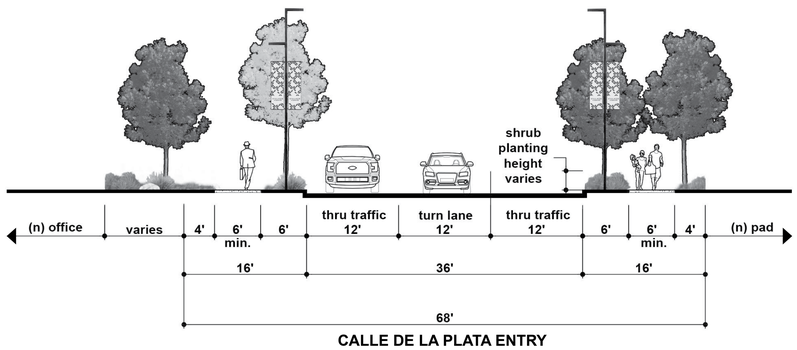
SECTION E-7 (UVSP)



CALLE DE LA MAGDALENA ENTRY

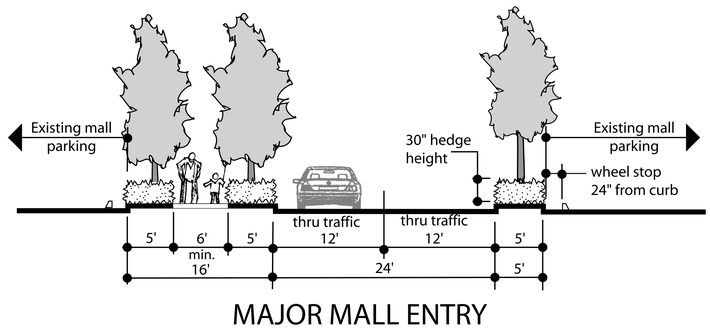
SECTION F PLAN

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



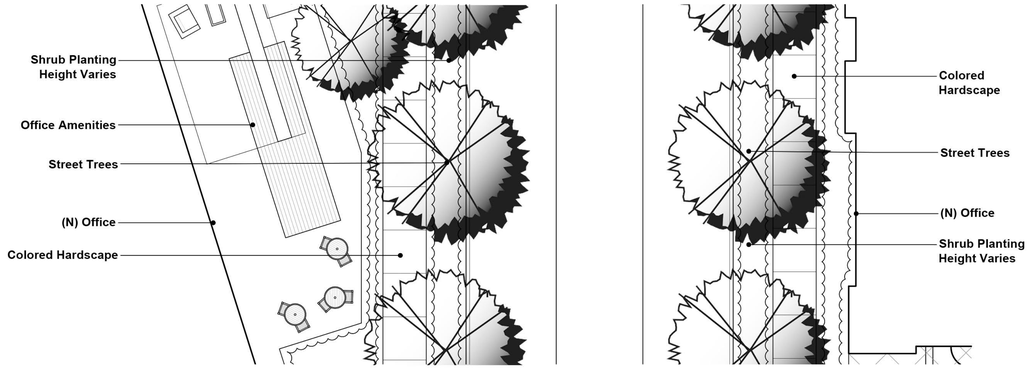
CALLE DE LA PLATA ENTRY

SECTION G (E-7)



MAJOR MALL ENTRY

SECTION E-7 (UVSP)



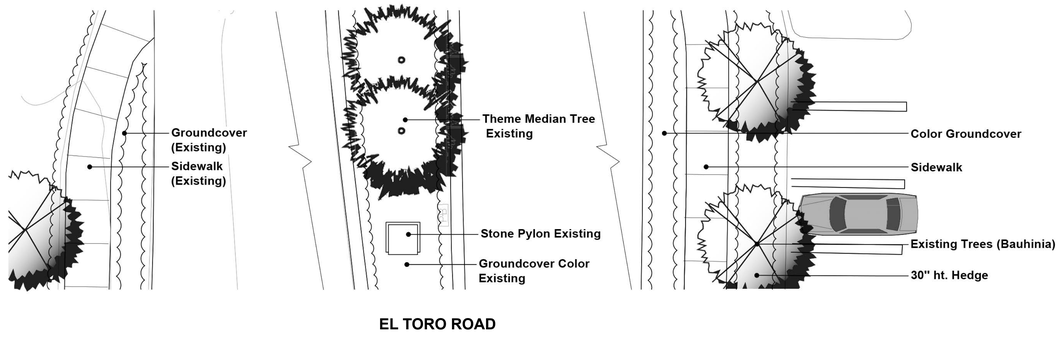
CALLE DE LA PLATA ENTRY

SECTION G PLAN

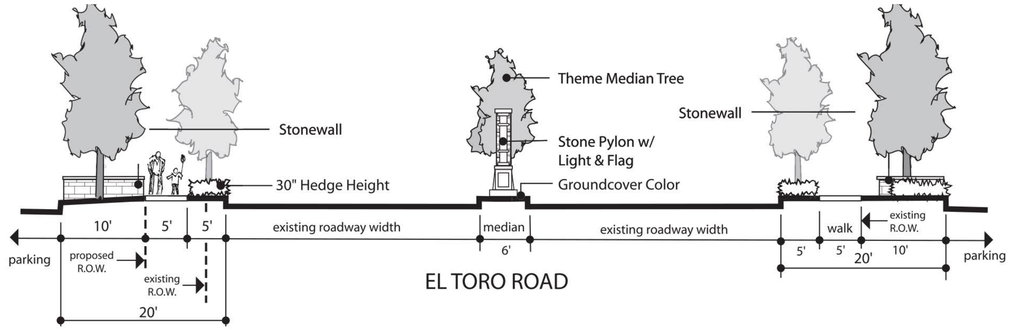
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



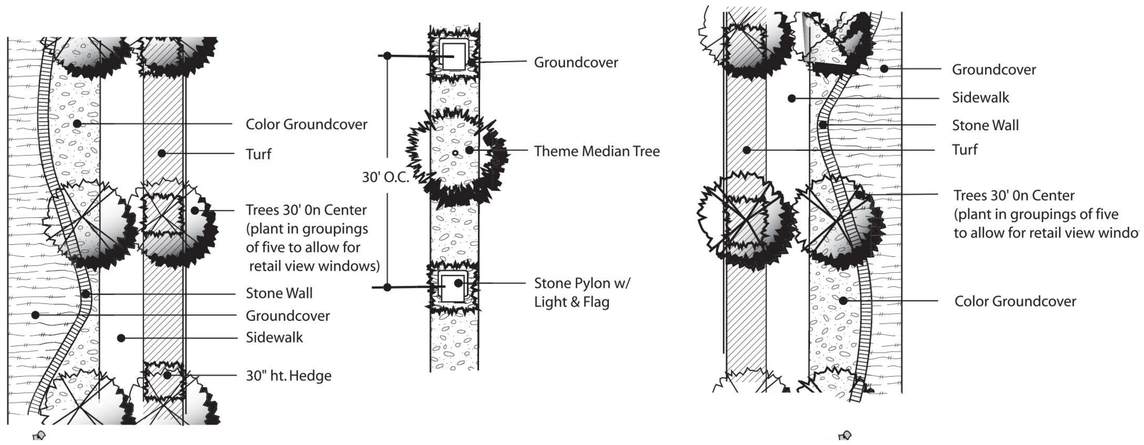
SECTION H (E-1)



SECTION H PLAN (E-1)

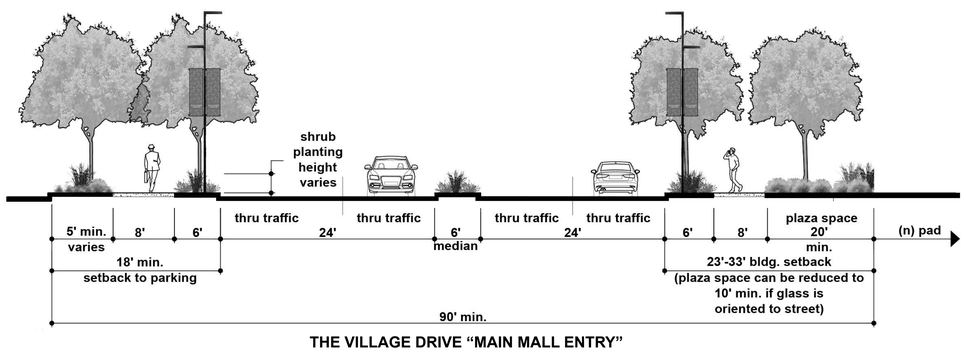


SECTION E-1 (UVSP)



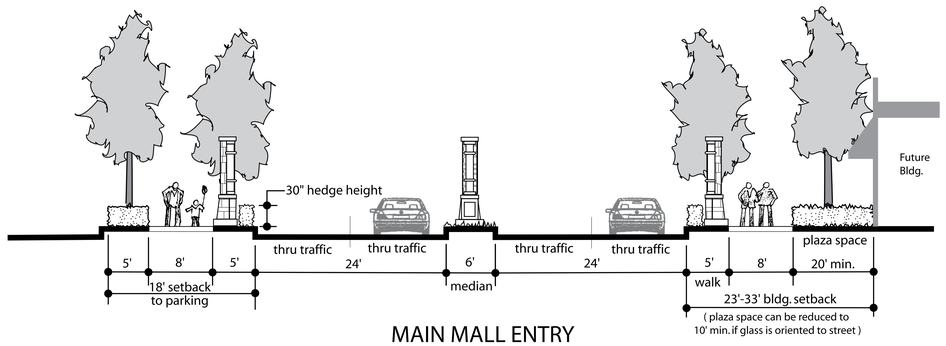
SECTION E-1 PLAN (UVSP)

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



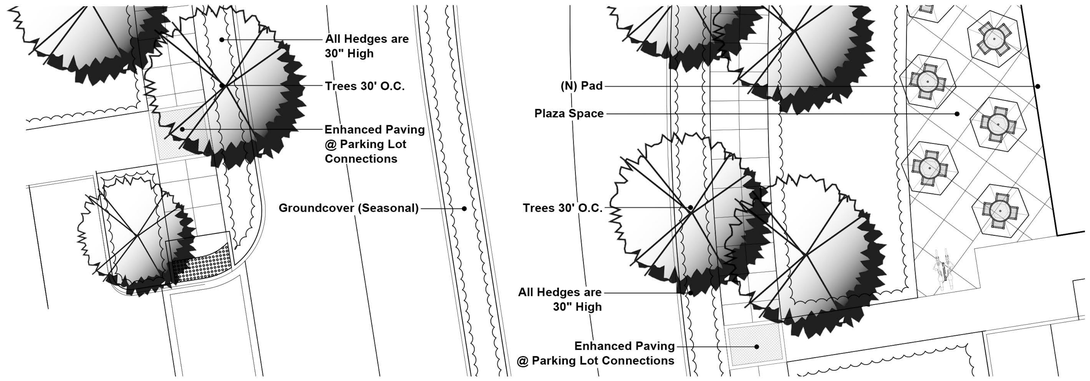
THE VILLAGE DRIVE "MAIN MALL ENTRY"

SECTION I (E-4)



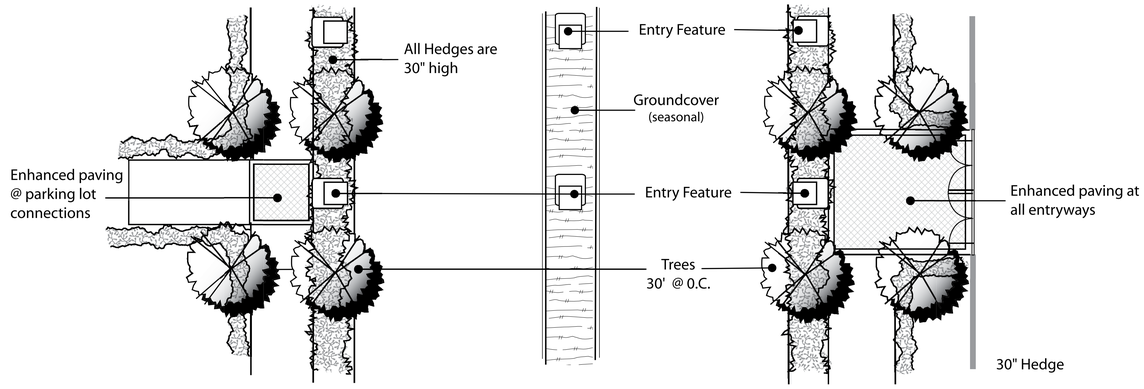
MAIN MALL ENTRY

SECTION E-4 (UVSP)



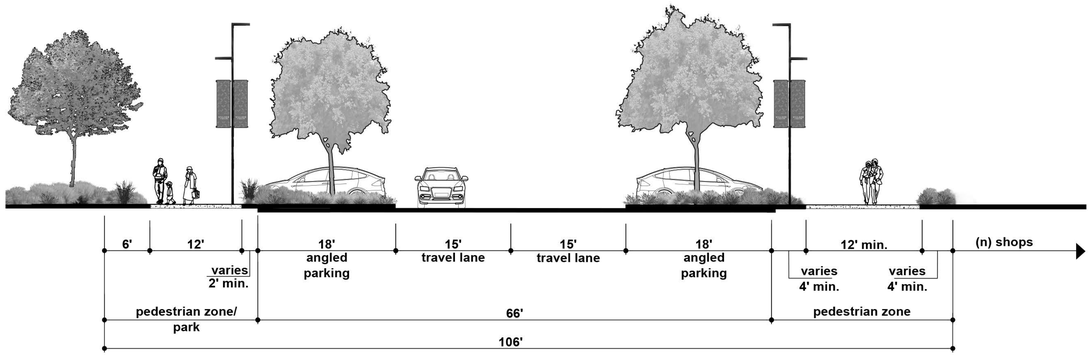
THE VILLAGE DRIVE "MAIN MALL ENTRY"

SECTION I PLAN (E-4)



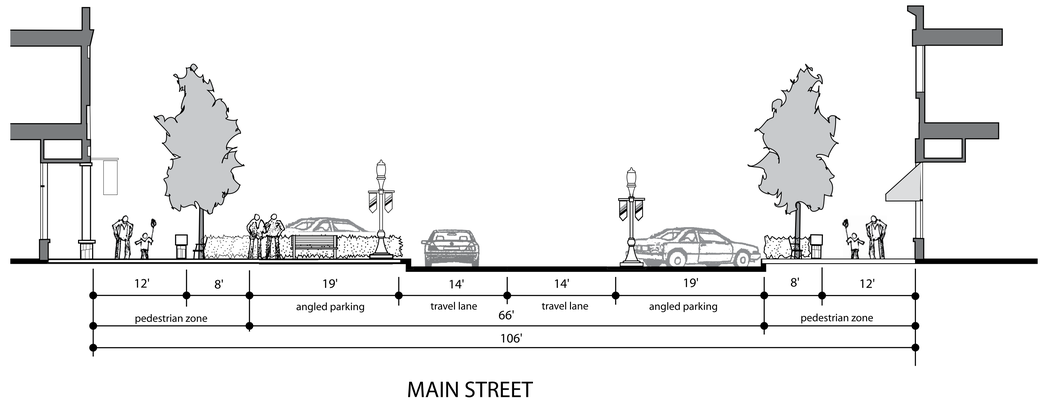
SECTION E-4 PLAN (UVSP)

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



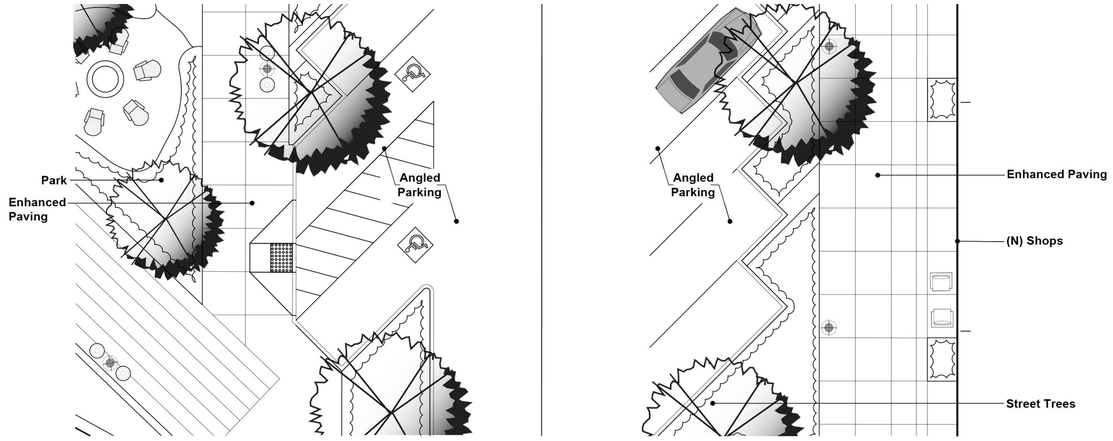
THE VILLAGE DRIVE “MAIN STREET”

SECTION J (E-5)



MAIN STREET

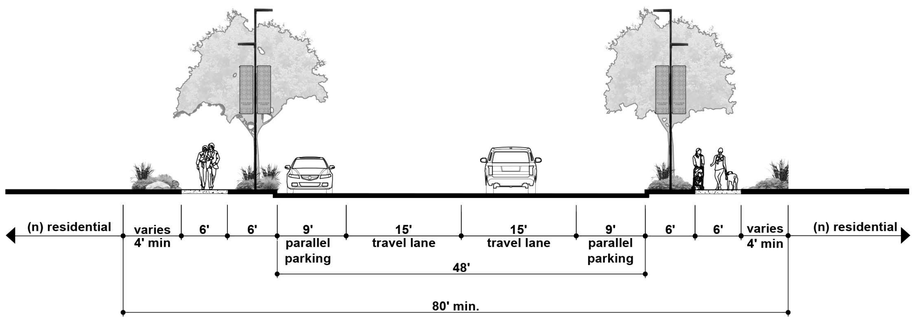
SECTION E-5 (UVSP)



THE VILLAGE DRIVE “MAIN STREET”

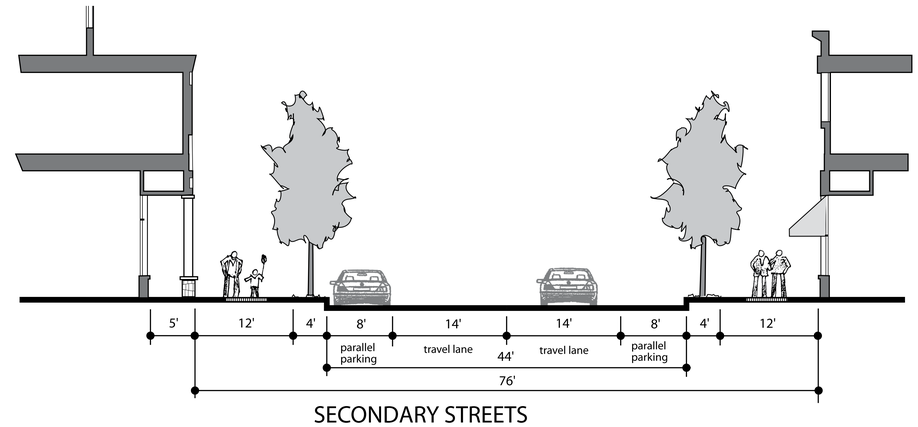
SECTION J

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



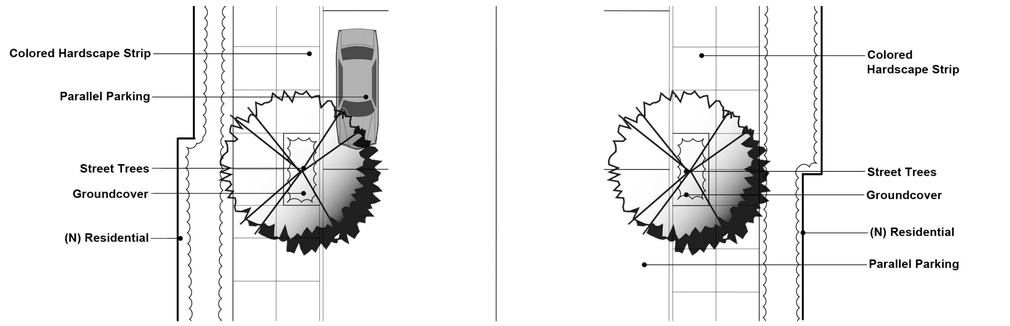
THE VILLAGE DRIVE

SECTION K (E-6)



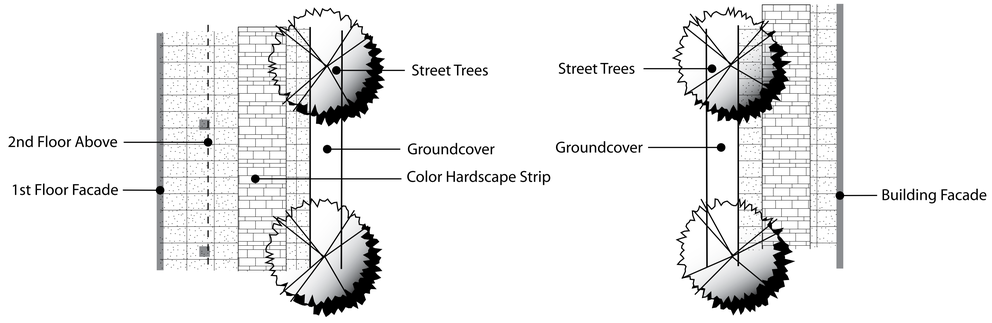
SECONDARY STREETS

SECTION E-6 (UVSP)



THE VILLAGE DRIVE

SECTION K PLAN (E-6)



SECTION E-6 PLAN (UVSP)

Attachment: Attachment e - Village at Laguna Hills Plan Se
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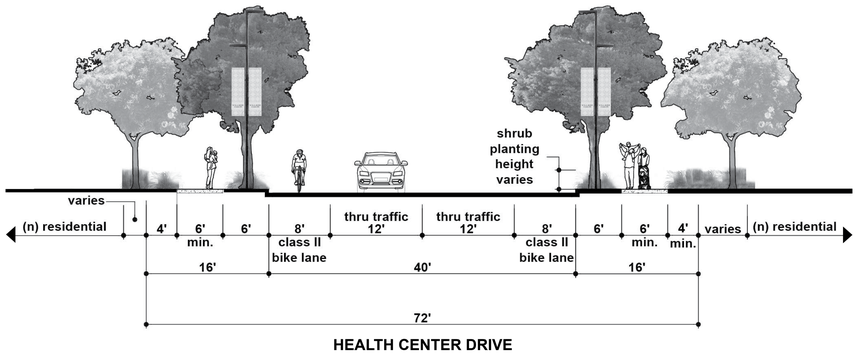
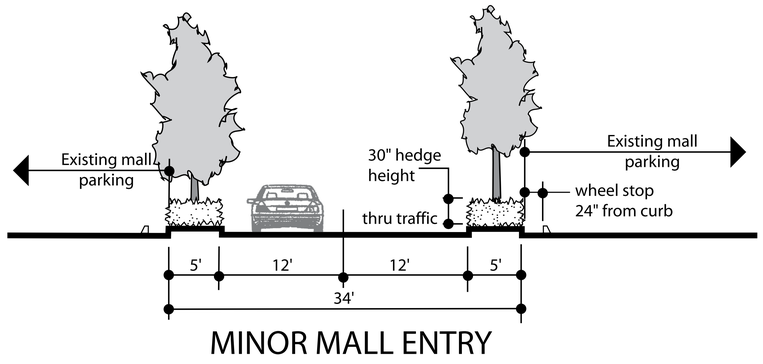


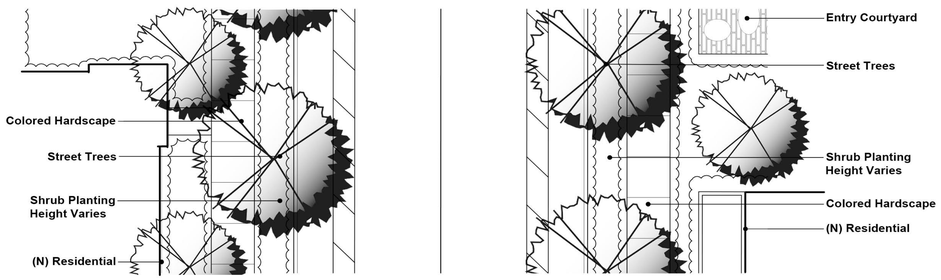
HEALTH CENTER DRIVE

SECTION L (E-7)



MINOR MALL ENTRY

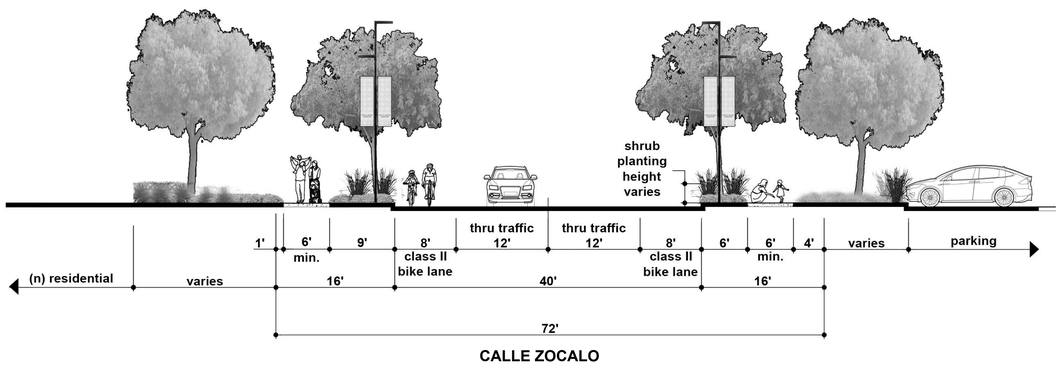
SECTION E-7 (UVSP)



HEALTH CENTER DRIVE

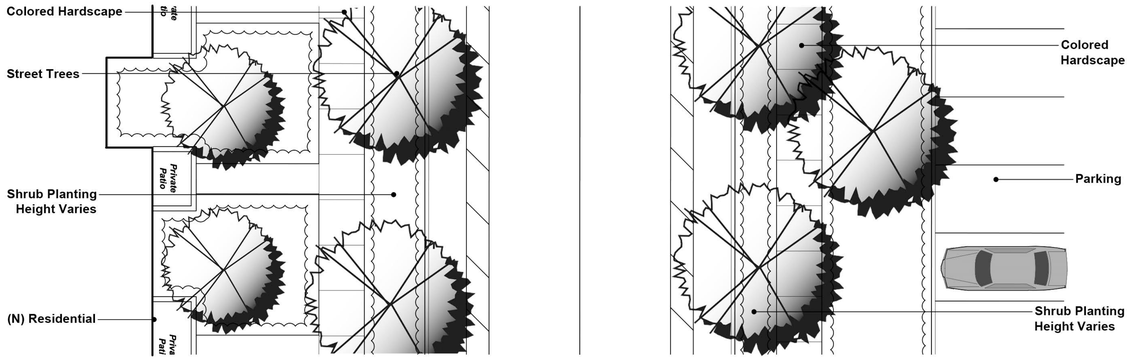
SECTION L PLAN

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



CALLE ZOCALO

SECTION M (E-7)



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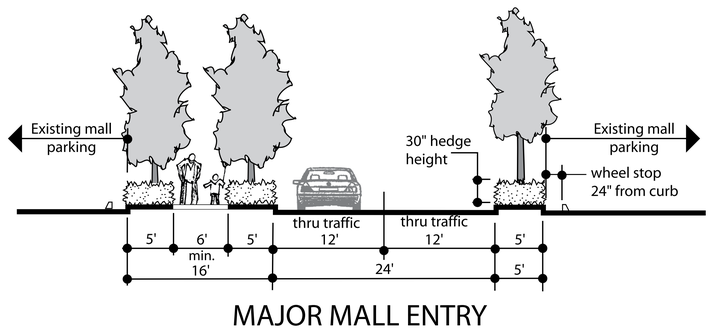
SECTION M PLAN



MAJOR MALL ENTRY

SECTION E-7 (UVSP)

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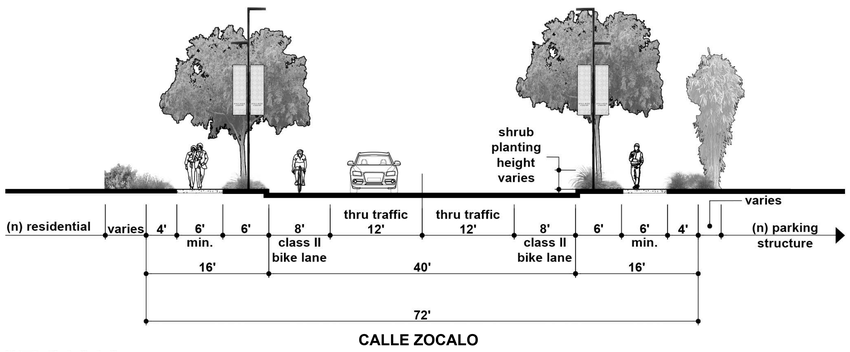
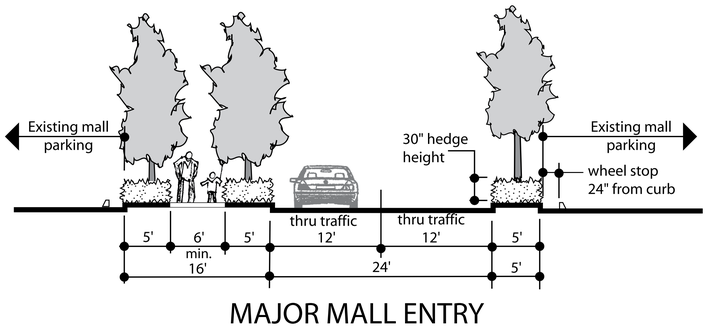


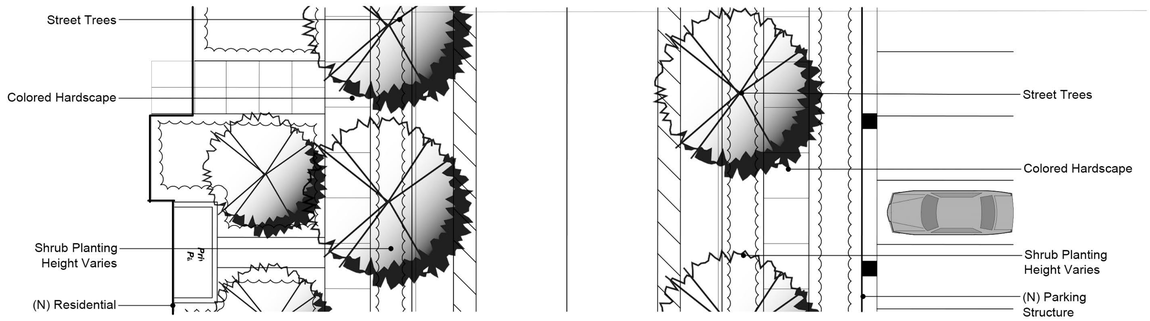
CALLE ZOCALO

SECTION N (E-7)



MAJOR MALL ENTRY

SECTION E-7 (UVSP)



CALLE ZOCALO

SECTION N PLAN

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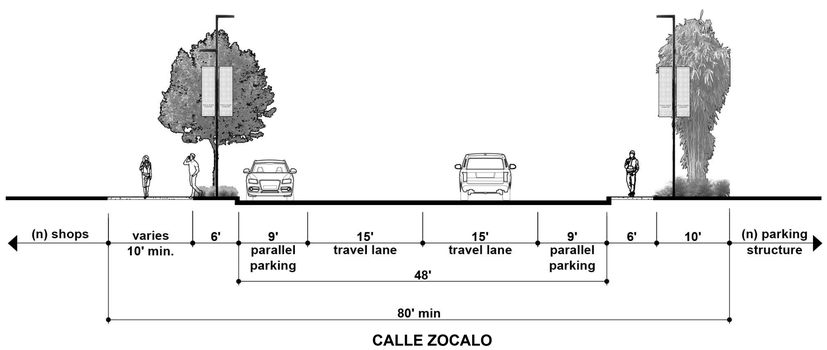
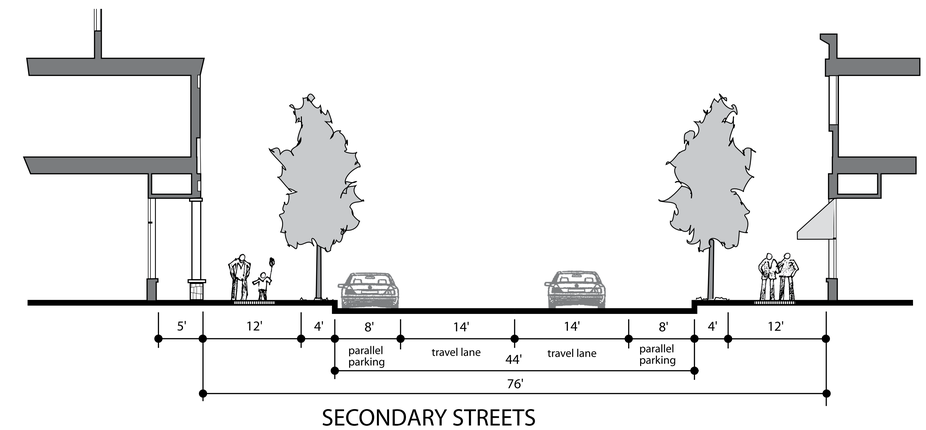


SECTION O (E-6)



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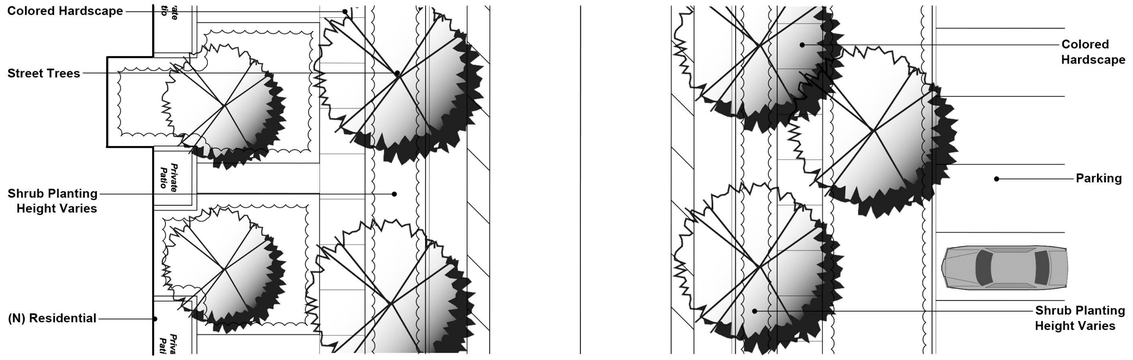
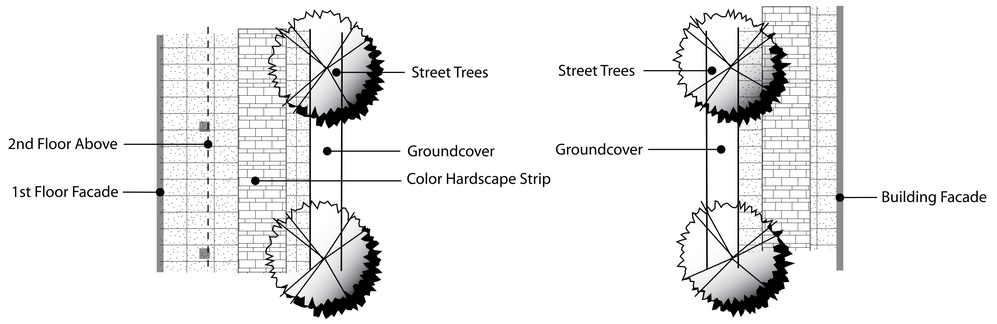
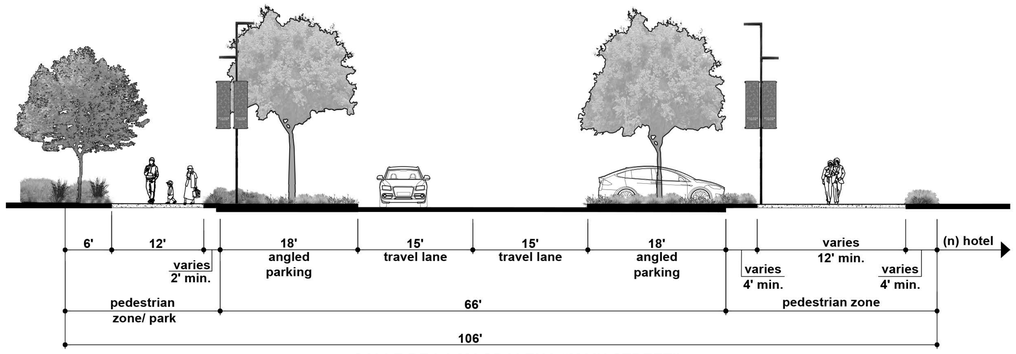


SECTION O PLAN (E-6)



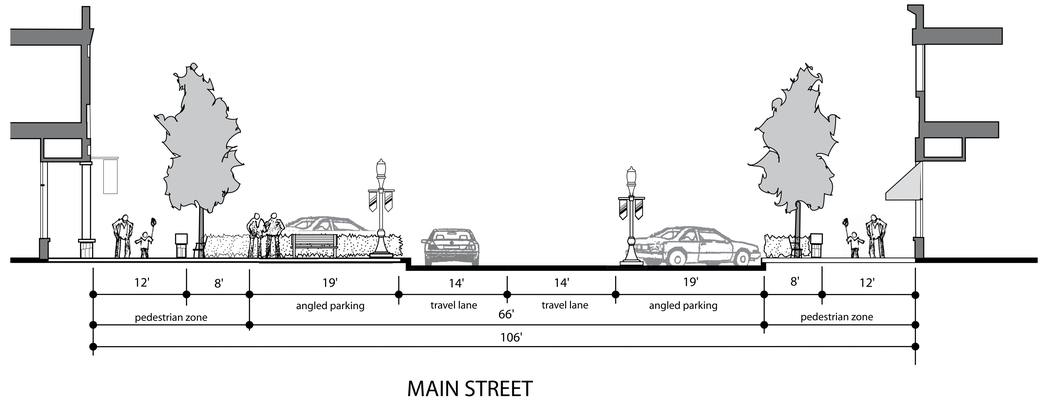
SECTION E-6 PLAN (UVSP)

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



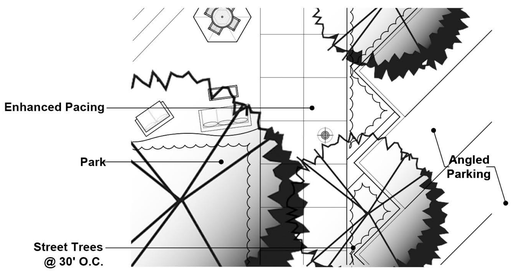
CALLE DE LA MAGDALENA "MAIN STREET"

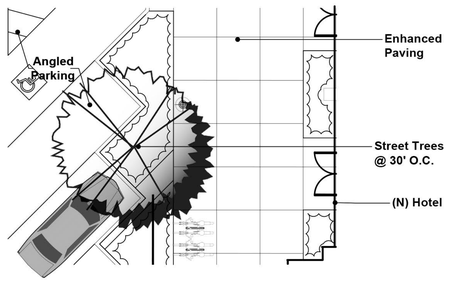
SECTION P (E-5)



MAIN STREET

SECTION E-5 (UVSP)

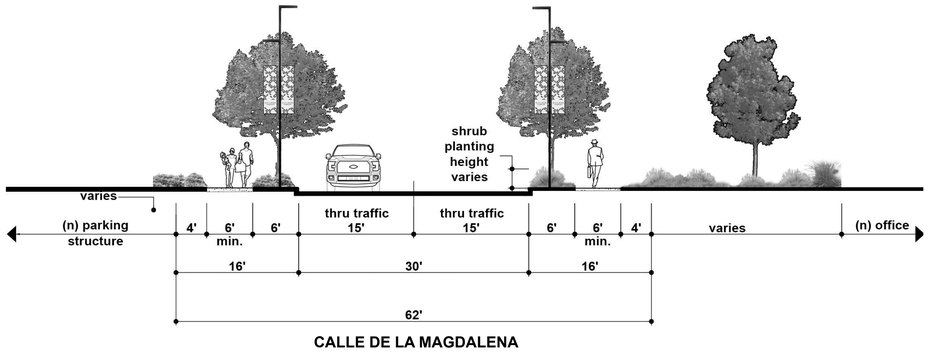




CALLE DE LA MAGDALENA "MAIN STREET"

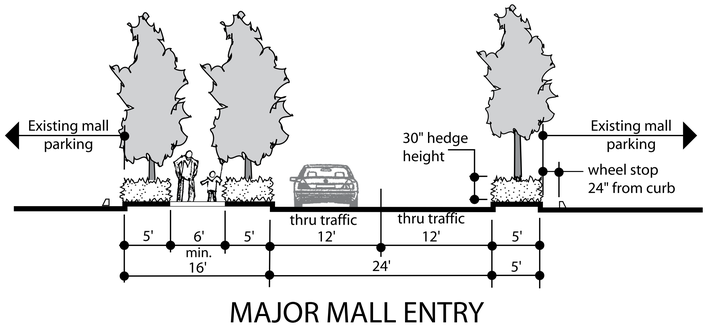
SECTION P PLAN

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



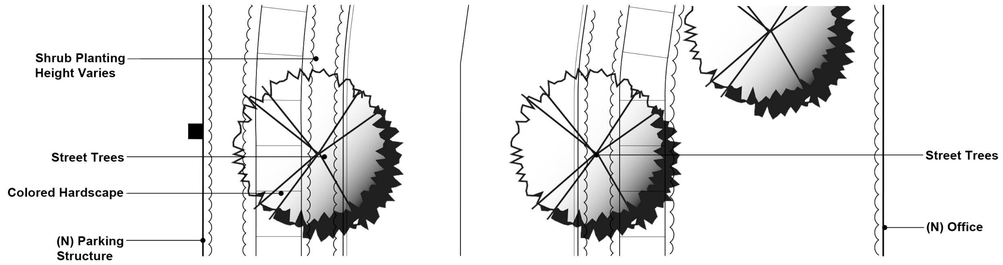
CALLE DE LA MAGDALENA

SECTION Q (E-7)



MAJOR MALL ENTRY

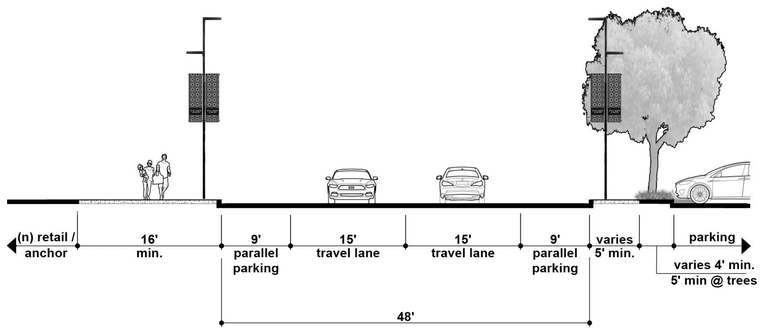
SECTION E-7 (UVSP)



CALLE DE LA MAGDALENA

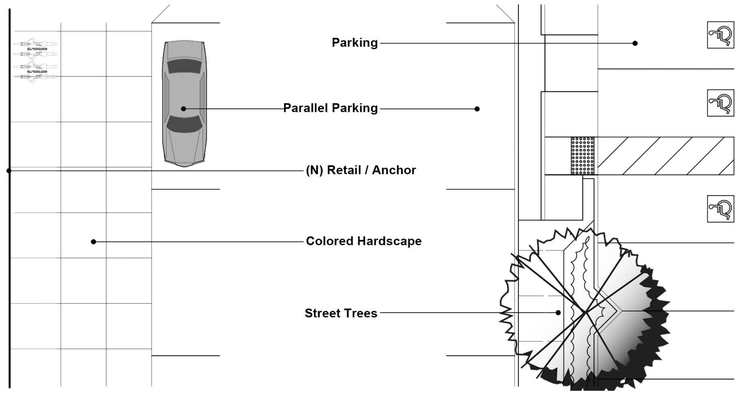
SECTION Q PLAN

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



CALLE DE LA PLATA

SECTION R



CALLE DE LA PLATA

SECTION R PLAN

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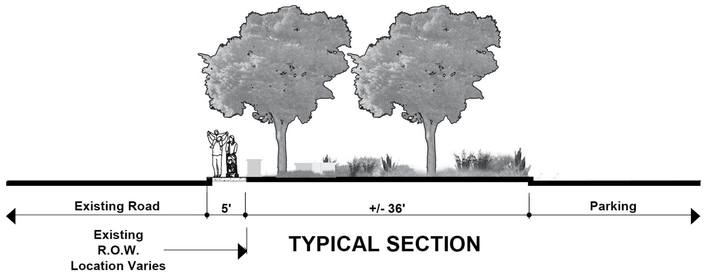
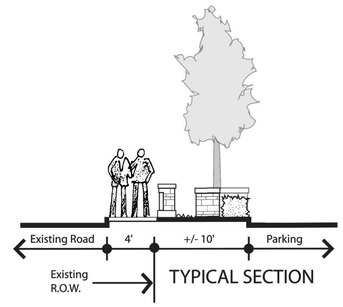


AVENIDA DE LA CARLOTA

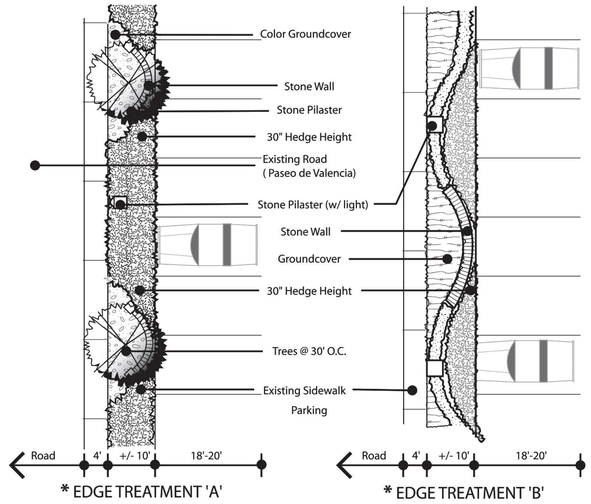
SECTION S (E-2 EDGE TREATMENT ‘A’)

AVENIDA DE LA CARLOTA

SECTION S PLAN (E-2 EDGE TREATMENT ‘B’)



SECTION E-2 (UVSP)



SECTION E-2 PLAN (UVSP)

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE MATERIALS BOARD PLAN



MerloneGeier Partners

URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

LANDSCAPE MATERIALS BOARD PLAN

Laguna Hills, CA

03/05/2021

L 5.37

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE MATERIALS BOARD

CONCRETE

- C1 CONCRETE PAVING
  COLOR: NATURAL GRAY
  FINISH: MEDIUM BROOM OR ACID ETCH
- C2 CONCRETE PAVING
  COLOR: INTEGRAL COLOR DARK GREY OR TAN
  FINISH: HEAVY SANDBLAST
- C3 DETECTIBLE WARNING STRIP
  COLOR: DARK GREY INTEGRAL COLOR
  FINISH: SLIP RESISTANT
- C4 “WOOD” PAVING - STAMPED COLORED CONCRETE OR PORCELAIN TILE
  COLOR: BROWN
  FINISH: SLIP RESISTANT
- C5 CONCRETE PAVING
  COLOR: BROWN INTEGRAL COLOR
  FINISH: LIGHT SANDBLAST
- C6 PLANTER POTS - CONCRETE OR FIBERGLASS
  COLOR: VARIES - INTEGRAL COLOR
  FINISH: LIGHT SANDBLAST CONCRETE - SATIN FIBERGLASS
- C7 CONCRETE BOARD FORM WALL
  COLOR: NATURAL GRAY
  FINISH: ROUGH SAWN
- C8 POURED IN PLACE CONCRETE WALL
  COLOR: TAN INTEGRAL COLOR
  FINISH: HEAVY SANDBLAST

STONE

- ST1 FLAGSTONE PAVING
  COLOR: TAN

PORCELAIN TILE

- TL1 COLOR: TAN
  FINISH: MATTE SLIP RESISTANT
- TL2 COLOR: BROWN
  FINISH: WOOD SLIP RESISTANT
- TL3 COLOR: DARK GREY
  FINISH: MATTE SLIP RESISTANT

METAL

- MT1 SITE FURNISHINGS
  COLOR: DARK BROWN OR GREY
  FINISH: POWDER COATED METAL
- MT2 DECORATIVE METAL GRATES
  COLOR: BROWN OR NATURAL CAST IRON

STAMPED ASPHALT

- S1 COLOR: BROWN AND GRAY

WOOD

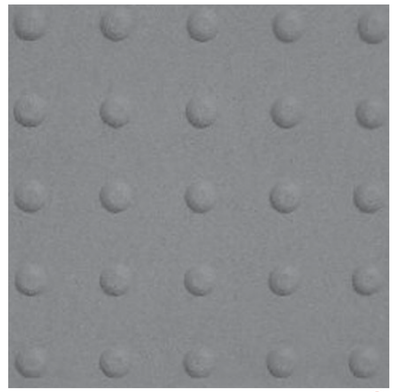
- W1 COURTYARD BENCHES
  WEATHER RESISTANT WOOD OR COMPOSITE

DECOMPOSED GRANITE

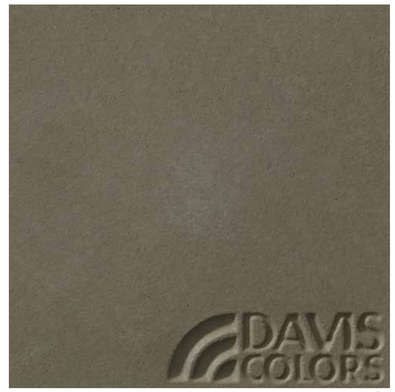
- G1 DECOMPOSED GRANITE


C1


C2


C3


C4



C5


C6


C7


C8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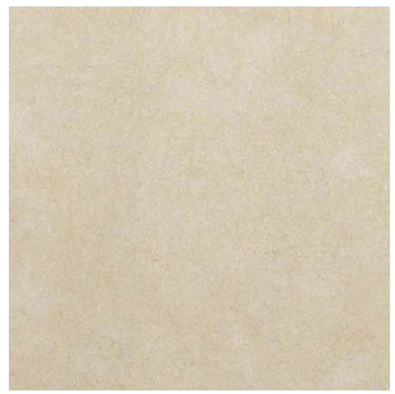
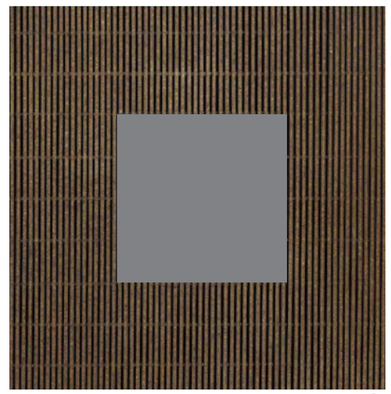

TL1


TL2


TL3


MT1


MT2

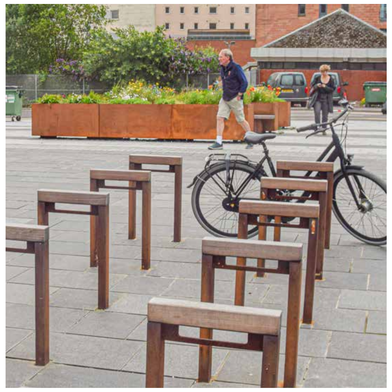

S1


W1


G1

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE SITE FURNISHINGS



BIKE RACK





BENCH







BISTRO TABLE



ADIRONDACK CHAIRS





LOUNGE FURNITURE





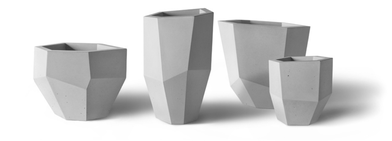


UMBRELLAS





PLANTER POTS







TRASH AND RECYCLE RECEPTACLES





OVERSIZED OUTDOOR DINING TABLE



Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE PUBLIC WALKWAY & DINING SEPARATION



BUILT-IN SEATING



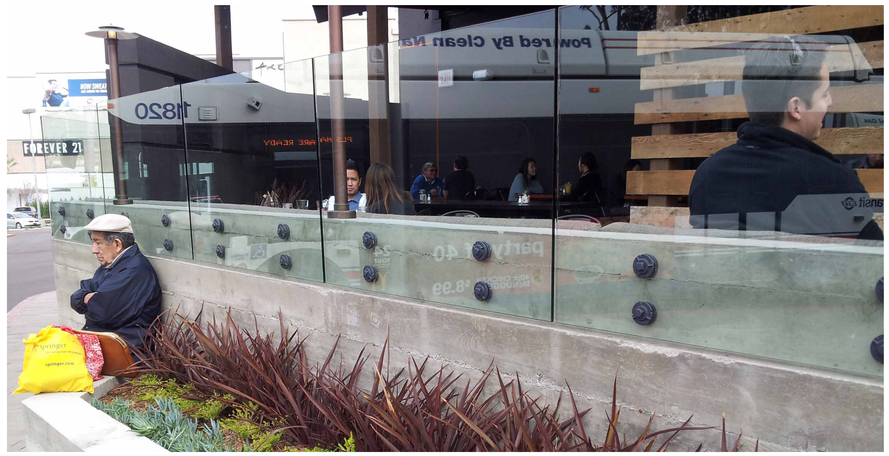
METAL TOP RAIL



PLANTER POTS



EVERGREEN HEDGE



GLASS SCREEN



METAL FENCING



WOOD SCREEN FENCING



CABLE RAIL FENCING

DISCLAIMER - IMAGES SHOWN ARE FOR REFERENCE ONLY

URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

PUBLIC WALKWAY & DINING SEPARATION

Laguna Hills, CA
03/05/2021

L
5.40

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LANDSCAPE COMMERCIAL WALKWAY & OUTDOOR CONFERENCE ROOM SEPARATION



LANDSCAPE WALLS



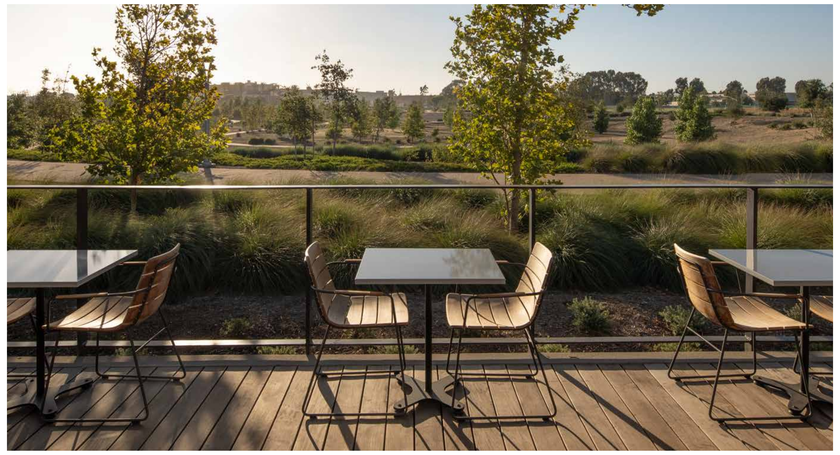
OVERHEAD STRUCTURES



PRIVACY SCREENING



GLASS RAILING



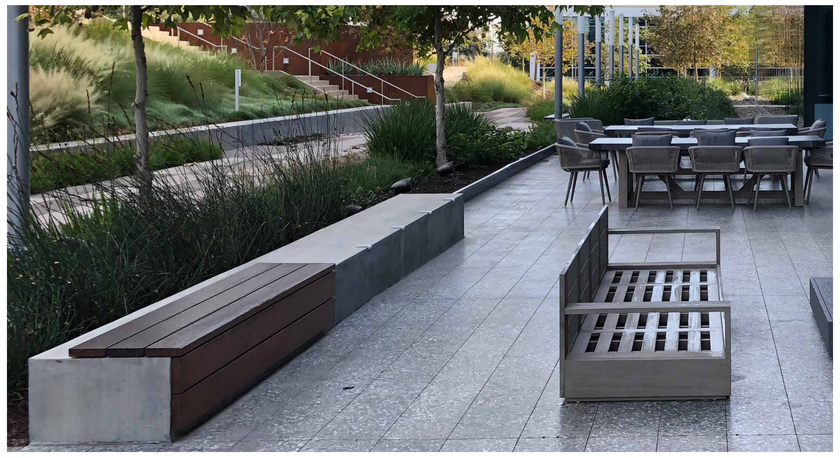
METAL FENCING



SEAT LEDGE



SWATHS OF PLANTING



PLANTER WALL



BIORETENTION BASINS

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URBAN ARENA

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

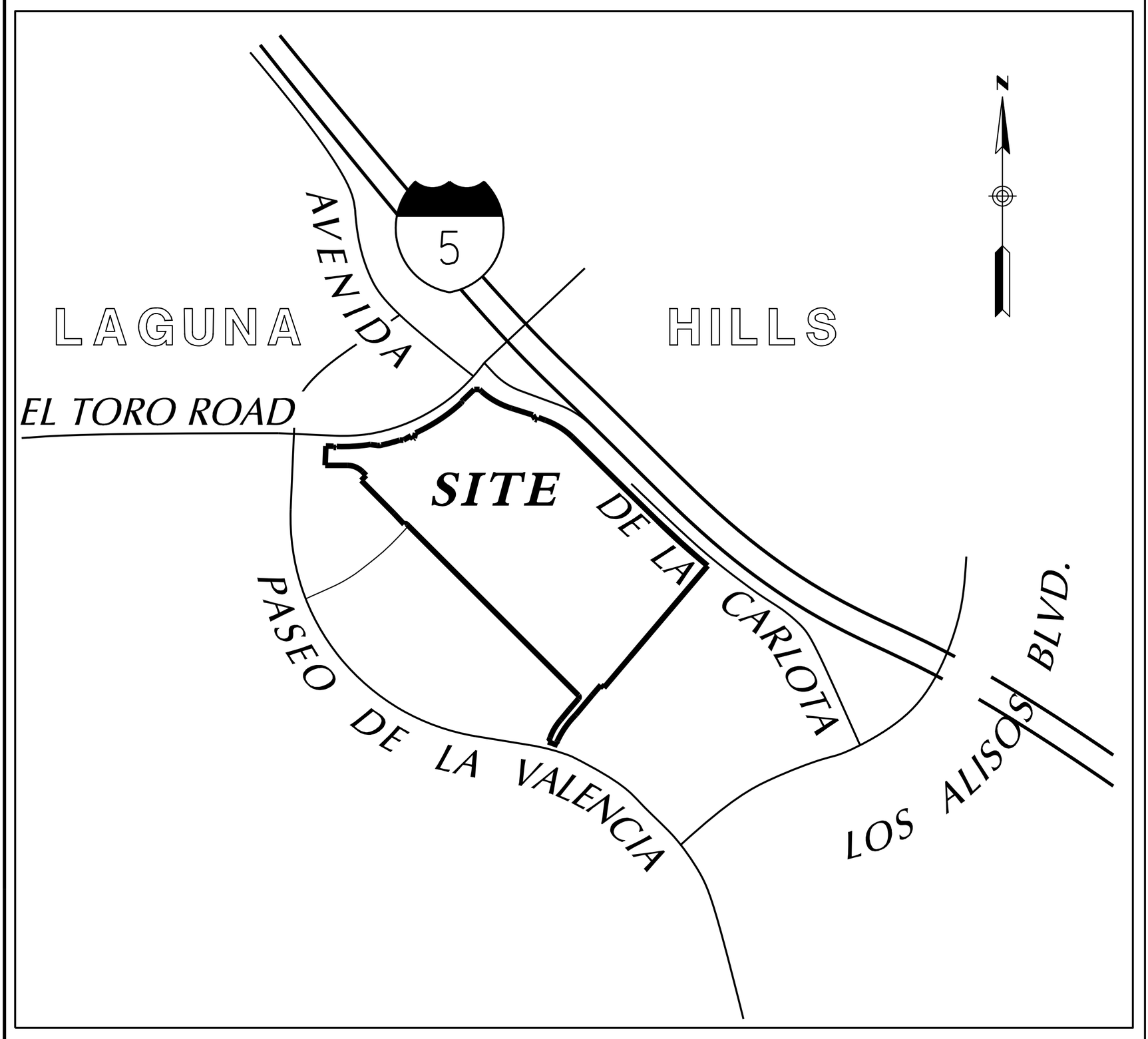
COMMERCIAL WALKWAY & OUTDOOR CONFERENCE ROOM SEPARATION

Laguna Hills, CA

03/05/2021

L 5.41

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



VICINITY MAP
N.T.S.

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ORANGE COUNTY FIRE AUTHORITY

PRELIMINARY BACKBONE FIRE MASTER PLAN

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 4162 RONDA DEL ROSSMOOR & 24126 LAGUNA HILLS MALL, LAGUNA HILLS, CA

PARCEL MAP NUMBER: N/A
TRACT NUMBER: 19123
LOT NUMBERS: 1 – 16
● EMERGENCY ACCESS EASEMENTS

EMERGENCY ACCESS EASEMENTS SHALL BE GRANTED TO THE CITY OF LAGUNA HILLS OVER ALL FIRE LANES AND FIRE HYDRANTS TO THE SATISFACTION OF OCFA

DETAILED SCOPE OF WORK
CONSTRUCTION OF A MIXED–USE REDEVELOPMENT PROJECT THAT INCLUDES 200,000 SF OF RETAIL/RESTAURANT /HEALTH CLUB, A 50,000 SF THEATER (1200 SEATS), A 117,198 SF HOTEL (150 ROOMS), A TOTAL OF 1,856,068 SF OF RESIDENTIAL APARTMENTS (1500 UNITS IN 5 BUILDINGS), AND 465,000 SF COMMERCIAL OFFICE (4 BUILDINGS) WITH TWO ASSOCIATED PARKING STURCTURES. EVERY BUILDING WILL BE AT OR BELOW 75' IN HEIGHT AND BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEMS. FURTHER DESCRIPTION OF EACH BUILDING IS INCLUDED IN THE SHEETS TO FOLLOW.

NUMBER OF UNITS OR HOMES IN DEVELOPMENT
1500 RESIDENTIAL UNITS (APARTMENTS) AND 150 HOTEL ROOMS

SPECIAL CONDITIONS
○ FIRE HAZARD SEVERITY ZONE ○ STATE RESPONSE AREA ○ LOCAL RESPONSE AREA
○ STATE LICENSED FACILITY
○ AM&M ○ PENDING ○ COMPLETE SR:
○ METHANE MITIGATION

NUMBER OF STORIES UP TO 6 STORIES

BUILDING HEIGHT 75 FEET (MAXIMUM)

OCCUPANCY TYPE (CHECK ALL THAT APPLY)
* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
\# GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

● GROUP A1*	● GROUP A2*	● GROUP A3*	○ GROUP A4*	○ GROUP A5*
● GROUP B	○ GROUP E*	○ GROUP F1	○ GROUP F2	○ GROUP H1*
○ GROUP H2*	○ GROUP H3*	○ GROUP H4*	○ GROUP H5*	○ GROUP I1*
○ GROUP I2*	○ GROUP I3*	○ GROUP I4*	● GROUP M	○ GROUP R1*
● GROUP R2*	○ GROUP R2.1	○ GROUP R2.2	○ GROUP R3	○ GROUP R3.1
○ GROUP R4*	● GROUP S1#	● GROUP S2#	○ GROUP U	

TYPE OF CONSTRUCTION
● TYPE IA ● TYPE IB
○ TYPE IIA ● TYPE IIB
● TYPE IIIA ● TYPE IIIB
○ TYPE IV
● TYPE VA ● TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)
○ ACCESSORY OCCUPANCIES (CBC 508.2)
(ACCESSORY OCCUPANCY < 10% OF STORY)
○ INCIDENTAL USES (CBC 509)
○ NONSEPARATED OCCUPANCIES (CBC 508.3)
● SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS
○ HIGH RISE (CBC 403)
○ ATRIUM (CBC 404)
● OPEN PARKING GARAGE (CBC 406.5)
○ GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
○ HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS
● NEW ● MANDATORY ○ VOLUNTARY
○ TENANT IMPROVEMENT
TYPE
● NFPA 13
○ NFPA 13D
○ NFPA 13R

● FIRE PUMP
● STANDPIPES

FIRE ALARM
● NEW ● MANDATORY ○ VOLUNTARY
● TENANT IMPROVEMENT
● VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B–09 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI): 4,000 DURATION: 4–HOUR

WATER AVAILIBILITY
PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN
FLOW: 4,000 GPM
PRESSURE: 20 PSI
● ON SITE FIRE HYDRANTS
TOTAL NUMBER: 15

EMERGENCY RESPONDER RADIO COVERAGE (BDA)
● THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT–COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE–EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS
1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE–INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573–6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON–COMBUSTIBLE CONSTRUCTION). ALL–WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET–STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON–SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS
11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW–LINE TO FLOW–LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B–09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL–WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B–09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B–09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B–09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT–SPECIFIC REQUIREMENTS
22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R–4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R–1 AND R–2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED––SEE OCFA INFO BULLETIN 02–13.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH–PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER–HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH–HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND–URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2016 CBC AND/OR SECTION 337 OF THE 2016 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
31. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B–09A.
32. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

GATES
○ MANUAL ● ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES
1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):

○ 3M OPTICOM
○ CLICK2ENTER* (SINGLE–PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
● FIRE STROBE ACCESS PRODUCTS, INC.
○ TOMAR

2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL–SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.
A) A BATTERY MAY ONLY BE USED IN PLACE OF FAIL–SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL–OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL–OPEN OPERATION.
3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
4. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ½" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

STAKEHOLDERS
BUILDING DEPARTMENT: CITY OF LAGUNA HILLS
PLANNING DEPARTMENT: CITY OF LAGUNA HILLS
PUBLIC WORKS DEPARTMENT: CITY OF LAGUNA HILLS
WATER DISTRICT: EL TORO WATER DISTRICT

SHEET INDEX

SITE PLAN .... 1.00 – 1.02
RETAIL/HOTEL/THEATER .... 2.00 – 2.16
RESIDENTIAL BUILDINGS .... 3.00 – 3.08
OFFICE BUILDINGS .... 4.00 – 4.40

APPLICABLE CODES
● 2019 CALIFORNIA FIRE CODE
● 2019 CALIFORNIA BUILDING CODE
○ 2019 CALIFORNIA RESIDENTIAL CODE
● 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
● 2019 CALIFORNIA MECHANICAL CODE
● 2019 CALIFORNIA ELECTRICAL CODE
● 2019 CALIFORNIA PLUMBING CODE
○ 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
● APPLICABLE NFPA STANDARDS
● LOCALLY ADOPTED ORDINANCES CITY: STANTON
● OCFA GUIDELINES
● CONDITIONS OF APPROVAL CITY: STANTON (CITY COUNCIL RESOLUTION 2020–11)

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY)
THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

● ARCHITECTURAL PLAN
○ HIGH PILED COMBUSTIBLE STORAGE
○ CHEMICAL USE AND/OR STORAGE
● FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
● BATTERY/ENERGY STORAGE SYSTEM
● UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
● SPRINKLER SYSTEM
● STANDPIPE SYSTEM
● FIRE PUMP
● HOOD AND DUCT EXTINGUISHING SYSTEM
● ALARM SYSTEM

PREREQUISITE PLANS
○ PLANNING APPLICATION SR: 205187
○ METHANE MITIGATION SR: N/A
○ FUEL MODIFICATION PLAN SR: N/A

REVISION
○ ORIGINAL PLAN SR: ....
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK

PROJECT DIRECTORY

ENGINEER
BUSINESS NAME: RICK ENGINEERING COMPANY
CONTACT NAME: JOE HAMMOND
ADDRESS: 36 DISCOVERY, STE 240
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: (949) 588–0707
EMAIL: JHAMMOND@RICKENGINEERING.COM

PROPERTY OWNER
BUSINESS NAME: MERLONE GEIER PARTNERS
CONTACT NAME: ANDY NEFF
ADDRESS: 4365 EXECUTIVE DRIVE, SUITE 1400
CITY: SAN DIEGO STATE: CA ZIP: 92121
PHONE: 818–824–6244
EMAIL: ANEFF@MERLONEGEIER.COM

TENANT
BUSINESS NAME: ....
CONTACT NAME: ....
ADDRESS: ....
CITY: .... STATE: .... ZIP: ....
PHONE: ....
EMAIL: ....

REGISTERED PROFESSIONAL ENGINEER
BARRY J. COWAN
No. 46568
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

FOR REFERENCE ONLY:
A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPARATE SERVICE REQUEST

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

DESIGNED: S. PATTON
DRAWN: S. PATTON
CHECKED: B. COWAN
DATE: 09/02/20
SCALE: SEE SHEET

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707
BARRY J. COWAN C46568 6/30/21
ENGINEER: LICENSE NO. EXP. DATE

VILLAGE AT LAGUNA HILLS (TRACT MAP 19123)
24162 RONDA DEL ROSSMOOR/ 24126 LAGUNA HILLS MALL

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION
REVISED 6/2/2020 JAH

SERVICE REQUEST NUMBER
205187

SHEET 1.00

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

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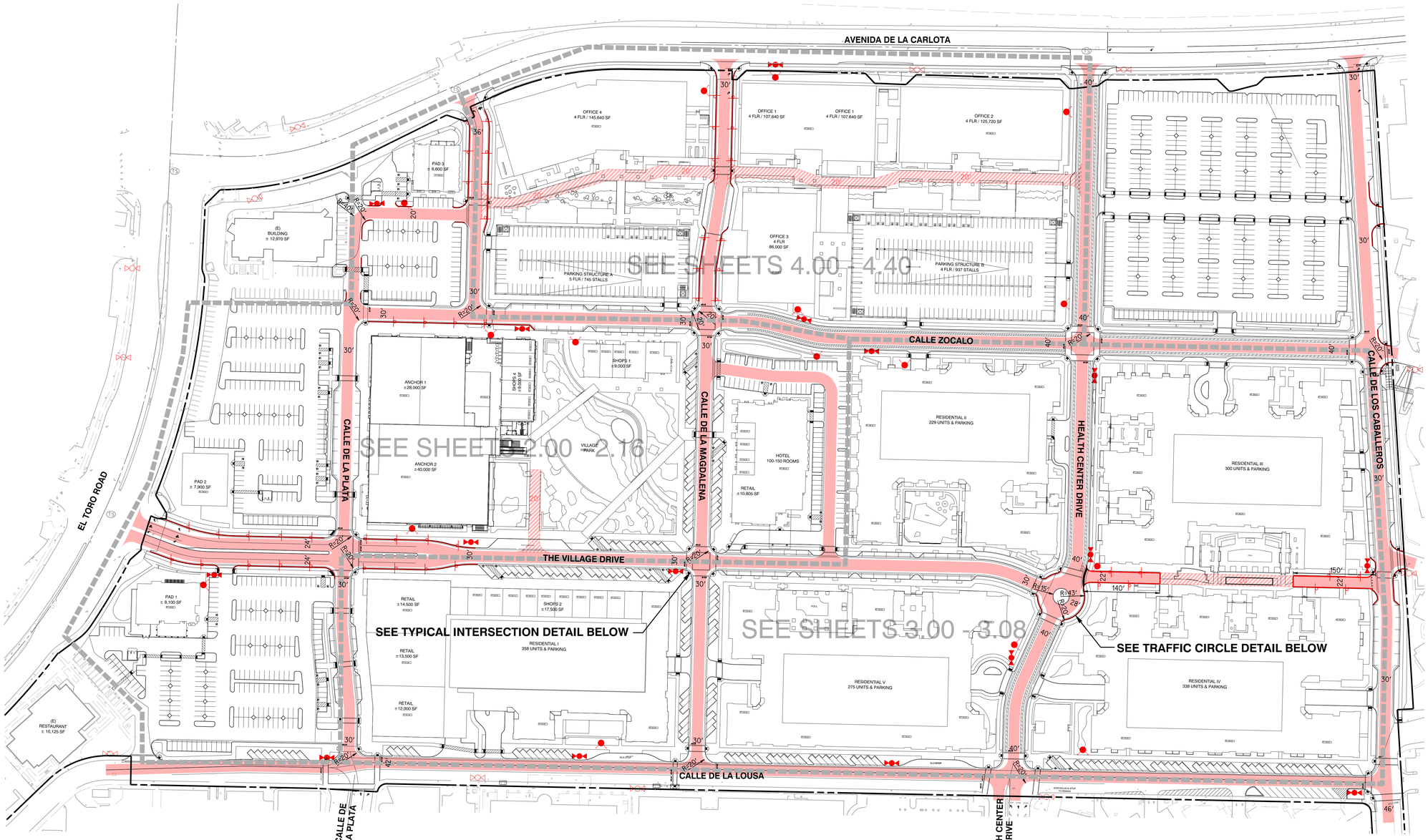
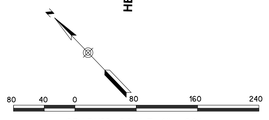
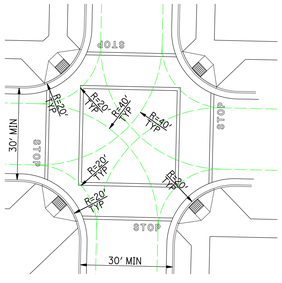
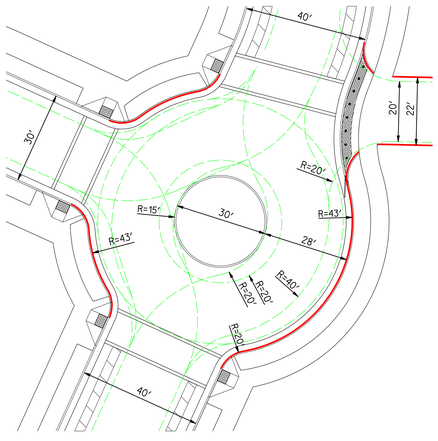






TYPICAL INTERSECTION DETAIL

NO SCALE



TRAFFIC CIRCLE DETAIL

NO SCALE

NOTES:

1. THESE BUILDINGS SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM. EVIDENCE OF COMPLIANCE SHALL BE PROVIDED TO THE OCFA OR BUILDING DEPARTMENT, AS APPLICABLE, PRIOR TO OCCUPANCY.
2. STREETS ARE PRIVATE; WATER AND ON-SITE FIRE HYDRANTS ARE PUBLIC
3. 20' WIDE ACCESS EASEMENTS SHALL BE GRANTED TO THE CITY OF LAGUNA HILLS OVER ALL FIRE LANES AND FIRE HYDRANTS TO THE SATISFACTION OF OCFA.
4. FIRE MASTER PLANS ARE APPROVED INDEPENDENTLY AND UNDER A DIFFERENT FEE CODE (PR145) FROM THE CITY'S MASTER PLAN/DEVELOPMENT REVIEW PROECESS AND UNDER ITS OWN SERVICE REQUEST. EACH BUILDING WILL REQUIRE ITS OWN FIRE MASTER PLAN.

CONSTRUCTION NOTES:

1. PAINT RED CURB WITH "NO PARKING-FIRE LANE PER OCFA ATTACHMENT 9 (SEE DETAIL 1 ON SHEET 1.02).
2. INSTALL FIRE LANE SIGN PER OCFA ATTACHMENT 10, 11, & 12 (SEE DETAIL 2 & 3 ON SHEET 1.02).

LEGEND:

- EXISTING RIGHT-OF-WAY
- CENTER LINE
- EXISTING IMPROVEMENTS
- PROPOSED SITE PLAN IMPROVEMENTS
- PROPOSED FIRE LANE (20' WIDE MIN/ R= 20' MIN)
- PROPOSED FIRE LANE W/ALTERNATIVE SURFACE (20' WIDE MIN/ R= 20' MIN)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- (1) PROPOSED RED CURBS
- (2) PROPOSED FIRE LANE SIGN

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)

☐ NO OCFA REVIEW REQUIRED

☐ PLAN REVIEW ONLY

☐ PLAN REVIEW AND INSPECTION

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

DESIGNED: S. PATTON
DRAWN: S. PATTON
CHECKED: B. COWAN
DATE: 09/02/20
SCALE: SEE SHEET

PLANS PREPARED BY:
RICK ENGINEERING CORPORATION
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707

REGISTERED PROFESSIONAL ENGINEER
BARRY J. COWAN
No. 46568
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

BARRY J. COWAN C46568 6/30/21
ENGINEER: LICENSE NO. EXP. DATE

REVISED 6/2/2020 JAH

VILLAGE AT LAGUNA HILLS (TRACT MAP 19123)
24162 RONDA DEL ROSSMOOR/ 24126 LAGUNA HILLS MALL

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER
205187

SHEET 1.01

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

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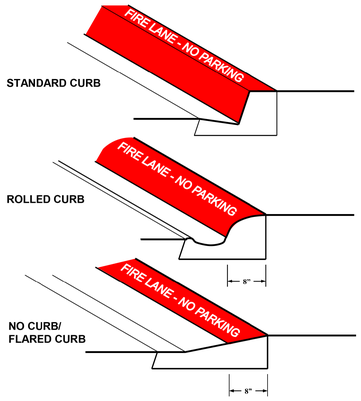
ATTACHMENT 9

Fire Lane Identification – Red Curbs

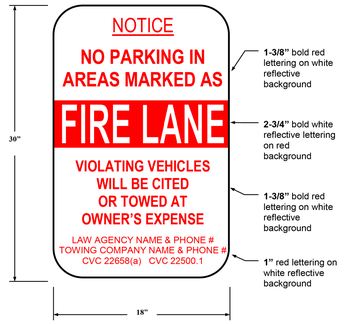


1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1 **DETAIL: FIRE LANE CURB MARKING**
NOT TO SCALE

ATTACHMENT 10

Specifications for
Fire Lane Entrance Signs
To be used only at *vehicle entry points*
to areas that contain "Fire Lane—No Parking" signs or red curbs



All sign and lettering dimensions shown are minimums. "Arial Narrow" font is used in sample above though other legible sans-serif fonts may be acceptable.

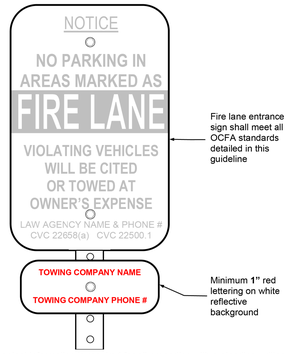
This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

2 **DETAIL: FIRE LANE ENTRANCE SIGN**
NOT TO SCALE

ATTACHMENT 11

Specifications for
Alternate Location of
Towing Company Information



Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

ATTACHMENT 12

Specifications for
Fire Lane No Parking Signs



All sign and lettering dimensions shown are *minimums*. "Arial Narrow" font is used in sample above though other legible sans-serif fonts may be acceptable.

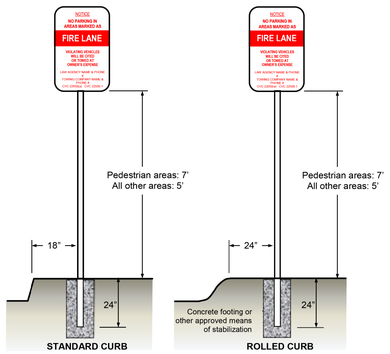
In areas where fire lane parking restrictions are enforced by the California Highway Patrol, "NO STOPPING—FIRE LANE" signs meeting Caltrans standards shall be used.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

3 **DETAIL: FIRE LANE SIGN**
NOT TO SCALE

ATTACHMENT 14

Mounting Specifications for
Fire Lane Entrance and No Parking Signs



Signs shall be mounted facing the direction of vehicular travel.

Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.

Depth of bury shall be a *minimum* of 24" and rebar, a concrete footing, or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per the local jurisdiction's requirements.

3 **DETAIL: POLE MOUNTING FOR SIGN**
NOT TO SCALE

OCFA WATER AVAILABILITY FORM

SECTION A: To be completed by customer

Project Name: Village at Laguna Hills | OCFA SR #: 290337
Project Address: 4162 Ronda Del Rossmoor & 24126 Laguna Hills Mall | City: Laguna Hills
Applicant Phone #: (949) 588-0707 | Fax #: ( )
Area of largest building ____ ft²; Construction type? (check one) [ ] IA [ ] IB [ ] IIA [ ] IIB [ ] IIIA [ ] IIIB [ ] IV [ ] VA [ ] VB
Is this building sprinklered throughout? (check one) [ ] N [ ] Y

SECTION B: To be completed by local water department/district
Customer to provide results to OCFA

Water Department/District: EL TORO WATER DISTRICT
Test location (indicate address or cross-streets & provide reference map): Calle de la Loma, Aliso MA-497
Hydrant number(s) (if applicable): H-11
Elevation of test hydrant: 349 feet above sea level
Date of Test[1]: MAX DAY SIMULATION Time of test[1]: SIMULATION [ ] am [x] pm
[1] Test to be performed as close as possible to the time that the lowest flows and pressures are expected (e.g., M-F, 6:00 – 9:00 am and 5:00 - 9:00 pm)

FLOW TEST RESULTS
TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED

Static pressure:	93	psi	**Residual pressure:**	73	psi
Observed flow:	2500	gpm	**Flow calc'd at 20 psi:**	4000	gpm

[x] Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).

Based on fluctuations known to exist at the site of the test, provide estimated values for the following:

Maximum static pressure	97	psi	**Minimum static pressure**	89	psi
Minimum residual pressure	20	psi	**Minimum residual flow**	4000	gpm

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.

Name: Bobby Young | Company/Agency: ETWD
Signature: [signature] | Title: ENGINEER
Date: 9/23/20

Revised 1/1/16 exe

OCFA WATER AVAILABILITY FORM

SECTION A: To be completed by customer

Project Name: Village at Laguna Hills | OCFA SR #: 290337
Project Address: 4162 Ronda Del Rossmoor & 24126 Laguna Hills Mall | City: Laguna Hills
Applicant Phone #: (949) 588-0707 | Fax #: ( )
Area of largest building ____ ft²; Construction type? (check one) [ ] IA [ ] IB [ ] IIA [ ] IIB [ ] IIIA [ ] IIIB [ ] IV [ ] VA [ ] VB
Is this building sprinklered throughout? (check one) [ ] N [ ] Y

SECTION B: To be completed by local water department/district
Customer to provide results to OCFA

Water Department/District: EL TORO WATER DISTRICT
Test location (indicate address or cross-streets & provide reference map): Ave de la Caceres, Aliso MA-498
Hydrant number(s) (if applicable): H-11
Elevation of test hydrant: 305 feet above sea level
Date of Test[1]: MAX DAY SIMULATION Time of test[1]: SIMULATION [ ] am [x] pm
[1] Test to be performed as close as possible to the time that the lowest flows and pressures are expected (e.g., M-F, 6:00 – 9:00 am and 5:00 - 9:00 pm)

FLOW TEST RESULTS
TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED

Static pressure:	83	psi	**Residual pressure:**	70	psi
Observed flow:	2500	gpm	**Flow calc'd at 20 psi:**	4000	gpm

[x] Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).

Based on fluctuations known to exist at the site of the test, provide estimated values for the following:

Maximum static pressure	89	psi	**Minimum static pressure**	81	psi
Minimum residual pressure	20	psi	**Minimum residual flow**	4000	gpm

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.

Name: Bobby Young | Company/Agency: ETWD
Signature: [signature] | Title: ENGINEER
Date: 9/23/20

Revised 1/1/16 exe

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED ☐ PLAN REVIEW ONLY ☐ PLAN REVIEW AND INSPECTION

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

DESIGNED: S. PATTON
DRAWN: S. PATTON
CHECKED: B. COWAN
DATE: 09/02/20
SCALE: SEE SHEET

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER
BARRY J. COWAN
No. 46568
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

RICK ENGINEERING COMPANY
36 DISCOVERY, SUITE 240
IRVINE, CA 92618
949-588-0707

BARRY J. COWAN C46568 6/30/21
ENGINEER: LICENSE NO. EXP. DATE

REVISED 6/2/2020 JAH

VILLAGE AT LAGUNA HILLS (TRACT MAP 19123)
24162 RONDA DEL ROSSMOOR/ 24126 LAGUNA HILLS MALL
ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

SERVICE REQUEST NUMBER
205187

SHEET 1.02

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

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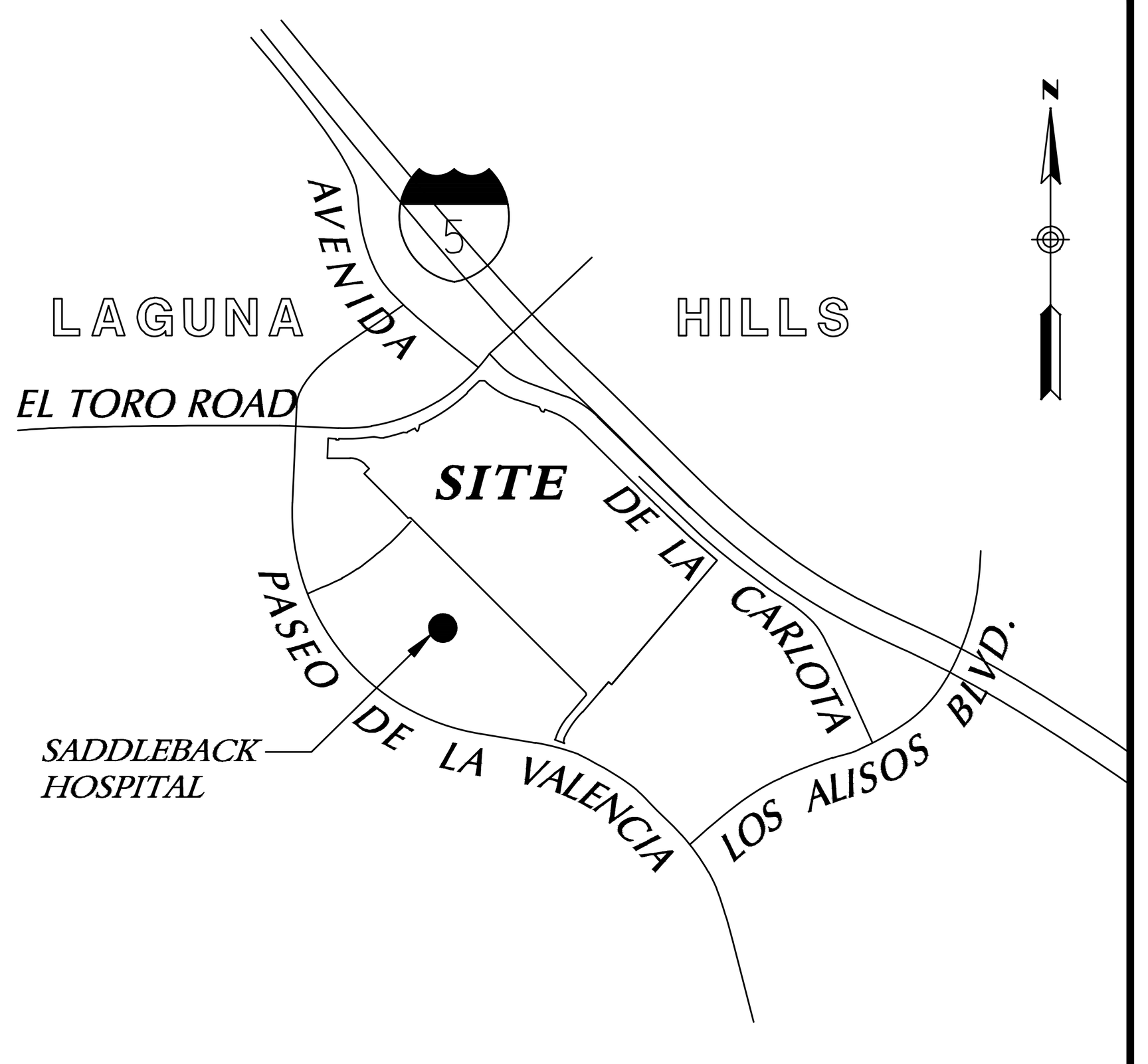
ORANGE COUNTY FIRE AUTHORITY

PRELIMINARY FIRE MASTER PLAN



VICINITY MAP

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 24155 LAGUNA HILLS MALL, LAGUNA HILLS, CA 92653
PARCEL MAP NUMBER: <INSERT PARCEL MAP NUMBER>
TRACT NUMBER: TENTATIVE TRACT MAP NO. 19123
LOT NUMBER: <INSERT LOT NUMBER>
○ EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK
NOTE: OCFA WILL ONLY REVIEW WORK OUTLINED IN SCOPE OF WORK
NEW CONSTRUCTION OF PAD 1, PAD 2 , PAD 3, SHOPS 1, SHOPS 4, RETAIL ANCHOR 1&2 AND HOTEL

NUMBER OF UNITS OR HOMES IN DEVELOPMENT

SPECIAL CONDITIONS
○ FIRE HAZARD SEVERITY ZONE ○ STATE RESPONSE AREA ○ LOCAL RESPONSE AREA
○ STATE LICENSED FACILITY
○ AM&M ○ PENDING ○ COMPLETE SR: <INSERT SR NUMBER OF APPROVED AM&M>
○ METHANE MITIGATION

NUMBER OF STORIES <INSERT NUMBER OF STORIES>

BUILDING HEIGHT <PROVIDE BUILDING HEIGHT>

OCCUPANCY TYPE (CHECK ALL THAT APPLY)
* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
\# GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

● GROUP A1*	● GROUP A2*	○ GROUP A3*	○ GROUP A4*	○ GROUP A5*
● GROUP B	○ GROUP E*	○ GROUP F1	○ GROUP F2	○ GROUP H1*
○ GROUP H2*	○ GROUP H3*	○ GROUP H4*	○ GROUP H5*	○ GROUP I1*
○ GROUP I2*	○ GROUP I3*	○ GROUP I4*	● GROUP M	● GROUP R1*
○ GROUP R2*	○ GROUP R2.1	○ GROUP R2.2	○ GROUP R3	○ GROUP R3.1
○ GROUP R4*	○ GROUP S1#	○ GROUP S2#	○ GROUP U	

TYPE OF CONSTRUCTION

○ TYPE IA	● TYPE IB
○ TYPE IIA	○ TYPE IIB
○ TYPE IIIA	● TYPE IIIB
○ TYPE IV	
○ TYPE VA	● TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)
● ACCESSORY OCCUPANCIES (CBC 508.2)
(ACCESSORY OCCUPANCY < 10% OF STORY)
○ INCIDENTAL USES (CBC 509)
○ NONSEPARATED OCCUPANCIES (CBC 508.3)
○ SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS
○ HIGH RISE (CBC 403)
○ ATRIUM (CBC 404)
○ OPEN PARKING GARAGE (CBC 406.5)
○ GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
○ HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS
● NEW ○ MANDATORY ○ VOLUNTARY
○ TENANT IMPROVEMENT
TYPE
● NFPA 13
○ NFPA 13D
○ NFPA 13R

● FIRE PUMP
● STANDPIPES

FIRE ALARM
● NEW ● MANDATORY ○ VOLUNTARY
○ TENANT IMPROVEMENT
○ VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI): 4000 GPM DURATION: 4 HOURS

WATER AVAILIBILITY
PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN
FLOW: <FLOW IN GPM>
PRESSURE: <PRESSURE IN PSI>
● ON SITE FIRE HYDRANTS
TOTAL NUMBER: <INSERT TOTAL NUMBER OF ONSITE HYDRANTS>

EMERGENCY RESPONDER RADIO COVERAGR (BDA)
● THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS
1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS
11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS
22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED--SEE OCFA INFO BULLETIN 02-13.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2016 CBC AND/OR SECTION 337 OF THE 2016 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
31. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.
32. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

GATES

○ MANUAL ○ ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES
1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):

○ 3M OPTICOM
○ CLICK2ENTER* (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
○ FIRE STROBE ACCESS PRODUCTS, INC.
○ TOMAR

2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.

A) A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.

B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.

3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
4. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ½" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

STAKEHOLDERS

BUILDING DEPARTMENT: CITY OF LAGUNA HILLS
PLANNING DEPARTMENT: CITY OF LAGUNA HILLS
PUBLIC WORKS DEPARTMENT: CITY OF LAGUNA HILLS
WATER DISTRICT: EL TORO WATER DISTRICT

APPLICABLE CODES

● 2019 CALIFORNIA FIRE CODE
● 2019 CALIFORNIA BUILDING CODE
○ 2019 CALIFORNIA RESIDENTIAL CODE
● 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
● 2019 CALIFORNIA MECHANICAL CODE
● 2019 CALIFORNIA ELECTRICAL CODE
● 2019 CALIFORNIA PLUMBING CODE
○ 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
○ APPLICABLE NFPA STANDARDS <INSERT YEAR & NFPA STANDARD NUMBER(S)>
● LOCALLY ADOPTED ORDINANCES CITY: CITY OF LAGUNA HILLS
● OCFA GUIDELINES
● CONDITIONS OF APPROVAL CITY: CITY OF LAGUNA HILLS

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY)

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

● ARCHITECTURAL PLAN
○ HIGH PILED COMBUSTIBLE STORAGE
○ CHEMICAL USE AND/OR STORAGE
○ FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
○ BATTERY/ENERGY STORAGE SYSTEM
○ UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
○ SPRINKLER SYSTEM
○ STANDPIPE SYSTEM
○ FIRE PUMP
○ HOOD AND DUCT EXTINGUISHING SYSTEM
○ ALARM SYSTEM

PREREQUISITE PLANS
● PLANNING APPLICATION SR: USE-0010-2019 (THE VILLAGE AT LAGUNA HILLS)
○ METHANE MITIGATION SR: <INSERT SERVICE REQUEST NUMBER>
○ FUEL MODIFICATION PLAN SR: <INSERT SERVICE REQUEST NUMBER>

REVISION
○ ORIGINAL PLAN SR: <INSERT SERVICE REQUEST NUMBER>
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK
<PROVIDE DETAILED SCOPE OF WORK FOR REVISION>

PROJECT DIRECTORY

ARCHITECT/ENGINEER
BUSINESS NAME: MCG ARCHITECTURE
CONTACT NAME: CHRISTINE FONG
ADDRESS: 15635 ALTON PARKWAY, SUITE 100
CITY: IRVINE STATE: CA ZIP: 92618
PHONE: 949.553.1117
EMAIL: CFONG@MCGARCHITECTURE.COM

PROPERTY OWNER/HOA
BUSINESS NAME: MERLONE GEIER MANAGEMENT, LLC
CONTACT NAME: DAVID GEISER
ADDRESS: 4365 EXECUTIVE DRIVE, SUITE 1400
CITY: SAN DIEGO STATE: CA ZIP: 92121
PHONE: 858.350.1977
EMAIL: DGEISER@MERLONEGEIER.COM

TENANT
BUSINESS NAME: ________
CONTACT NAME: ________
ADDRESS: ________
CITY: ________ STATE: ____ ZIP: ______
PHONE: ________
EMAIL: ________

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

DESIGNED: DRAWN: CHECKED: DATE: SCALE:

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:
mcgarchitecture.com
ARCHITECT: LICENSE NO. EXP. DATE

THE VILLAGE AT LAGUNA HILLS
24155 LAGUNA HILLS, CA 92653

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION
REVISED 6/2/2020 JAH

SERVICE REQUEST NUMBER
SR#205187

FMP SHEET 2.00

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

MASTER PLAN, FULL BUILD

BUILDING QUALIFICATION

	OCCUPANCY GROUP	TYPE OF CONSTRUCTION	SPRINKLERED	ALLOWABLE AREA	ACTUAL BLG AREA	STORY
PAD 1	A-2	V-B	Yes	18,000	8,100	1
PAD 2	A-2	V-B	Yes	18,000	7,900	1
PAD 3	B, M	V-B	Yes	27,000	6,600	1
SHOPS 1	A-2, B, M	V-B	Yes	18,000	9,000	1
COMBINED BLDG						
SHOPS 4	A-2, B, M				9,000	
ANCHOR 1	M				28,000	
ANCHOR 2	M				40,000	
THEATER	A-1				50,000	
		I-B	Yes	UL	127,000	2
HOTEL	R-1	III-B	Yes	240,000	122,292	5
	A-2, B, M (accessory)					

NOTE: REFER TO SHEET OF 4.02 FOR PARKING STRUCTURE A & B QUALIFICATION.

LEGEND

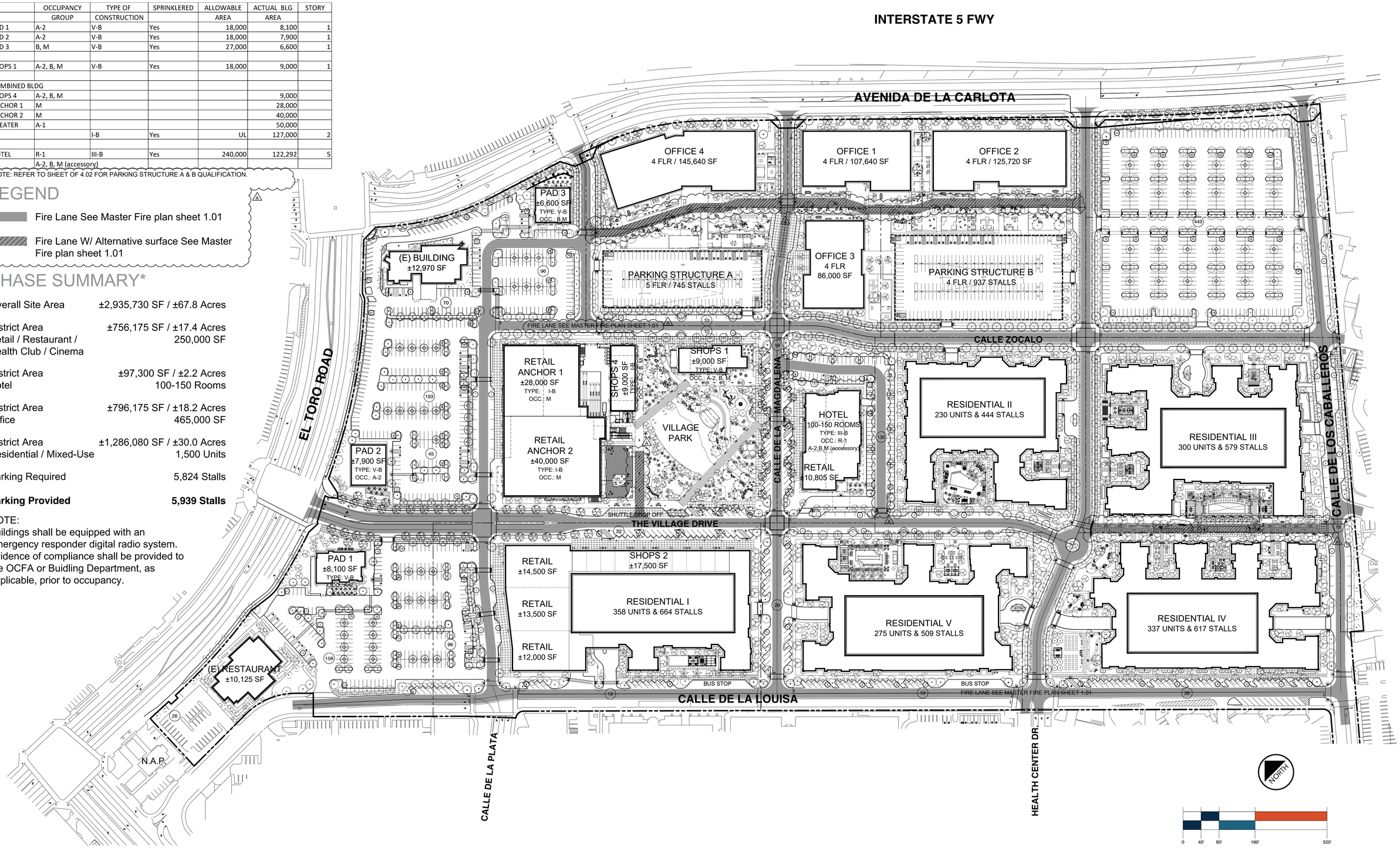
Fire Lane See Master Fire plan sheet 1.01

Fire Lane W/ Alternative surface See Master Fire plan sheet 1.01

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,824 Stalls
Parking Provided	**5,939 Stalls**

NOTE:
Buildings shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.



THE VILLAGE AT LAGUNA HILLS

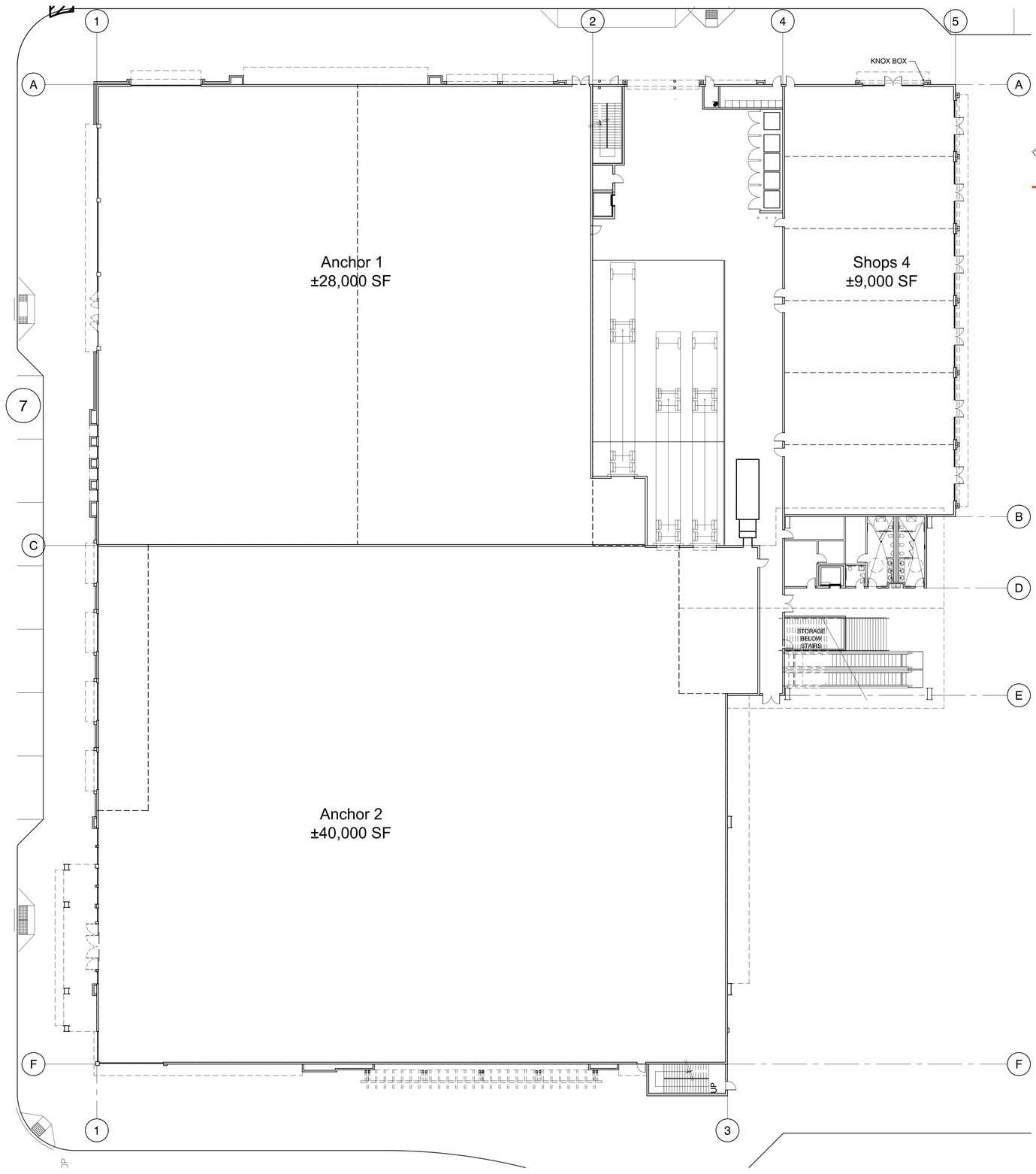
MerloneGeier Partners

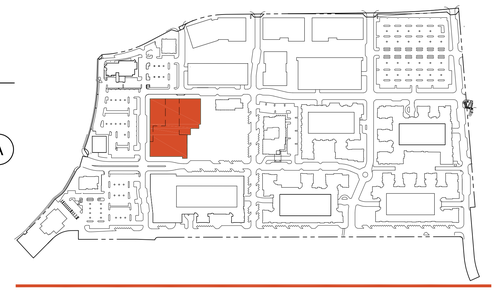
MASTER PLAN
Laguna Hills, CA
01/29/2021
△ DELTA 'A'

FMP
2.01

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
GROUND FLOOR





BUILDING DATA

Gross Floor Area (GFA) Ground Floor Total:	±80,073 SF
Gross Leasable Area (GLA) Ground Floor Total:	±68,000 SF
Gross Floor Area (GFA) Support Spaces/Circulation:	±12,073 SF
GLA - Retail (Shops 4)	±9,000

BUILDING QUALIFICATION

Use:	Market, Retail, Restaurant
Occupancy Group:	A-1, A-2,B,M
Type of Construction:	I-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	UL
Actual Building Area:	±127,000 SF
Number of Stories:	2

NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

MerloneGeier Partners

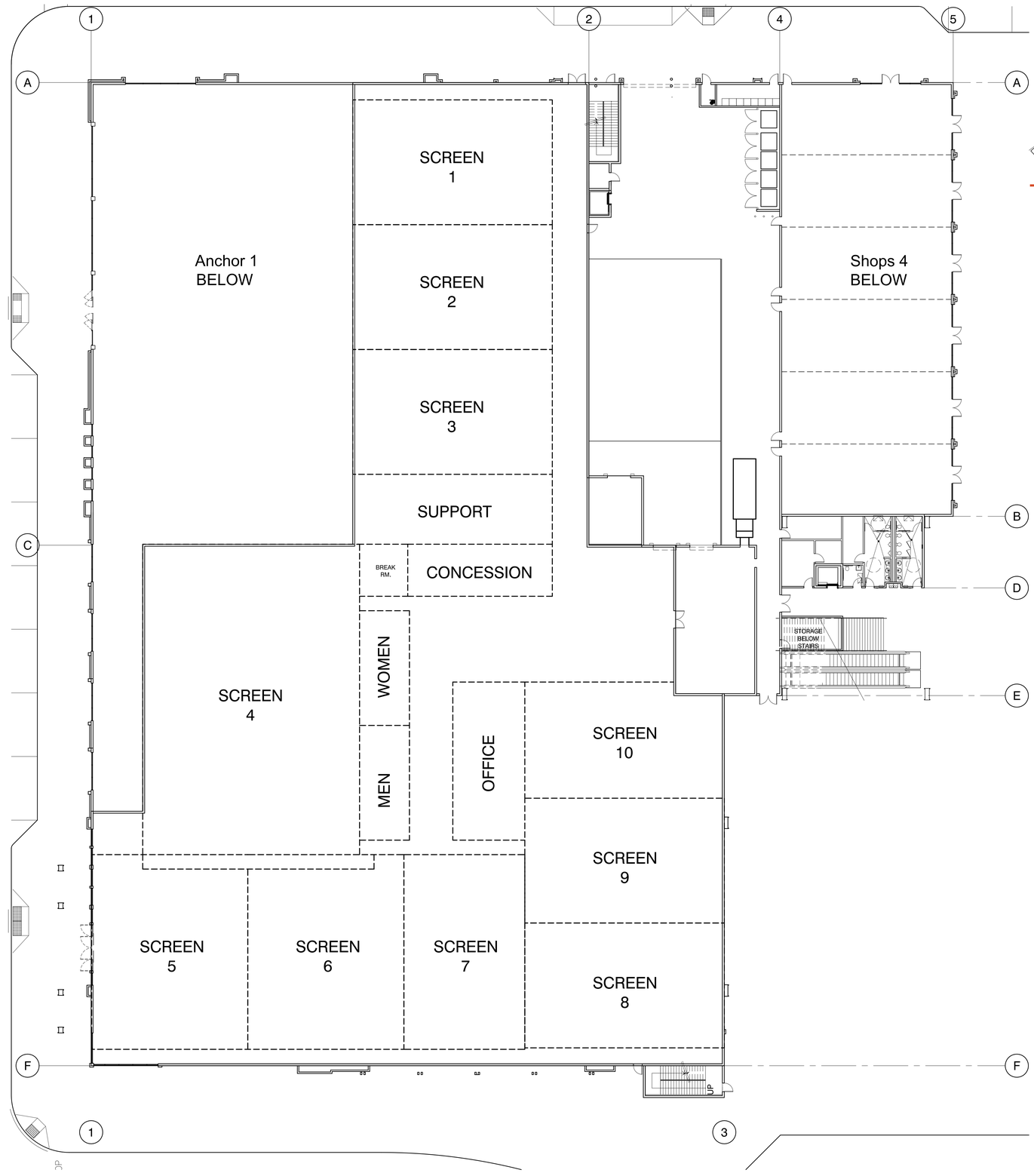
THE VILLAGE AT LAGUNA HILLS

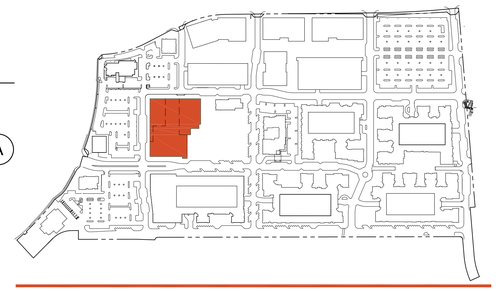
ANCHOR BUILDING WITH THEATER
Laguna Hills, CA
01/29/2021

FMP
2.02

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
SECOND FLOOR





KEY PLAN

BUILDING DATA

Gross Floor Area (GFA) Ground Floor Total:	±50,000 SF
Gross Leasable Area (GLA) Ground Floor Total:	±50,000 SF

BUILDING QUALIFICATION

Use:	Theater
Occupancy Group:	A-1
Type of Construction:	I-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	UL
Actual Building Area:	±127,000 SF
Number of Stories:	2

NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

MerloneGeier Partners

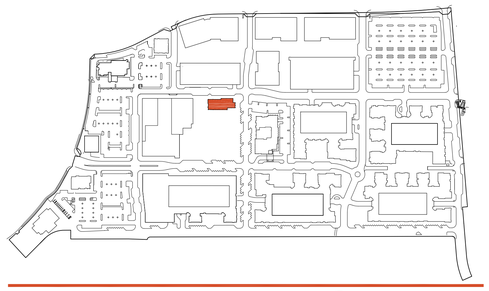
THE VILLAGE AT LAGUNA HILLS

ANCHOR BUILDING- 2ND FLOOR PLAN
Laguna Hills, CA
01/29/2021

FMP
2.03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN



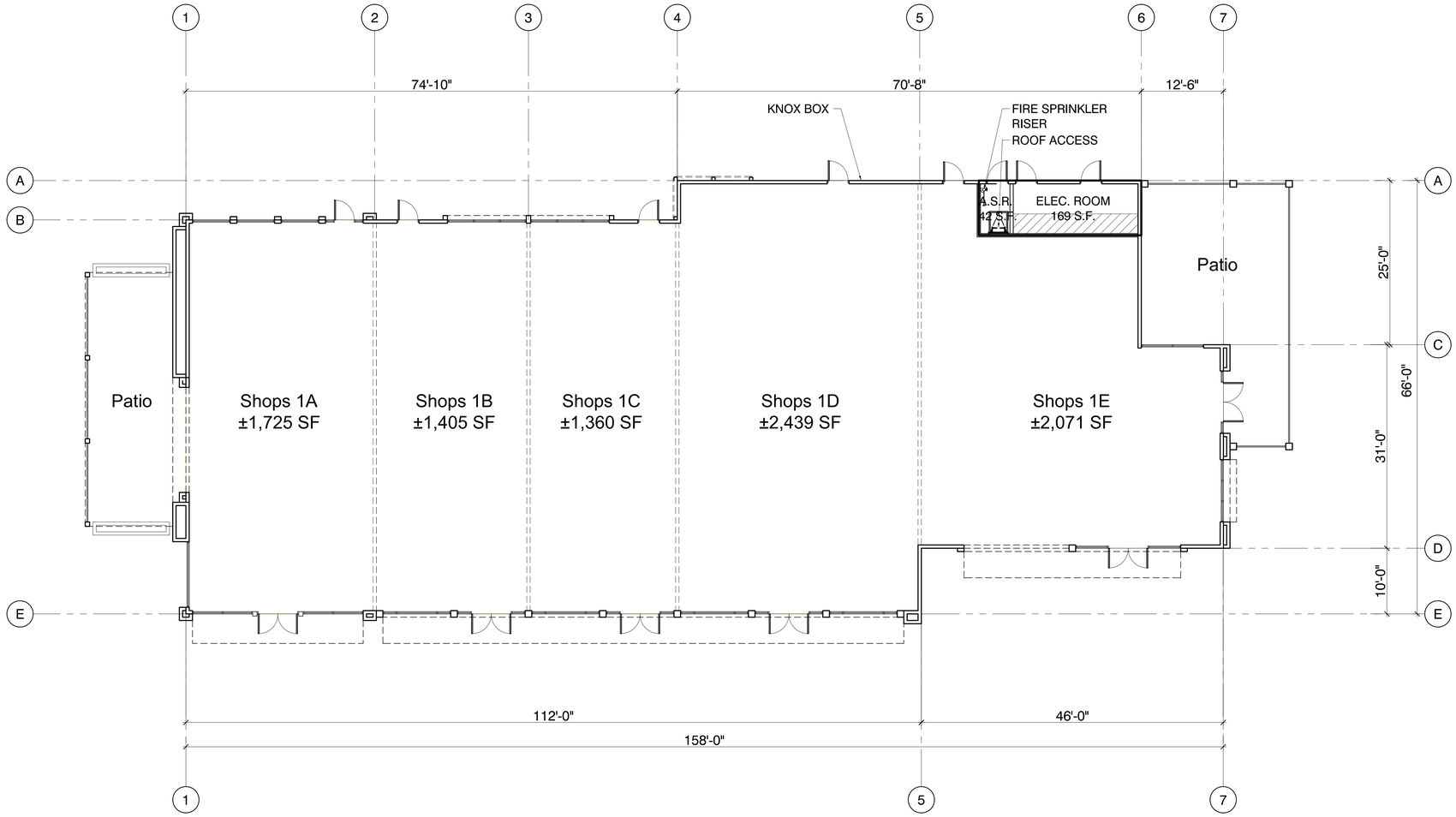
KEY PLAN

BUILDING DATA

Gross Floor Area (GFA)	±9,206 SF
Gross Leasable Area (GLA)	±9,000 SF

BUILDING QUALIFICATION

Use:	Retail, Restaurant
Occupancy Group:	A-2, B, M
Type of Construction:	V-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	18,000 SF
Actual Building Area:	±9,206 SF
Number of Stories:	1



NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

NORTH

0 4' 8' 16' 32'

MerloneGeier Partners

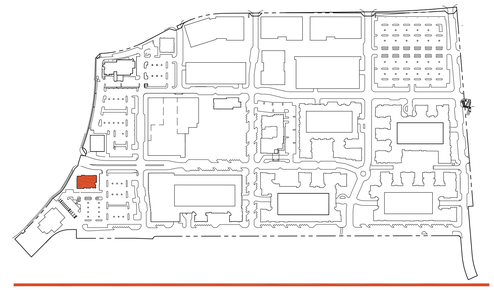
THE VILLAGE AT LAGUNA HILLS

RETAIL SHOPS BUILDING 1
Laguna Hills, CA
01/29/2021

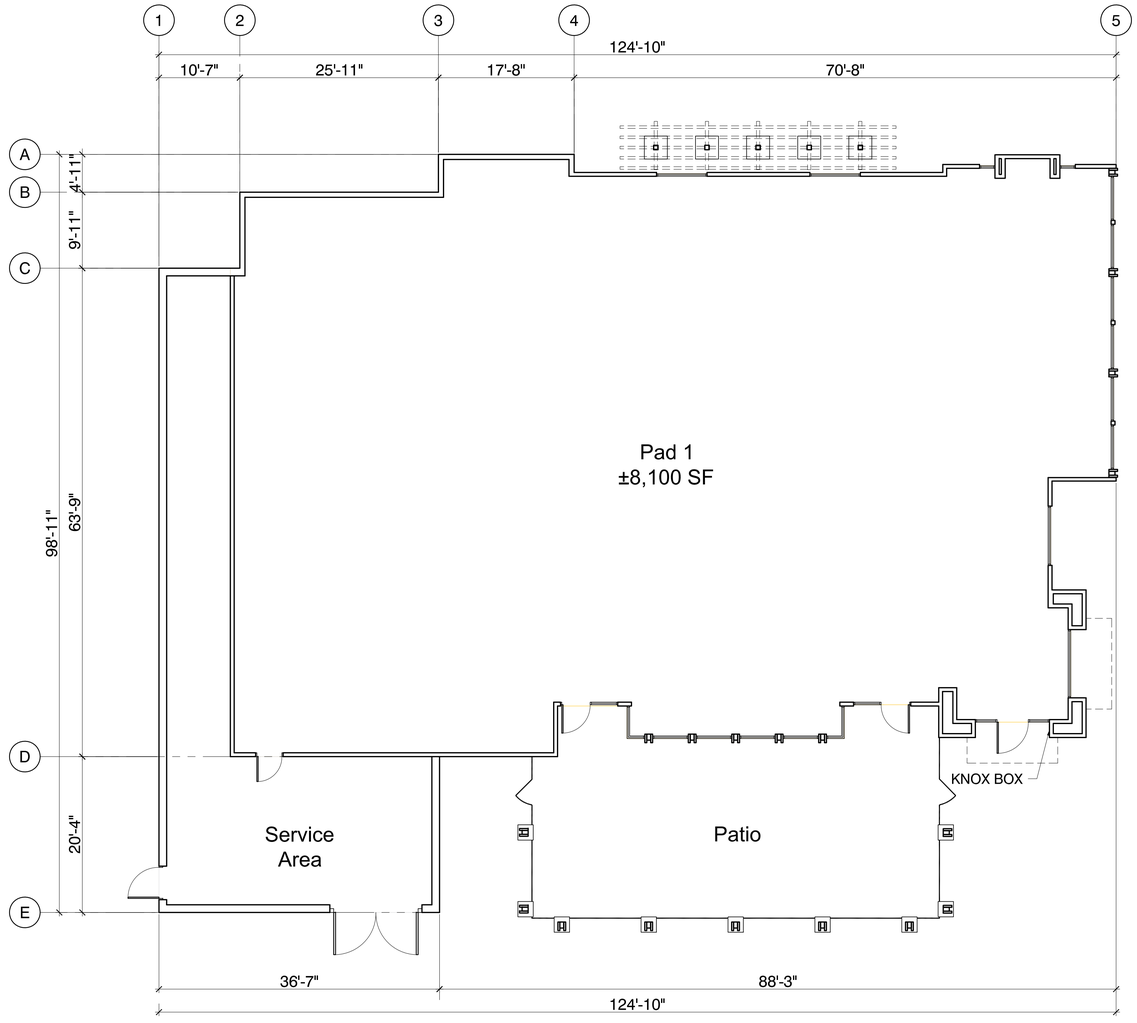
FMP
2.04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN



KEY PLAN



BUILDING DATA

Gross Floor Area (GFA)	8,100 SF
Gross Leasable Area (GLA)	8,100 SF

BUILDING QUALIFICATION

Use:	Restaurant
Occupancy Group:	A-2
Type of Construction:	V-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	18,000 SF
Actual Building Area:	±8,100 SF
Number of Stories:	1

NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

NORTH

0 4' 8' 16' 32'

MerloneGeier Partners

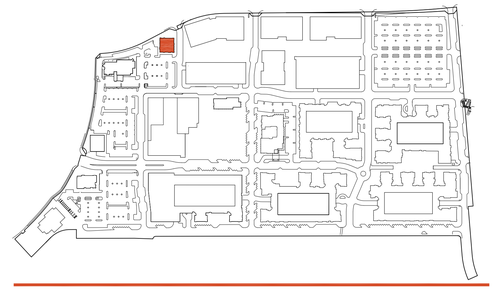
THE VILLAGE AT LAGUNA HILLS

RETAIL PAD BUILDING 1
Laguna Hills, CA
01/29/2021

FMP
2.05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN



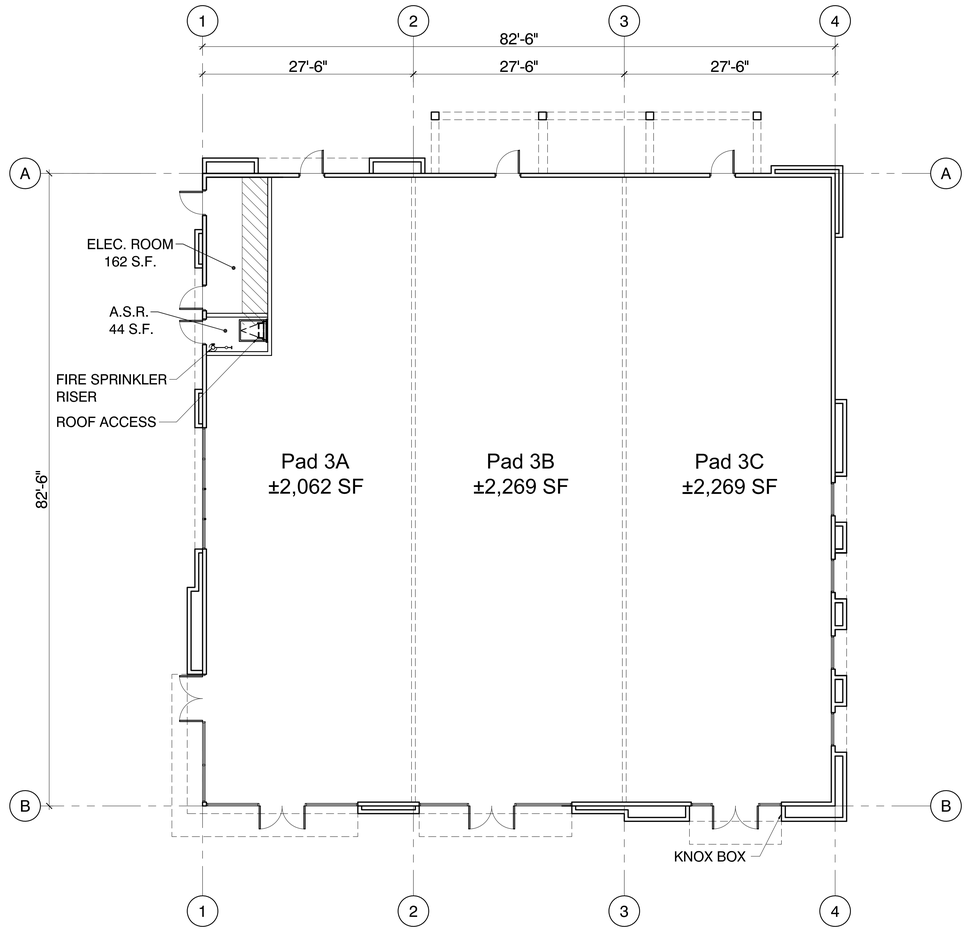
NORTH KEY PLAN

BUILDING DATA

Gross Floor Area (GFA)	6,806 SF
Gross Leasable Area (GLA)	6,600 SF

BUILDING QUALIFICATION

Use:	Retail, Restaurant
Occupancy Group:	B, M
Type of Construction:	V-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	18,000 SF
Actual Building Area:	±6,806 SF
Number of Stories:	1



NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

NORTH

0 4' 8' 16' 32'

MerloneGeier Partners

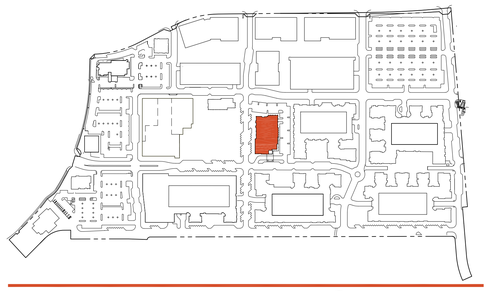
THE VILLAGE AT LAGUNA HILLS

RETAIL PAD BUILDING 3
Laguna Hills, CA
01/29/2021

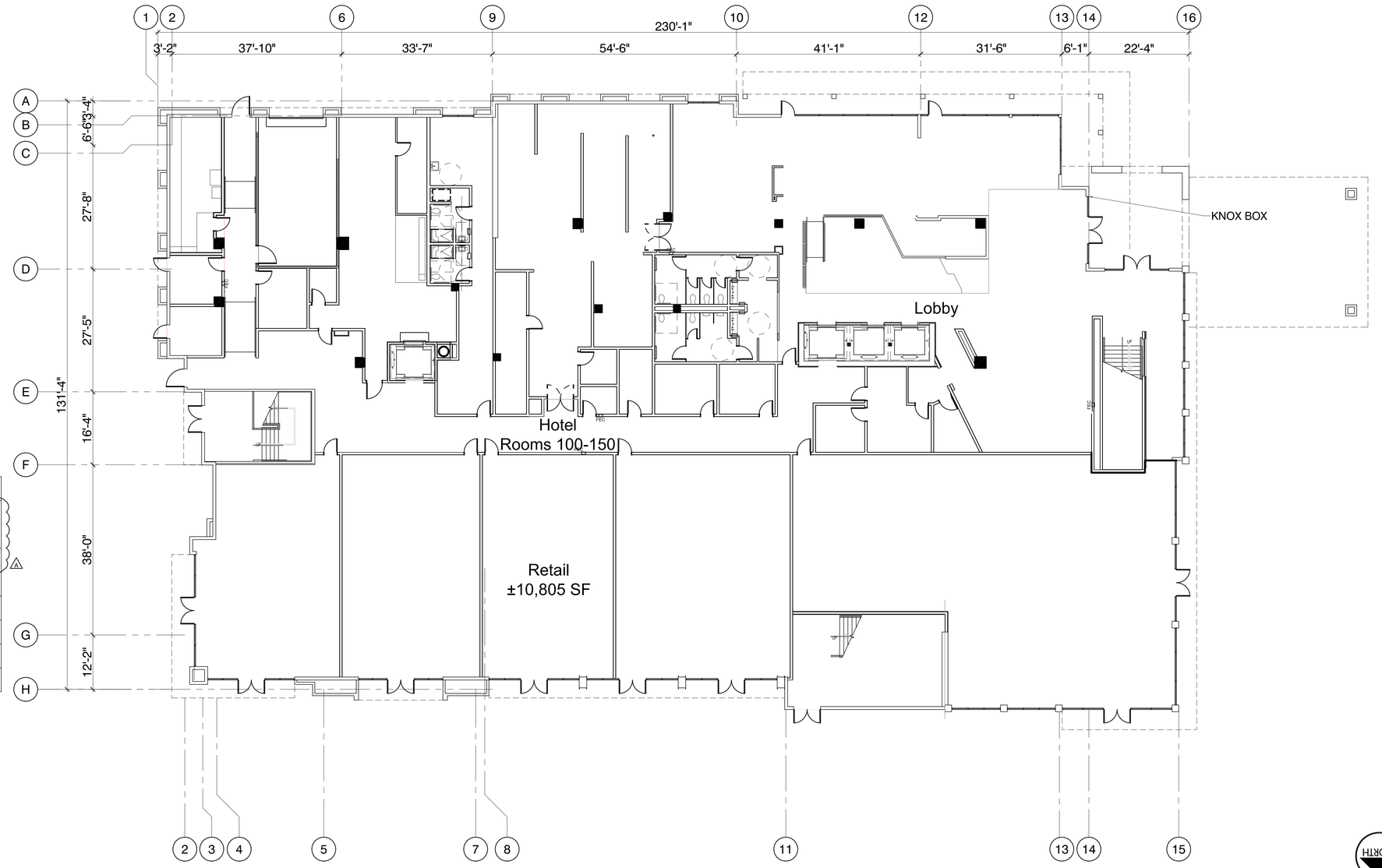
FMP
2.06

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN
GROUND FLOOR



KEY PLAN



BUILDING DATA

Gross Floor Area (GFA)	±27,982 SF
Gross Leasable Area (GLA)- Hotel	±17,177 SF
Gross Leasable Area (GLA)- Retail	±10,805 SF
Total Units (5 Flrs)	100-150 Rms

BUILDING QUALIFICATION

Use:	Hotel, Retail, Restaurant
Building Occupancy Group:	R-1
	A-2, B, M (Accessory)
1st Floor Occupancy Group:	A-2, B, M ⚠
Type of Construction:	III-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	240,000 SF
Actual Building Area:	±122,292 SF
Number of Stories:	5

NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

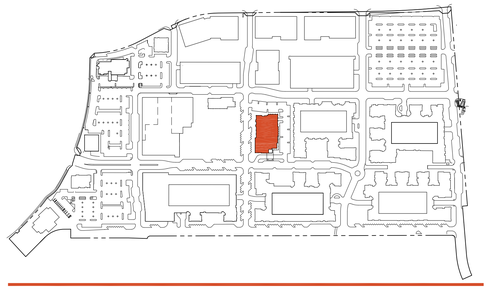
HOTEL
Laguna Hills, CA
01/29/2021
⚠ DELTA 'A'

FMP
2.07

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN

2ND FLOOR



KEY PLAN



LEGEND

△

- R-1 Occupancy
- A-2 Occupancy

BUILDING DATA

Use:	Hotel
Gross Floor Area (GFA)	±27,264 SF

BUILDING QUALIFICATION

Use:	Hotel, Retail, Restaurant
Occupancy Group 2nd floor:	R-1, A-2
Type of Construction:	III-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	240,000 SF
Actual Building Area:	±122,292 SF
Number of Stories:	5

△

NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

NORTH

0 8' 16' 32' 64'

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

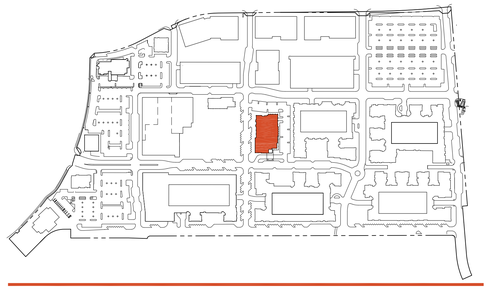
HOTEL
Laguna Hills, CA
01/29/2021
△ DELTA 'A'

FMP
2.08

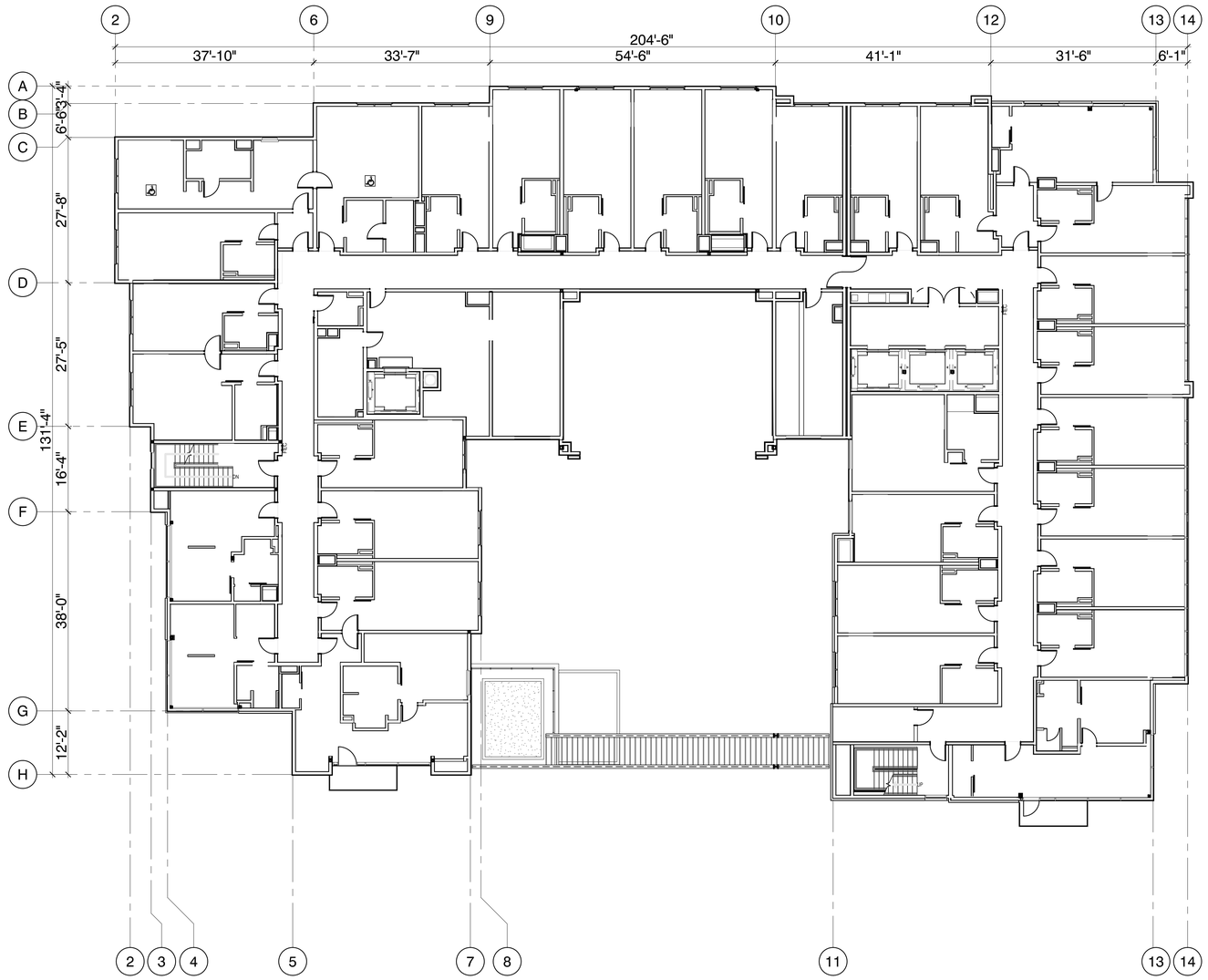
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN

3RD FLOOR



KEY PLAN



BUILDING DATA

Use:	Hotel
Gross Floor Area (GFA)	±19,832 SF

BUILDING QUALIFICATION

Use:	Hotel, Retail, Restaurant
Occupancy Group 3rd floor:	R-1
Type of Construction:	III-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	240,000 SF
Actual Building Area:	±122,292 SF
Number of Stories:	5

△

NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

NORTH

0 8' 16' 32' 64'

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

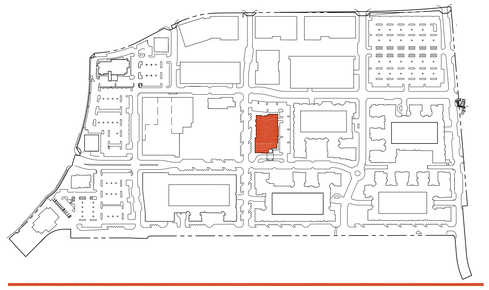
HOTEL
Laguna Hills, CA
01/29/2021
△ DELTA 'A'

FMP
2.09

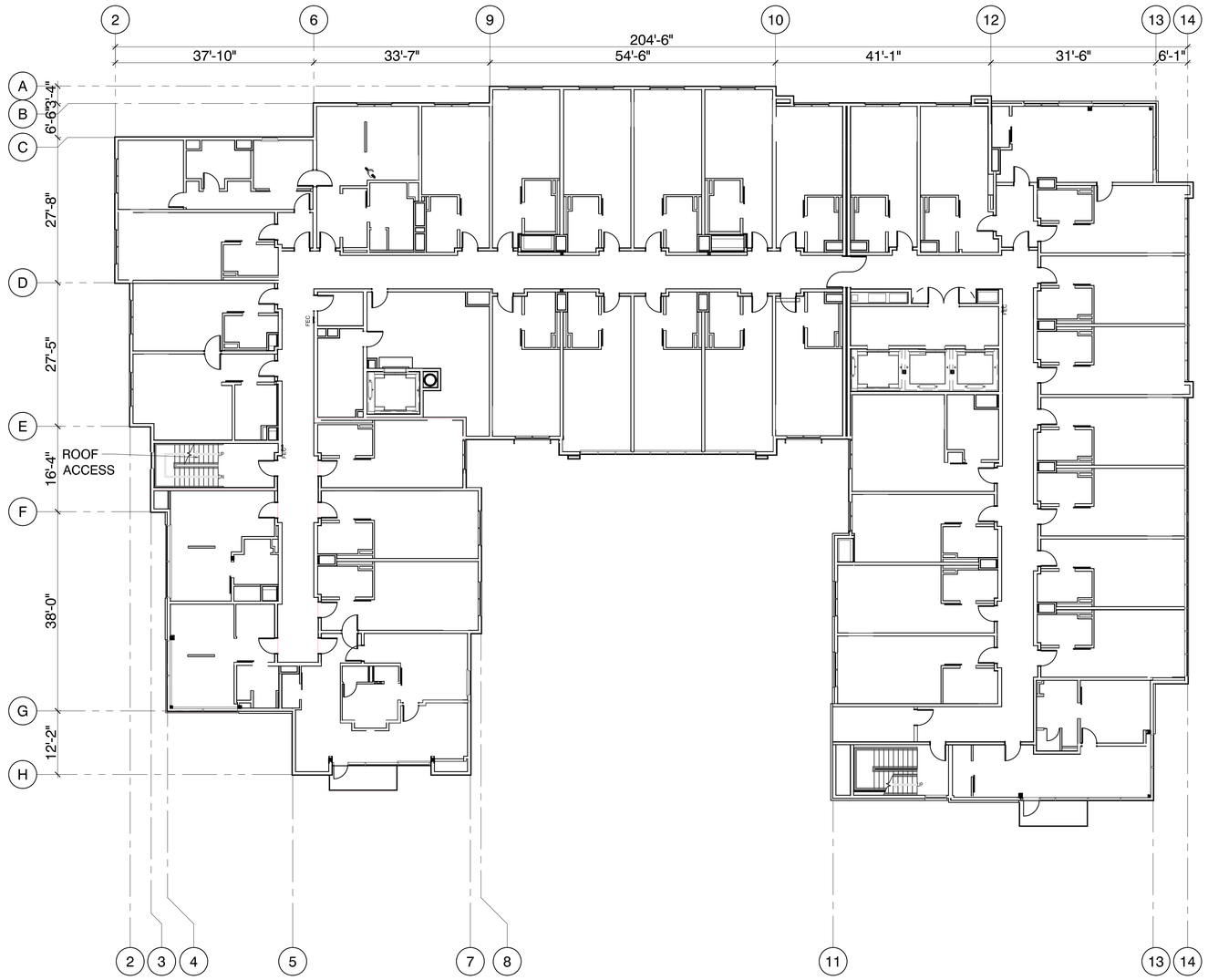
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN

4TH - 5TH FLOOR



KEY PLAN



BUILDING DATA

Use:	Hotel
Gross Floor Area (GFA)	±21,060 SF

BUILDING QUALIFICATION

Use:	Hotel, Retail, Restaurant
Occupancy Group 4th & 5th Floor:	R-1
Type of Construction:	III-B
Sprinklered:	Yes - NFPA 13
Allowable Area:	240,000 SF
Actual Building Area:	±122,292 SF
Number of Stories:	5

△

NOTE:
This building shall be equipped with an emergency responder digital radio system. Evidence of compliance shall be provided to the OCFA or Buidling Department, as applicable, prior to occupancy.

NORTH

0 8' 16' 32' 64'

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

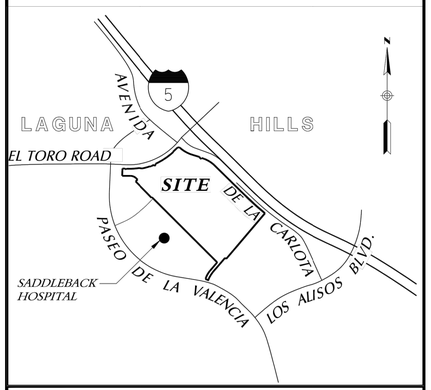
HOTEL
Laguna Hills, CA
01/29/2021
△ DELTA 'A'

FMP
2.10

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

ORANGE COUNTY FIRE AUTHORITY

PRELIMINARY FIRE MASTER PLAN



VICINITY MAP

OCFA STAMP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 24155 LAGUNA HILLS MALL, LAGUNA HILLS, CA 92653
PARCEL MAP NUMBER: N/A
TRACT NUMBER: 19123
LOT NUMBER: 1-16
○ EMERGENCY ACCESS EASEMENTS

DETAILED SCOPE OF WORK
NOTE: OCFA WILL ONLY REVIEW WORK OUTLINED IN SCOPE OF WORK
5 RESIDENTIAL BUILDINGS

NUMBER OF UNITS OR HOMES IN DEVELOPMENT
1,500 UNITS IN 5 RESIDENTIAL BUILDINGS

SPECIAL CONDITIONS
○ FIRE HAZARD SEVERITY ZONE ○ STATE RESPONSE AREA ○ LOCAL RESPONSE AREA
○ STATE LICENSED FACILITY
○ AM&M ○ PENDING ○ COMPLETE SR:
○ METHANE MITIGATION

NUMBER OF STORIES 5-STORY AND 6-STORY BUILDINGS

BUILDING HEIGHT 75FT MAX.

OCCUPANCY TYPE (CHECK ALL THAT APPLY) [VARIES PER BUILDING SEE FMP-3.03-3.09]
* INDICATES SFM REGULATED OCCUPANCY. OCFA PLAN SUBMITTAL REQUIRED
\# GROUP S MOTOR VEHICLE REPAIR AND AIRCRAFT REPAIR REQUIRE OCFA PLAN SUBMITTAL

○ GROUP A1*	○ GROUP A2*	● GROUP A3*	○ GROUP A4*	○ GROUP A5*
● GROUP B	○ GROUP E*	○ GROUP F1	○ GROUP F2	○ GROUP H1*
○ GROUP H2*	○ GROUP H3*	○ GROUP H4*	○ GROUP H5*	○ GROUP I1*
○ GROUP I2*	○ GROUP I3*	○ GROUP I4*	● GROUP M	○ GROUP R1*
● GROUP R2*	○ GROUP R2.1	○ GROUP R2.2	○ GROUP R3	○ GROUP R3.1
○ GROUP R4*	● GROUP S1#	● GROUP S2#	○ GROUP U	

TYPE OF CONSTRUCTION [VARIES PER BUILDING SEE FMP-3.03-3.09]
● TYPE IA ○ TYPE IB
○ TYPE IIA ○ TYPE IIB
● TYPE IIIA ○ TYPE IIIB
○ TYPE IV
● TYPE VA ○ TYPE VB

MIXED USE AND OCCUPANCY (PER CBC 508 & 509)
○ ACCESSORY OCCUPANCIES (CBC 508.2)
(ACCESSORY OCCUPANCY < 10% OF STORY)
○ INCIDENTAL USES (CBC 509)
○ NONSEPARATED OCCUPANCIES (CBC 508.3)
● SEPARATED OCCUPANCIES (CBC 508.4)

SPECIAL DETAILED REQUIREMENTS
○ HIGH RISE (CBC 403)
○ ATRIUM (CBC 404)
○ OPEN PARKING GARAGE (CBC 406.5)
○ GROUP I2 (CBC 407) SMOKE COMPARTMENTS REFUGE AREAS
○ HAZARDOUS MATERIALS (CBC 414, CFC CHAPTER 50)

SPRINKLERS
● NEW ● MANDATORY ○ VOLUNTARY
○ TENANT IMPROVEMENT
TYPE
● NFPA 13
○ NFPA 13D
○ NFPA 13R

● FIRE PUMP
● STANDPIPES

FIRE ALARM
● NEW ● MANDATORY ○ VOLUNTARY
○ TENANT IMPROVEMENT
○ VOICE EVACUATION

FIRE FLOW REQUIREMENT PER OCFA GUIDELINE B-09 ATTACHMENT 23
FLOW (IN GPM @ 20 PSI): 4000 GPM DURATION: 4 HOURS

WATER AVAILABILITY
PROVIDE COPY OF OCFA WATER AVAILABILITY FORM COMPLETED BY WATER DISTRICT ON FIRE MASTER PLAN
FLOW: 4,000 GPM
PRESSURE: 20 PSI
● ON SITE FIRE HYDRANTS
TOTAL NUMBER: 15

EMERGENCY RESPONDER RADIO COVERAGR (BDA)
● THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCSD/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME. B. SITE ADDRESS. C. PROJECT DESCRIPTION. D. CONTRACTOR CONTACT INFORMATION. E. BDA MODEL (S/N IF AVAILABLE). F. PROPOSED MODE OF OPERATION (CLASS A/B). G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCSD.ORG AND BDACERT@OCFA.ORG. CFC 510

OCFA STANDARD FIRE MASTER PLAN NOTES FOR RESIDENTIAL BUILDINGS

INSPECTION REQUIREMENTS
1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

GENERAL REQUIREMENTS
11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

PROJECT-SPECIFIC REQUIREMENTS
22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWED--SEE OCFA INFO BULLETIN 02-13.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2016 CBC AND/OR SECTION 337 OF THE 2016 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
31. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.
32. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.

GATES
○ MANUAL ● ELECTRIC

OCFA NOTES FOR ELECTRIC VEHICLE GATES
1. A REMOTE OPENING DEVICE IS REQUIRED. THE REMOTE GATE OPENING DEVICE THAT WILL BE INSTALLED IS (CHECK ONE):
○ 3M OPTICOM
○ CLICK2ENTER® (SINGLE-PULSE MODE WITH 1.5 SECOND TRANSMISSION WINDOW)
○ FIRE STROBE ACCESS PRODUCTS, INC.
○ TOMAR
2. IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISM, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY.
A) A BATTERY MAY ONLY BE USED IN PLACE OF FAIL-SAFE MANUAL OPERATION WHEN THE GATE OPERATOR HAS A FAIL-OPEN MODE THAT WILL AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE AND KEEP IT OPEN UPON REACHING A LOW POWER THRESHOLD, REGARDLESS OF THE PRESENCE OF NORMAL POWER.
B) SHOULD THE GATE BE TOO LARGE OR HEAVY FOR A SINGLE FIREFIGHTER TO OPEN MANUALLY, A SECONDARY SOURCE OF RELIABLE POWER BY MEANS OF AN EMERGENCY GENERATOR OR A CAPACITOR WITH ENOUGH RESERVE TO AUTOMATICALLY, IMMEDIATELY, AND COMPLETELY OPEN THE GATE UPON LOSS OF PRIMARY POWER SHALL BE PROVIDED FOR FAIL-OPEN OPERATION.
3. IN ADDITION TO THE REMOTE OPERATOR, THE GATE CONTROL SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH EQUIPPED WITH A DUST COVER. UPON ACTIVATION OF THE KEY SWITCH, THE GATE SHALL OPEN AND REMAIN OPEN UNTIL RETURNED TO NORMAL OPERATION BY MEANS OF THE KEY SWITCH. WHERE A GATE CONSISTS OF TWO LEAVES, THE KEY SWITCH SHALL OPEN BOTH SIMULTANEOUSLY IF OPERATION OF A SINGLE LEAF ON THE INGRESS SIDE DOES NOT PROVIDE FOR THE WIDTH, TURNING RADII, OR SETBACKS NECESSARY FOR FIRE APPARATUS TO NAVIGATE THE VEHICLE ENTRY POINT.
4. THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. IN IRVINE, THE SWITCH SHALL BE ON THE LEFT SIDE IN ACCORDANCE WITH IRVINE'S UNIFORM SECURITY ORDINANCE.
5. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE.
6. THE KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN ½" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A "KNOX" DECAL.

APPLICABLE CODES
● 2019 CALIFORNIA FIRE CODE
● 2019 CALIFORNIA BUILDING CODE
○ 2019 CALIFORNIA RESIDENTIAL CODE
● 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
● 2019 CALIFORNIA MECHANICAL CODE
● 2019 CALIFORNIA ELECTRICAL CODE
● 2019 CALIFORNIA PLUMBING CODE
○ 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
○ APPLICABLE NFPA STANDARDS <INSERT YEAR & NFPA STANDARD NUMBER(S)>
● LOCALLY ADOPTED ORDINANCES CITY: <INSERT CITY>
● OCFA GUIDELINES
● CONDITIONS OF APPROVAL CITY: <INSERT CITY PLANNING DEPARTMENT>

DEFERRED SUBMITTALS (CHECK ALL THAT APPLY)
THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY OCFA SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH OCFA. PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCFA.

● ARCHITECTURAL PLAN
○ HIGH PILED COMBUSTIBLE STORAGE
○ CHEMICAL USE AND/OR STORAGE
○ FUEL TANK (FOR GENERATOR, IF OVER 60 GALLONS)
○ BATTERY/ENERGY STORAGE SYSTEM
○ UNDERGROUND SYSTEM SERVING SPRINKLERS, STANDPIPES, AND/OR PRIVATE HYDRANTS
○ SPRINKLER SYSTEM
○ STANDPIPE SYSTEM
○ FIRE PUMP
○ HOOD AND DUCT EXTINGUISHING SYSTEM
○ ALARM SYSTEM

PREREQUISITE PLANS
● PLANNING APPLICATION SR: USE-0010-2019 (THE VILLAGE AT LAGUNA HILLS)
○ METHANE MITIGATION SR: <INSERT SERVICE REQUEST NUMBER>
○ FUEL MODIFICATION PLAN SR: <INSERT SERVICE REQUEST NUMBER>

REVISION
○ ORIGINAL PLAN SR: <INSERT SERVICE REQUEST NUMBER>
COPY OF ORIGINAL APPROVED PLAN REQUIRED TO BE SUBMITTED WITH ALL REVISED PLANS.

REVISION SCOPE OF WORK
<PROVIDE DETAILED SCOPE OF WORK FOR REVISION>

STAKEHOLDERS
BUILDING DEPARTMENT: CITY OF LAGUNA HILLS
PLANNING DEPARTMENT: CITY OF LAGUNA HILLS
PUBLIC WORKS DEPARTMENT: CITY OF LAGUNA HILLS
WATER DISTRICT: EL TORO WATER DISTRICT

PROJECT DIRECTORY
ARCHITECT/ENGINEER
BUSINESS NAME: AO ARCHITECTS
CONTACT NAME: IOANNA MAGIATI
ADDRESS: 144 N. ORANGE STREET
CITY: ORANGE STATE: CA ZIP: 92866
PHONE: 714-639-9866
EMAIL: IOANNAM@AOARCHITECTS.COM

PROPERTY OWNER/HOA
BUSINESS NAME: MERLONE GEIER MANAGEMENT
CONTACT NAME: DAVID GEISER
ADDRESS: 4365 EXECUTIVE DRIVE, SUITE 1400
CITY: SAN DIEGO STATE: CA ZIP: 92121
PHONE: 858-350-1977
EMAIL: DGEISER@MERLONEGEIER.COM

NOTE:FOR REFERENCE ONLY--A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPARATE SERVICE REQUEST

NO.	DATE	REVISIONS
1	11/25/2020	
2		
3		
4		
5		
6		
7		

DESIGNED: DRAWN: CHECKED: DATE: SCALE:

OCFA REVIEW AND INSPECTIONS (OCFA USE ONLY)
☐ NO OCFA REVIEW REQUIRED
☐ PLAN REVIEW ONLY
☐ PLAN REVIEW AND INSPECTION

PLANS PREPARED BY:
Architecture. Design. Relationships.
ARCHITECT: LICENSE NO. EXP. DATE

THE VILLAGE AT LAGUNA HILLS
24155 LAGUNA HILLS, CA 92653

ORANGE COUNTY FIRE AUTHORITY
COMMUNITY RISK REDUCTION - PLANNING AND DEVELOPMENT SECTION

REVISED 6/2/2020 JH

SERVICE REQUEST NUMBER
205187

FMP 3.00

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

COMBUSTIBLE CONSTRUCTION LETTER

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92602

RE: Village at Laguna Hills
24155 Laguna Hills Mall, Laguna Hills, CA 92653
OCFA Correction Notice SR #290337

The purpose of this letter is to notify you that the referenced property shall install all required paved fire access roads that meet OCFA access requirements per the approved plans. All fire hydrants and water supply for firefighting purposes shall be installed per the approved plans and shall meet all fire flows requirements, prior to any combustible construction materials being delivered for construction.

PARKING ENFORCEMENT LETTER

Planning and Development Services Section
Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92602

Re: Village at Laguna Hills
24155 Laguna Hills Mall, Laguna Hills, CA 92653
OCFA Correction Notice SR #290337

The fire lane parking enforcement plan for the above referenced project is stated as follows:

All fire lanes within referenced property shall be maintained and in no event shall parking be permitted along any portion of a street or drive that has required fire lanes or any area designated as a fire lane for turn-around purposes either during construction or after occupancy.

The Homeowner's Association shall adopt reasonable rules and regulations regarding the parking of vehicles along streets, roads and/or drives within the project that are not in conflict with applicable law.

In furtherance thereof, the Homeowner's Association, through its officers, committees and agents, will establish the "parking" and "no parking" areas within the property in accordance with Section 22658.2 of the California Vehicle Code and the OCFA Guideline B-09. The law shall be enforced through such rules and regulations by all lawful means, including written warnings, citing, levying fines and towing vehicles in violation.

The Homeowner's Association will contract with a certified patrol and towing company to remove vehicles that violate "no parking" restrictions. First time violators will receive a written warning and with subsequent violations, the vehicle shall be subject to towing. The vehicle owner shall be responsible for all costs incurred in remedying such violation, including without limitation towing cost, citations and legal fees.

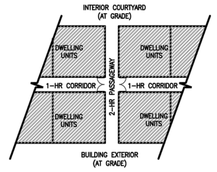
NOTES: FIRE PASSAGEWAY

FIRE PASSAGEWAY:
SATISFIES OCFA GUIDELINE B-09, SECTION 9.8 (ACCESS WALKWAYS OF 5' MINIMUM AND SUITABLE SURFACE FOR BUILDING EVACUATION, FIREFIGHTING AND RESCUE EFFORTS), AND AS EGRESS, EXCEEDS MINIMUM 44" WIDTH REQUIRED BY CBC 1023.2 (60" ALLOWS FOR OCCUPANT LOAD OF 300 PER CBC 1005.1).

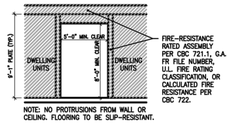
PROVISION OF 2-HR CONSTRUCTION OF WALLS, FLOORS AND CEILING EXCEEDS MINIMUM OF 1-HR FIRE RESISTANCE RATING PER CBC 1023.3 WITH MATERIALS AS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION. AS SUCH, CBC TABLE 720.1 AND/OR U.L. FIRE RATING CLASSIFICATIONS OFFER VARIOUS ASSEMBLIES SATISFYING 2-HR FIRE RESISTANCE RATED FLOORS AND WALLS.

THE FOLLOWING WALL ASSEMBLIES (2013 CBC TABLE 721.1 SAMPLING ONLY FOR TYPICAL R-OCCUPANCY CONSTRUCTION) ARE BASED UPON:
1. TYPE OF CONSTRUCTION (SIMILAR, SINCE DISSIMILAR CONSTRUCTION WOULD REACT DIFFERENTLY IN SEISMIC EVENTS AND STRUCTURAL SETTLEMENT)
2. DURABILITY (EXTERIOR INSTEAD OF INTERIOR ASSEMBLY)

A. TABLE 721.1(2) ITEM 15-1.6:
2x6 FIRE-RETARDANT-TREATED WOOD STUDS
INTERIOR SIDE: 2-LAYERS 5/8" TYPE X GYP. BD.
EXTERIOR SIDE: CEMENT PLASTER OVER 1-LAYER 5/8" TYPE X GYP. BD.
B. TABLE 721.1(3) ITEM 15-2.2:
2x4 STEEL OR WOOD STUDS
INTERIOR SIDE: 2-LAYERS 5/8" TYPE X GYP. BD.
EXTERIOR SIDE: THIN VENEER BRICK OVER CEMENT PLASTER
C. TABLE 721.1(2) ITEM 15-2.4:
2x4 STEEL OR WOOD STUDS
INTERIOR SIDE: 2-LAYERS 5/8" TYPE X GYP. BD.
EXTERIOR SIDE: STANDARD BRICK UNITS
D. 2013 CBC SECTION 722 & TABLE 722.2.1.1(2) ASSIGNS TIME (IN MINUTES) TO INDIVIDUAL COMPONENTS EXPOSED TO FIRE, THEREBY PROVIDING A MEANS OF ACHIEVING CALCULATED FIRE-RESISTANCE FOR VARIOUS ASSEMBLIES.

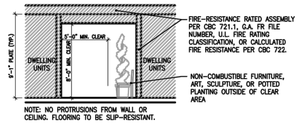


PLAN: FIRE PASSAGEWAY
(ACCESS WALKWAY FROM FIRE ACCESS ROADWAY TO EXTERIOR OPENINGS)



NOTE: NO PROTRUSIONS FROM WALL OR CEILING. FLOORING TO BE SLIP-RESISTANT.

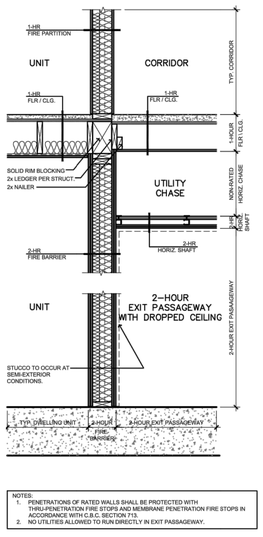
SECTION: FIRE PASSAGEWAY
(ACCESS WALKWAY FROM FIRE ACCESS ROADWAY TO EXTERIOR OPENINGS)



NOTE: NO PROTRUSIONS FROM WALL OR CEILING. FLOORING TO BE SLIP-RESISTANT.

SECTION: FIRE PASSAGEWAY- OPTION 1
(ACCESS WALKWAY FROM FIRE ACCESS ROADWAY TO EXTERIOR OPENINGS)

FIRE PASSAGEWAY



NOTES:
1. PENETRATIONS OF RATED WALLS SHALL BE PROTECTED WITH THRU-PENETRATION FIRE STOPS AND MEMBRANE PENETRATION FIRE STOPS IN ACCORDANCE WITH C.B.C. SECTION 713.
2. NO UTILITIES ALLOWED TO RUN DIRECTLY IN EXIT PASSAGEWAY.

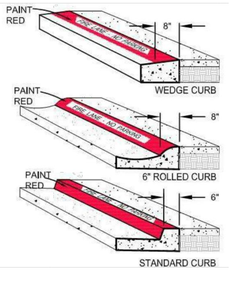
2-HR PASSAGE



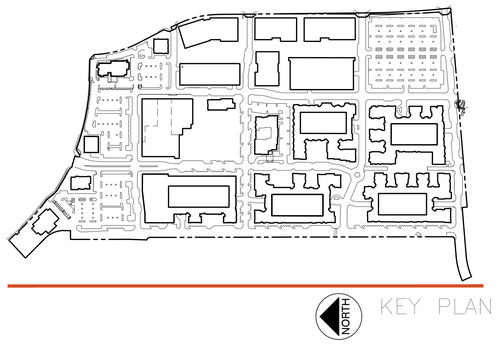


FIRE SIGNAGE

NOTE:
CURBS ALONG ACCESS LANES SHALL BE PAINTED OSHA SAFETY RED OR EQUIVALENT. "FIRE LANE NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30'-0" ON CENTER OR PORTION THEREOF.



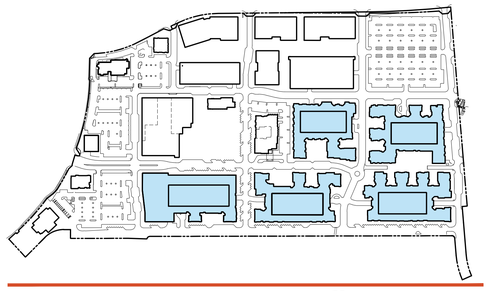
RED CURB DETAIL



KEY PLAN

RESIDENTIAL - GENERAL FIRE NOTES AND TYPICAL DETAILS

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



KEY PLAN

ANCHOR 1
±28,000 SF

ANCHOR 2
±40,000 SF

SHOPS 3
±9,000 SF

SHOPS 4
±9,000 SF

SHOPS 1
±9,000 SF

VILLAGE PARK

HOTEL
100–150 ROOMS

RETAIL
±10,805 SF

RESIDENTIAL II
230 UNITS &
444 STALLS

RESIDENTIAL III
300 UNITS &
579 STALLS

SHUTTLE DROP OFF

VILLAGE DRIVE

CALLE ZOCALO

RETAIL
±14,500 SF

RETAIL
±13,500 SF

RETAIL
±12,000 SF

SHOPS 2
±17,500 SF

RESIDENTIAL I
358 UNITS &
664 STALLS

RESIDENTIAL V
275 UNITS &
509 STALLS

RESIDENTIAL IV
337 UNITS &
617 STALLS

BUS STOP

BUS STOP

CALLE DE LA LOUISA

NOTE:FOR REFERENCE ONLY--A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPARATE SERVICE REQUEST

NORTH

1"=60'-0" 0 30' 60' 120' 180'

LEGEND

- 20'-WIDE FIRE LANE
- 20'-WIDE FIRE LANE w/ ALTERNATE SURFACE
- 150' FIRE HOSE PULL
- FIRE AREA SEPARATION WALL
- BUILDING FOOTPRINT
- EXIT STAIR
- EXIT STAIR W/ ROOF ACCESS
- GE GUERNY-SIZED ELEVATOR
- PROJECT NAME/ADDRESS SIGNAGE
- EXISTING PUBLIC FIRE HYDRANT
- PROPOSED PUBLIC FIRE HYDRANT
- NEW FIRE DEPT. CONNECTION
- FIRE LANE SIGNAGE
- FIRE-LANE PAINTED CURB
- FIRE APPARATUS

PRELIMINARY RESIDENTIAL FIRE MASTER PLAN

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
01/29/2021

FMP
3.02

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

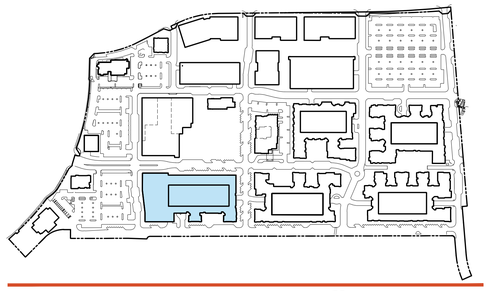
RESIDENTIAL I - CBC 2019 BUILDING CODE ANALYSIS - HEIGHT AND AREA

BUILDING AREA	OCCUPANCY GROUP	CONST. TYPE	SPRINKLERS (903.1.1)	ALLOWABLE HEIGHT/ STORIES	HEIGHT PROVIDED	ALLOWABLE BUILDING AREA				MAX. BLDG. AREA (PER SECTION)	AVG. BLDG. AREA (PER LEVEL)	TOTAL BLDG. AREA PROVIDED (PER SECTION)	AVG. BLDG. AREA PROVIDED (PER LEVEL)
						TABLE 506.2	FRONTAGE INCREASE (Sec. 506.3)		SECTION 506.2.3				
Fire Area 1	M/B	I-A	NFPA 13	UL	20' / 2 St.	(24,000	+	0) x	N/A	UL	UL	72,702	72,702
Fire Area 2	R-2	I-A	NFPA 13	UL	10' / 1 St.	(24,000	+	0) x	N/A	UL	UL	25,042	25,042
Fire Area 3	R-2/A-3	III-A	NFPA 13	85' / 5 St.	74'-11" / 5 St.	(24,000	+	0) x	2	48,000	9,600	23,505	4,701
Fire Area 4	R-2	III-A	NFPA 13	85' / 5 St.	74'-11" / 5 St.	(24,000	+	0) x	2	48,000	9,600	36,125	7,225
Fire Area 5	R-2	III-A	NFPA 13	85' / 5 St.	74'-11" / 5 St.	(24,000	+	0) x	2	48,000	9,600	21,340	4,268
Fire Area 6	R-2	III-A	NFPA 13	85' / 5 St.	74'-11" / 5 St.	(24,000	+	0) x	2	48,000	9,600	41,395	8,279
Fire Area 7	R-2	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	66,052	16,513
Fire Area 8	R-2/A-3	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	58,848	14,712
Fire Area 9	R-2	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	66,540	16,635
Fire Area 10	R-2	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	43,564	10,891

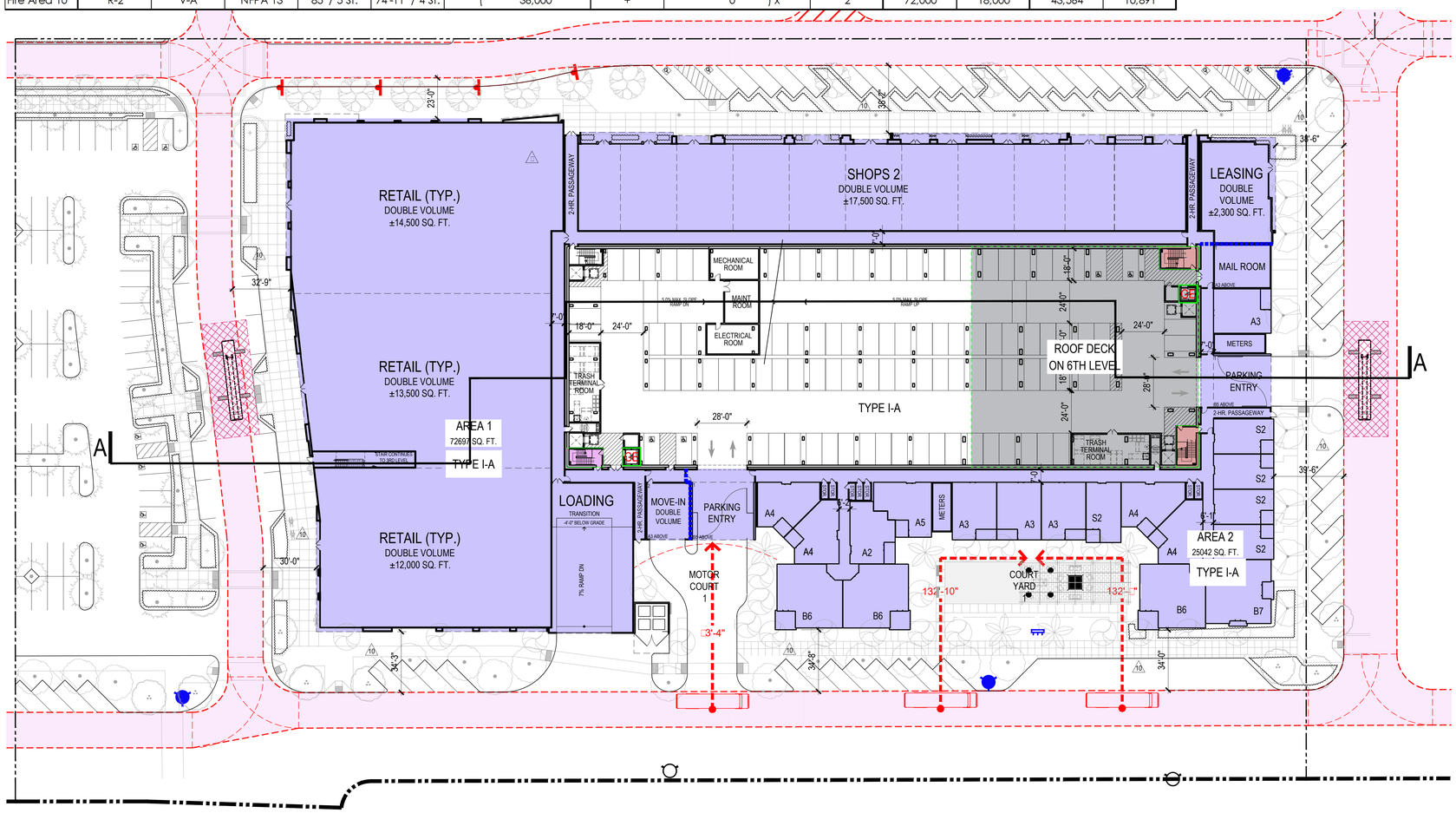
GROSS BUILDING AREA

LEVEL	BUILDING	PARKING STRUCTURE
LEVEL 1	97,744	35,521
LEVEL 2	25,042	43,379
LEVEL 3	83,224	43,756
LEVEL 4	83,224	43,379
LEVEL 5	83,224	43,756
LEVEL 6	83,224	43,379
TOTAL	**455,682**	**253,170**

NOTE:ALL PARKING STRUCTURE LEVELS (INCL. ROOF DECK) ARE TYP I-A CONSTRUCTION AND S2 OCCUPANCY.



KEY PLAN



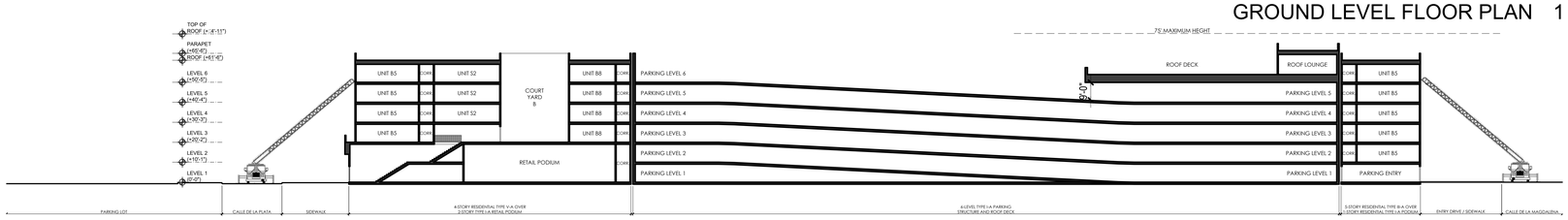
GROUND LEVEL FLOOR PLAN 1

NORTH

1"=30'-0" 0 15' 30' 60' 0'

LEGEND

- 20'-WIDE FIRE LANE
- 20'-WIDE FIRE LANE w/ ALTERNATE SURFACE
- 150' FIRE HOSE PULL
- FIRE AREA SEPARATION WALL
- FIRE AREA SEPARATION WALL (SEPARATING TYPE III-A & TYPE V-A)
- BUILDING FOOTPRINT
- EXIT STAIR
- EXIT STAIR W/ ROOF ACCESS
- GUERNY-SIZED ELEVATOR
- PROJECT NAME/ADDRESS SIGNAGE
- EXISTING PUBLIC FIRE HYDRANT
- PROPOSED PUBLIC FIRE HYDRANT
- NEW FIRE DEPT. CONNECTION
- FIRE LANE SIGNAGE
- FIRE-LANE PAINTED CURB
- FIRE APPARATUS



A-A SECTION 2

RESIDENTIAL I - FIRE ACCESS PLAN

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
03/03/2021

FMP 3.03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

RESIDENTIAL I - CBC 2019 BUILDING CODE ANALYSIS - HEIGHT AND AREA

BUILDING AREA	OCCUPANCY GROUP	CONST. TYPE	SPRINKLERS (903.1.1)	ALLOWABLE HEIGHT/ STORIES	HEIGHT PROVIDED	ALLOWABLE BUILDING AREA				MAX. BLDG. AREA (PER SECTION)	AVG. BLDG. AREA (PER LEVEL)	TOTAL BLDG. AREA PROVIDED (PER SECTION)	AVG. BLDG. AREA PROVIDED (PER LEVEL)
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Fire Area 6	R-2	III-A	NFPA 13	85' / 5 St.	74'-11" / 5 St.	(24,000	+	0) x	2	48,000	9,600	41,395	8,279
Fire Area 7	R-2	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	66,052	16,513
Fire Area 8	R-2/A-3	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	58,848	14,712
Fire Area 9	R-2	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	66,540	16,635
Fire Area 10	R-2	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	43,564	10,891

NOTE:ALL PARKING STRUCTURE LEVELS (INCL. ROOF DECK) ARE TYP I-A CONSTRUCTION AND S2 OCCUPANCY.

GROSS BUILDING AREA

LEVEL	BUILDING	PARKING STRUCTURE
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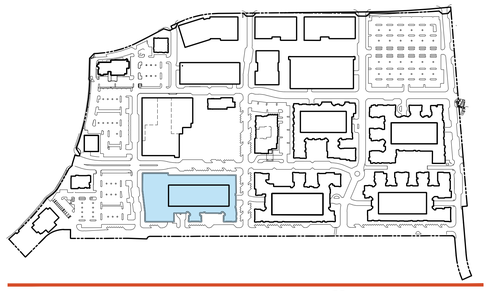
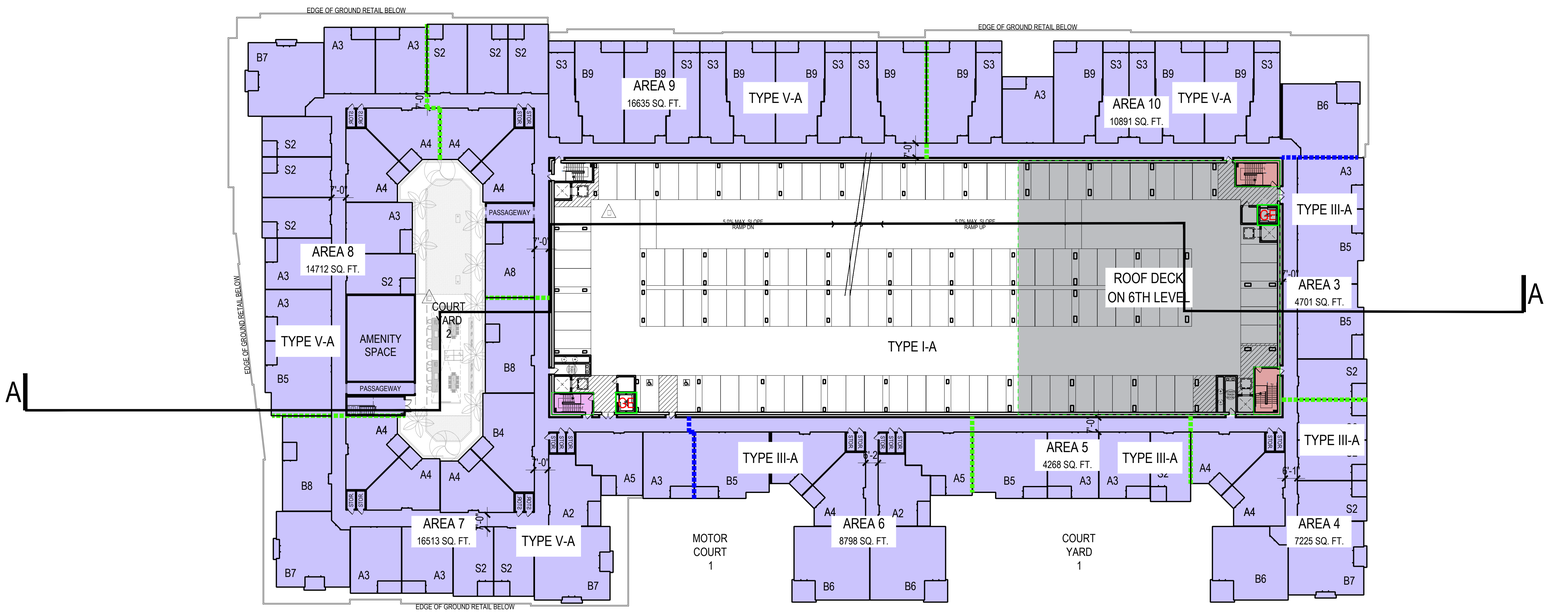
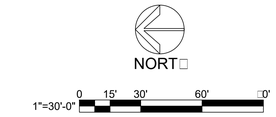


KEY PLAN



T□IRD LEVEL FLOOR PLAN 1



LEGEND

- 20'-WIDE FIRE LANE
- 20'-WIDE FIRE LANE w/ ALTERNATE SURFACE
- 150' FIRE HOSE PULL
- FIRE AREA SEPARATION WALL
- FIRE AREA SEPARATION WALL (SEPARATING TYPE III-A & TYPE V-A)
- BUILDING FOOTPRINT
- EXIT STAIR
- EXIT STAIR W/ ROOF ACCESS
- GUERNY-SIZED ELEVATOR
- PROJECT NAME/ADDRESS SIGNAGE
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- PROPOSED PUBLIC FIRE HYDRANT
- NEW FIRE DEPT. CONNECTION
- FIRE LANE SIGNAGE
- FIRE-LANE PAINTED CURB
- FIRE APPARATUS

RESIDENTIAL I - FIRE AREA SEPARATION PLAN

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
03/03/2021

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3.04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

RESIDENTIAL I - CBC 2019 BUILDING CODE ANALYSIS - HEIGHT AND AREA

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Fire Area 5	R-2	III-A	NFPA 13	85' / 5 St.	74'-11" / 5 St.	(24,000	+	0) x	2	48,000	9,600	21,340	4,268
Fire Area 6	R-2	III-A	NFPA 13	85' / 5 St.	74'-11" / 5 St.	(24,000	+	0) x	2	48,000	9,600	41,395	8,279
Fire Area 7	R-2	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	66,052	16,513
Fire Area 8	R-2/A-3	V-A	NFPA 13	85' / 5 St.	74'-11" / 4 St.	(36,000	+	0) x	2	72,000	18,000	58,848	14,712
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NOTE:ALL PARKING STRUCTURE LEVELS (INCL. ROOF DECK) ARE TYP I-A CONSTRUCTION AND S2 OCCUPANCY.

GROSS BUILDING AREA

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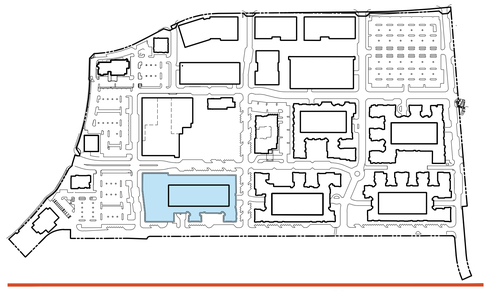
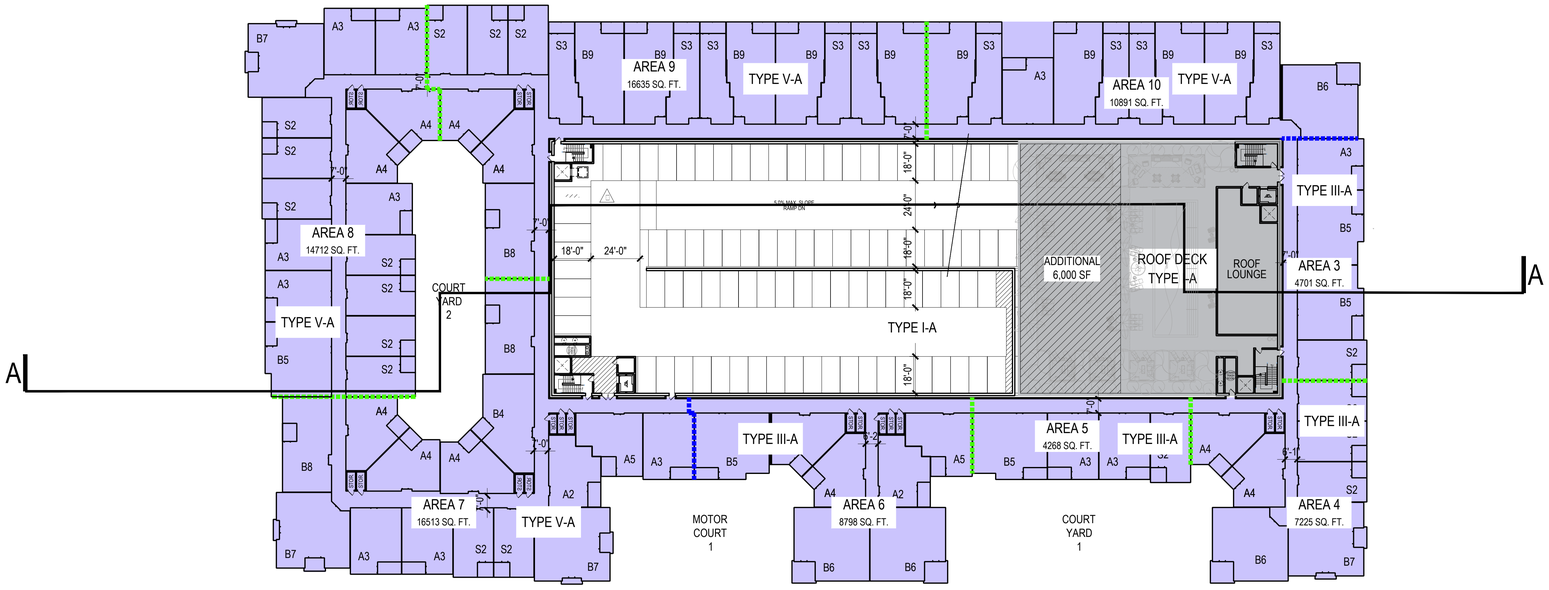


KEY PLAN



NORTH

1"=30'-0" 0 15' 30' 60' 120'

LEGEND

- 20'-WIDE FIRE LANE
- 20'-WIDE FIRE LANE w/ ALTERNATE SURFACE
- 150' FIRE HOSE PULL
- FIRE AREA SEPARATION WALL
- FIRE AREA SEPARATION WALL (SEPARATING TYPE III-A & TYPE V-A)
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- PROPOSED PUBLIC FIRE HYDRANT
- NEW FIRE DEPT. CONNECTION
- FIRE LANE SIGNAGE
- FIRE-LANE PAINTED CURB
- FIRE APPARATUS

SITE LEVEL (ROOF DECK) FLOOR PLAN 1

RESIDENTIAL I - FIRE AREA SEPARATION PLAN

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
03/03/2021

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3.05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

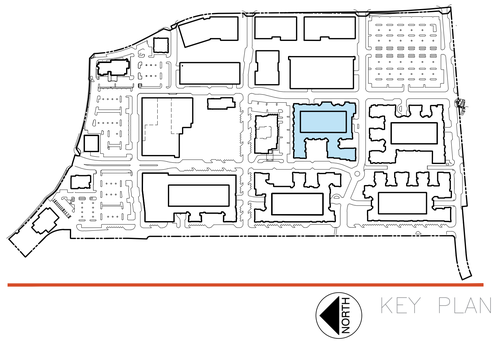
RESIDENTIAL II - CBC 2019 BUILDING CODE ANALYSIS - HEIGHT AND AREA

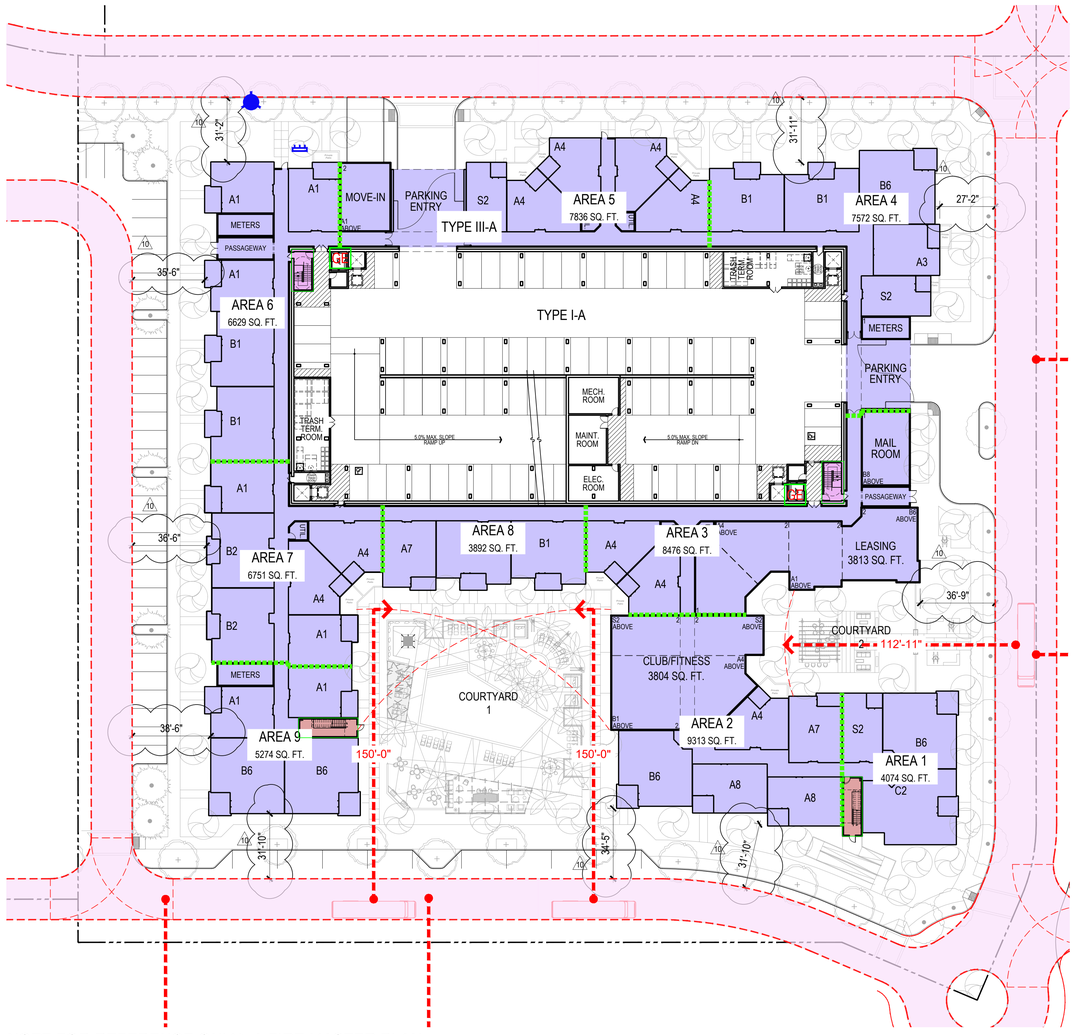
BUILDING AREA	OCCUPANCY GROUP	CONST. TYPE	SPRINKLERS (903.1.1)	ALLOWABLE HEIGHT/ STORIES	HEIGHT PROVIDED	ALLOWABLE BUILDING AREA				MAX. BLDG. AREA (PER SECTION)	AVG. BLDG. AREA (PER LEVEL)	TOTAL BLDG. AREA PROVIDED (PER SECTION)	AVG. BLDG. AREA PROVIDED (PER LEVEL)
						TABLE 506.2	FRONTAGE INCREASE (Sec. 506.3)		SECTION 506.2.3				
Fire Area 1	R-2	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	20,370	4,074
Fire Area 2	R-2/A-3	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	42,761	9,313
Fire Area 3	R-2/A-3	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	38,567	8,476
Fire Area 4	R-2	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	37,860	7,572
Fire Area 5	R-2	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	38,330	7,836
Fire Area 6	R-2	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	33,145	6,629
Fire Area 7	R-2	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	27,004	6,751
Fire Area 8	R-2	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	15,568	3,892
Fire Area 9	R-2	III-A	NFPA 13	85' / 5 St.	68'-4"/5 St.	(24,000	+	0) x	2	48,000	9,600	21,096	5,274

NOTE:ALL PARKING STRUCTURE LEVELS (INCL. ROOF DECK) ARE TYP I-A CONSTRUCTION AND S2 OCCUPANCY.

GROSS BUILDING AREA

LEVEL	BUILDING	PARKING STRUCTURE
LEVEL 1	59,826	24,439
LEVEL 2	51,237	33,591
LEVEL 3	59,826	33,388
LEVEL 4	59,704	32,799
LEVEL 5	59,826	33,388
LEVEL 6		17,086
TOTAL	**290,419**	**174,691**

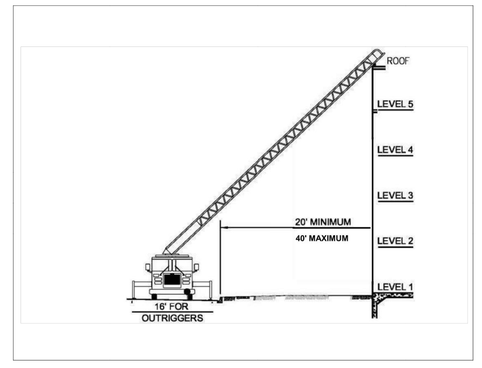






NOTE:FOR REFERENCE ONLY--A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPARATE SERVICE REQUEST

GROUND LEVEL FLOOR PLAN 1



TYPICAL LADDER AERIAL SECTION 2

RESIDENTIAL II - FIRE ACCESS /FIRE AREA SEPARATION PLAN

Architecture. Design. Relationships.
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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
01/29/2021

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3.06

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

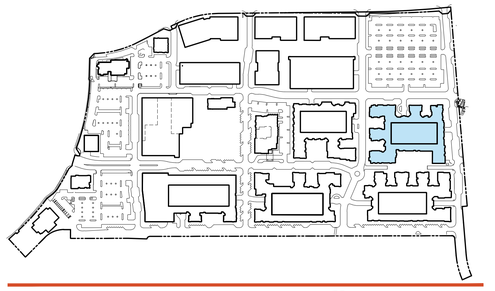
RESIDENTIAL III - CBC 2019 BUILDING CODE ANALYSIS - HEIGHT AND AREA

BUILDING AREA	OCCUPANCY GROUP	CONST. TYPE	SPRINKLERS (903.1.1)	ALLOWABLE HEIGHT/ STORIES	HEIGHT PROVIDED	ALLOWABLE BUILDING AREA				MAX. BLDG. AREA (PER SECTION)	AVG. BLDG. AREA (PER LEVEL)	TOTAL BLDG. AREA PROVIDED (PER SECTION)	AVG. BLDG. AREA PROVIDED (PER LEVEL)
						TABLE 506.2	FRONTAGE INCREASE (Sec. 506.3)		SECTION 506.2.3				
Fire Area 1	R-2/A-3	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	17,290	4,249
Fire Area 2	R-2/A-3	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	36,718	8,308
Fire Area 3	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	14,330	2,866
Fire Area 4	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	46,095	9,219
Fire Area 5	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	40,265	8,053
Fire Area 6	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	22,715	4,543
Fire Area 7	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	33,005	6,601
Fire Area 8	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	24,000	4,800
Fire Area 9	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	48,000	9,600
Fire Area 10	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	44,400	8,880
Fire Area 11	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	27,250	5,450
Fire Area 12	R-2	III-A	NFPA 13	85' / 5 St.	78'-6"/5 St.	(24,000	+	0) x	2	48,000	9,600	24,210	4,842

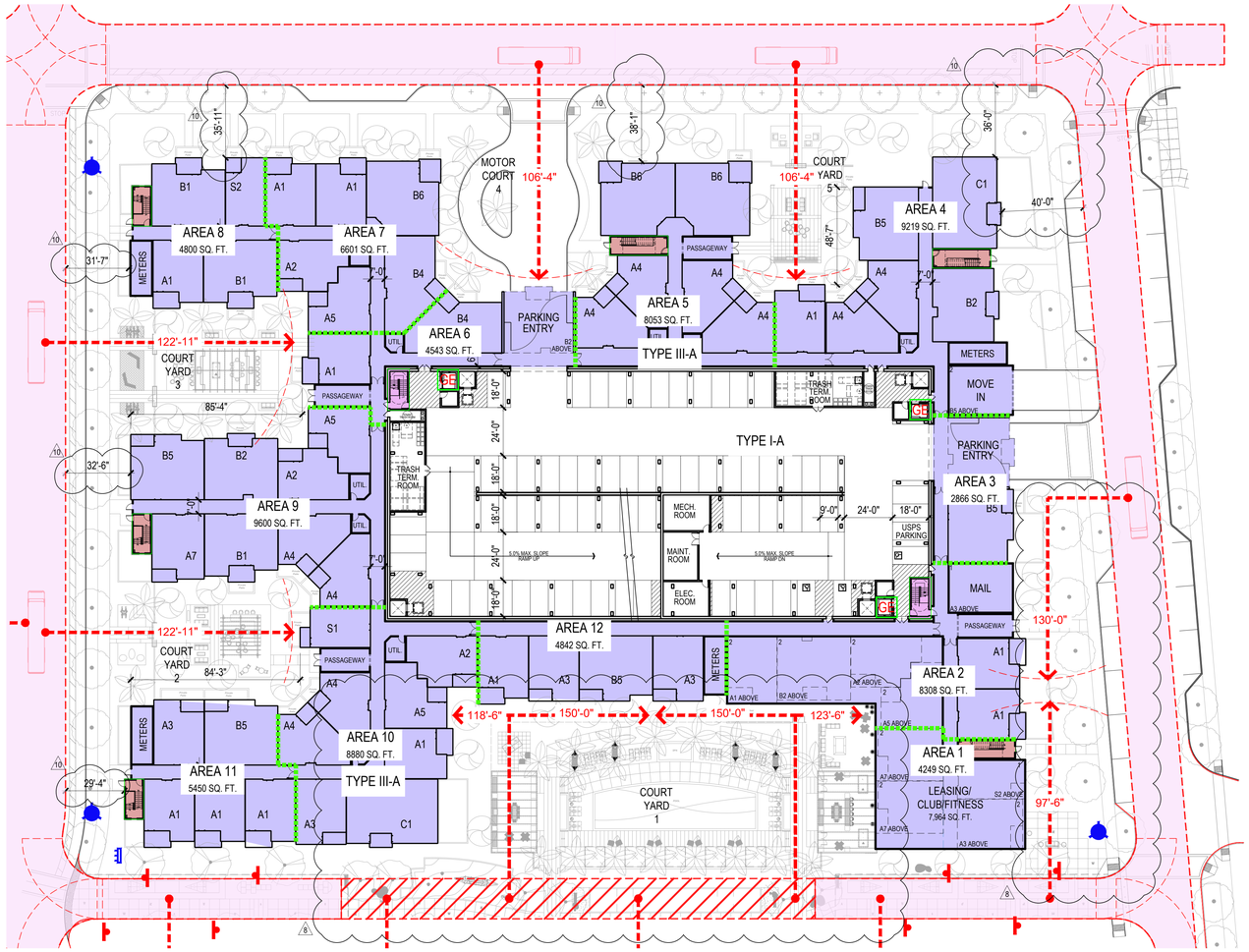
NOTE:ALL PARKING STRUCTURE LEVELS (INCL. ROOF DECK) ARE TYP I-A CONSTRUCTION AND S2 OCCUPANCY.

GROSS BUILDING AREA

LEVEL	BUILDING	PARKING STRUCTURE
LEVEL 1	77,586	24,303
LEVEL 2	68,415	32,759
LEVEL 3	76,816	32,968
LEVEL 4	76,422	32,759
LEVEL 5	76,816	32,968
LEVEL 6		32,759
LEVEL 7		32,968
TOTAL	**376,055**	**221,484**



KEY PLAN



NORTH

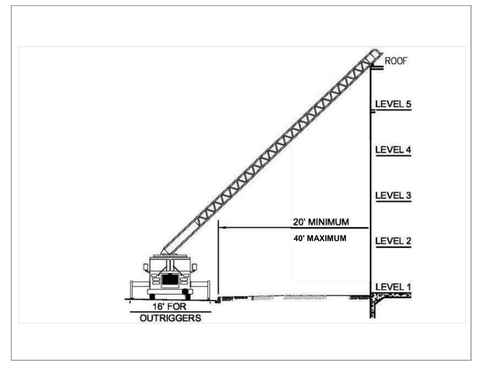
1"=30'-0" 0 15' 30' 60' 90'

LEGEND

- 20'-WIDE FIRE LANE
- 20'-WIDE FIRE LANE w/ ALTERNATE SURFACE
- 150' FIRE HOSE PULL
- FIRE AREA SEPARATION WALL
- BUILDING FOOTPRINT
- EXIT STAIR
- EXIT STAIR W/ ROOF ACCESS
- GE — GUERNY-SIZED ELEVATOR
- PROJECT NAME/ADDRESS SIGNAGE
- EXISTING PUBLIC FIRE HYDRANT
- PROPOSED PUBLIC FIRE HYDRANT
- NEW FIRE DEPT. CONNECTION
- FIRE LANE SIGNAGE
- FIRE-LANE PAINTED CURB
- FIRE APPARATUS

NOTE:FOR REFERENCE ONLY--A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPARATE SERVICE REQUEST

GROUND LEVEL FLOOR PLAN 1



TYPICAL LADDER AERIAL SECTION 2

RESIDENTIAL III - FIRE ACCESS /FIRE AREA SEPARATION PLAN

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
01/29/2021

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

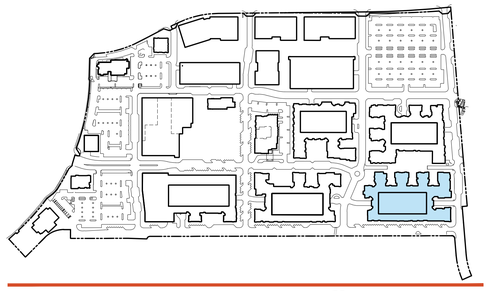
RESIDENTIAL IV - CBC 2019 BUILDING CODE ANALYSIS - HEIGHT AND AREA

BUILDING AREA	OCCUPANCY GROUP	CONST. TYPE	SPRINKLERS (903.1.1)	ALLOWABLE HEIGHT/ STORIES	HEIGHT PROVIDED	ALLOWABLE BUILDING AREA				MAX. BLDG. AREA (PER SECTION)	AVG. BLDG. AREA (PER LEVEL)	TOTAL BLDG. AREA PROVIDED (PER SECTION)	AVG. BLDG. AREA PROVIDED (PER LEVEL)
						TABLE 506.2	FRONTAGE INCREASE (Sec. 506.3)		SECTION 506.2.3				
Fire Area 1	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	21,692	4,858
Fire Area 2	R-2/A-3	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	32,460	6,492
Fire Area 3	R-2/A-3	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	40,495	8,099
Fire Area 4	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	22,540	4,508
Fire Area 5	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	33,575	6,715
Fire Area 6	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	25,015	5,003
Fire Area 7	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	47,080	9,586
Fire Area 8	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	22,685	4,537
Fire Area 9	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	36,920	7,384
Fire Area 10	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	31,085	6,217
Fire Area 11	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	47,280	9,456
Fire Area 12	R-2	III-A	NFPA 13	85' / 5 St.	75' / 5 St.	(24,000	+	0) x	2	48,000	9,600	33,535	6,707

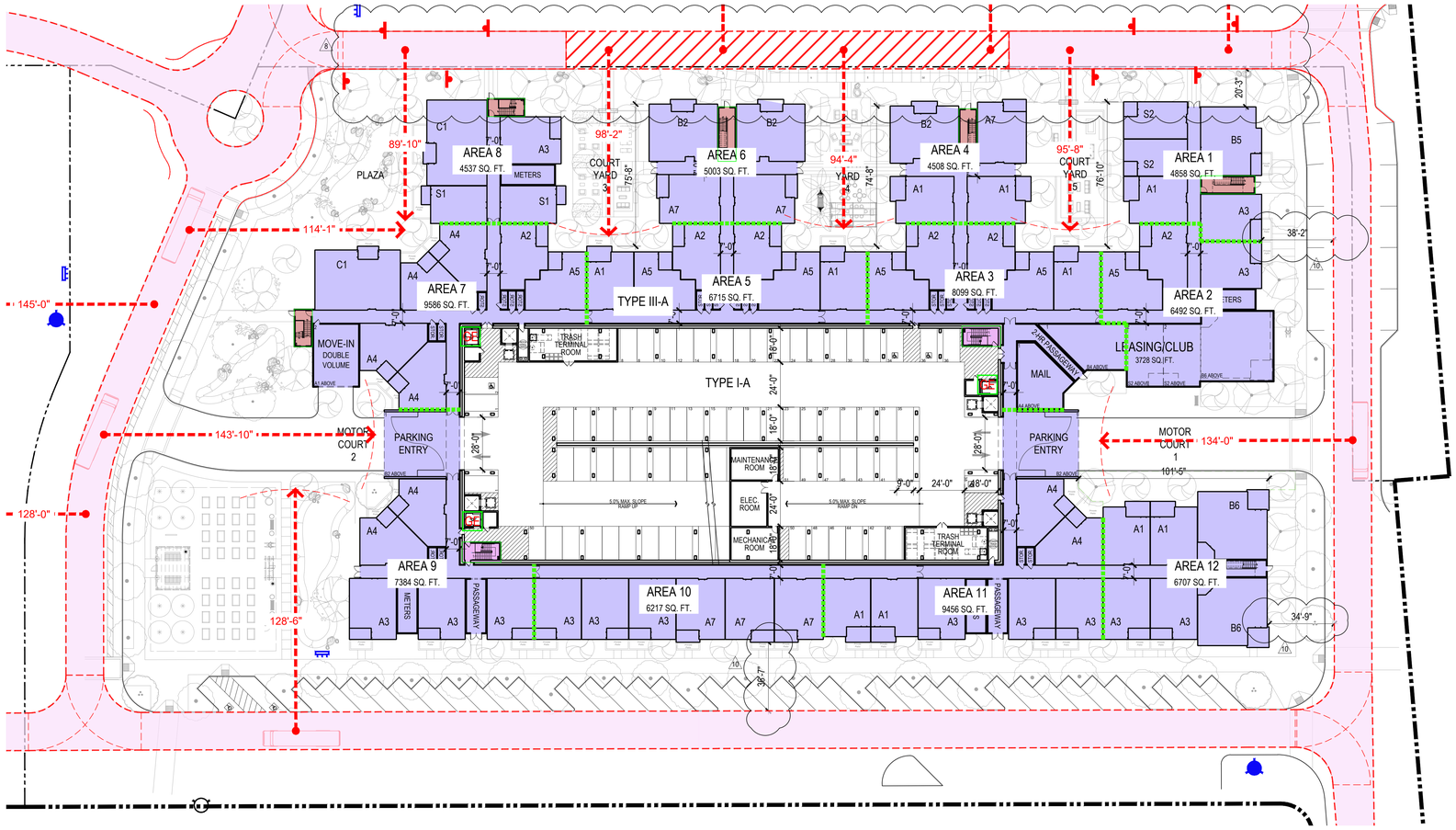
NOTE:ALL PARKING STRUCTURE LEVELS (INCL. ROOF DECK) ARE TYP I-A CONSTRUCTION AND S2 OCCUPANCY.

GROSS BUILDING AREA

LEVEL	BUILDING	PARKING STRUCTURE
LEVEL 1	79,590	29,902
LEVEL 2	74,630	35,164
LEVEL 3	79,590	35,382
LEVEL 4	79,208	35,164
LEVEL 5	79,590	35,382
LEVEL 6		35,164
LEVEL 7		35,382
TOTAL	**392,608**	**241,540**



KEY PLAN



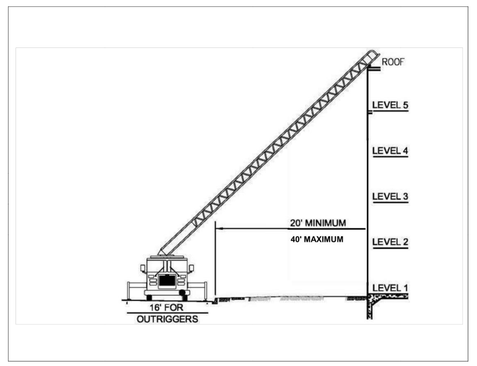
GROUND LEVEL FLOOR PLAN 1

NORTH

1"=30'-0" 0 15' 30' 60' 90'

LEGEND

- 20'-WIDE FIRE LANE
- 20'-WIDE FIRE LANE w/ ALTERNATE SURFACE
- 150' FIRE HOSE PULL
- FIRE AREA SEPARATION WALL
- BUILDING FOOTPRINT
- EXIT STAIR
- EXIT STAIR W/ ROOF ACCESS
- GE GUERNY-SIZED ELEVATOR
- PROJECT NAME/ADDRESS SIGNAGE
- EXISTING PUBLIC FIRE HYDRANT
- PROPOSED PUBLIC FIRE HYDRANT
- NEW FIRE DEPT. CONNECTION
- FIRE LANE SIGNAGE
- FIRE-LANE PAINTED CURB
- FIRE APPARATUS



TYPICAL LADDER AERIAL SECTION 2

NOTE:FOR REFERENCE ONLY--A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPARATE SERVICE REQUEST

RESIDENTIAL IV - FIRE ACCESS /FIRE AREA SEPARATION PLAN

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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
01/29/2021

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

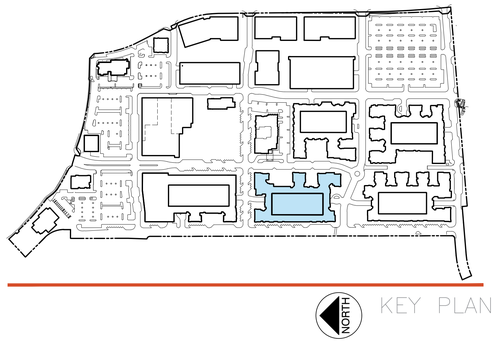
RESIDENTIAL V - CBC 2019 BUILDING CODE ANALYSIS - HEIGHT AND AREA

BUILDING AREA	OCCUPANCY GROUP	CONST. TYPE	SPRINKLERS (903.1.1)	ALLOWABLE HEIGHT/ STORIES	HEIGHT PROVIDED	ALLOWABLE BUILDING AREA				MAX. BLDG. AREA (PER SECTION)	AVG. BLDG. AREA (PER LEVEL)	TOTAL BLDG. AREA PROVIDED (PER SECTION)	AVG. BLDG. AREA PROVIDED (PER LEVEL)
						TABLE 506.2	FRONTAGE INCREASE (Sec. 506.3)		SECTION 506.2.3				
Fire Area 1	R-2/A-3	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	42,267	9,468
Fire Area 2	R-2	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	28,065	5,613
Fire Area 3	R-2	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	39,010	7,802
Fire Area 4	R-2	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	35,615	7,123
Fire Area 5	R-2	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	20,885	4,177
Fire Area 6	R-2/A-3	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	17,069	4,027
Fire Area 7	R-2/A-3	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	28,746	7,104
Fire Area 8	R-2	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	32,690	6,538
Fire Area 9	R-2	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	47,630	9,526
Fire Area 10	R-2	III-A	NFPA 13	85' / 5 St.	68'-5"/5 St.	(24,000	+	0) x	2	48,000	9,600	45,335	9,067

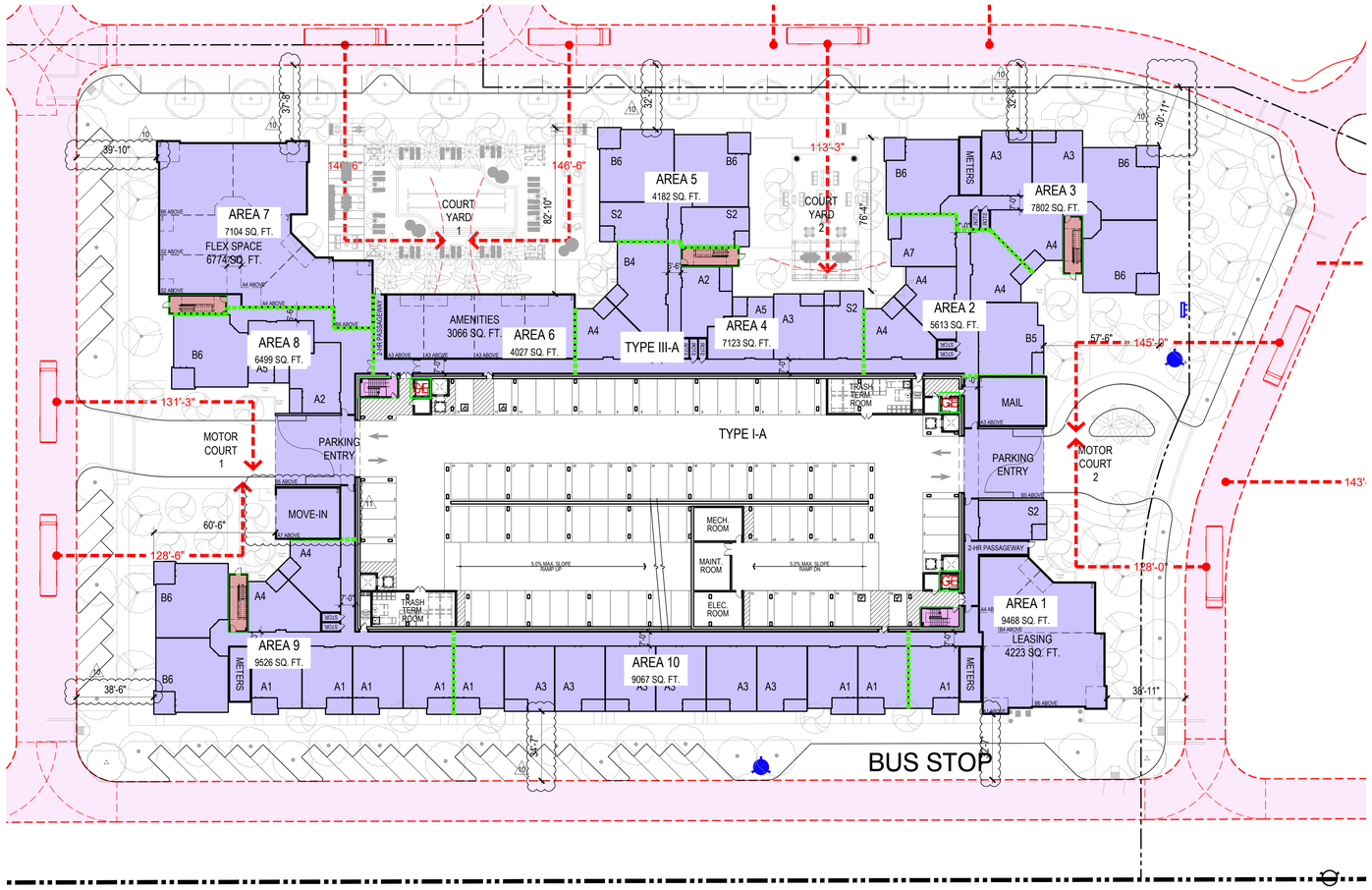
NOTE:ALL PARKING STRUCTURE LEVELS (INCL. ROOF DECK) ARE TYP I-A CONSTRUCTION AND S2 OCCUPANCY.

GROSS BUILDING AREA

LEVEL	BUILDING	PARKING STRUCTURE
LEVEL 1	70,454	30,130
LEVEL 2	55,287	37,171
LEVEL 3	70,366	36,953
LEVEL 4	70,122	37,171
LEVEL 5	70,366	36,953
LEVEL 6		16,350
TOTAL	**336,595**	**194,728**



KEY PLAN



GROUND LEVEL FLOOR PLAN 1

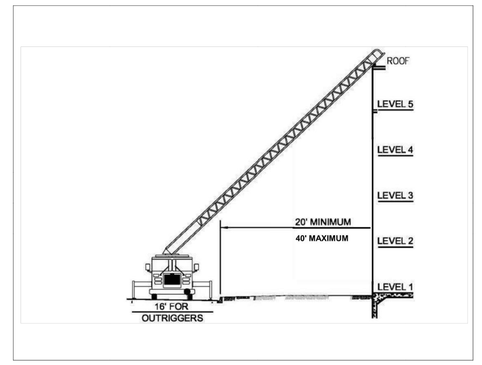
NOTE:FOR REFERENCE ONLY--A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPARATE SERVICE REQUEST

NORTH

1"=30'-0" 0 15' 30' 60' 90'

LEGEND

- 20'-WIDE FIRE LANE
- 20'-WIDE FIRE LANE w/ ALTERNATE SURFACE
- 150' FIRE HOSE PULL
- FIRE AREA SEPARATION WALL
- BUILDING FOOTPRINT
- EXIT STAIR
- EXIT STAIR W/ ROOF ACCESS
- GE — GUERNY-SIZED ELEVATOR
- PROJECT NAME/ADDRESS SIGNAGE
- EXISTING PUBLIC FIRE HYDRANT
- PROPOSED PUBLIC FIRE HYDRANT
- NEW FIRE DEPT. CONNECTION
- FIRE LANE SIGNAGE
- FIRE-LANE PAINTED CURB
- FIRE APPARATUS



TYPICAL LADDER AERIAL SECTION 2

RESIDENTIAL V - FIRE ACCESS /FIRE AREA SEPARATION PLAN

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

MASTER PLAN, FULL BUILD

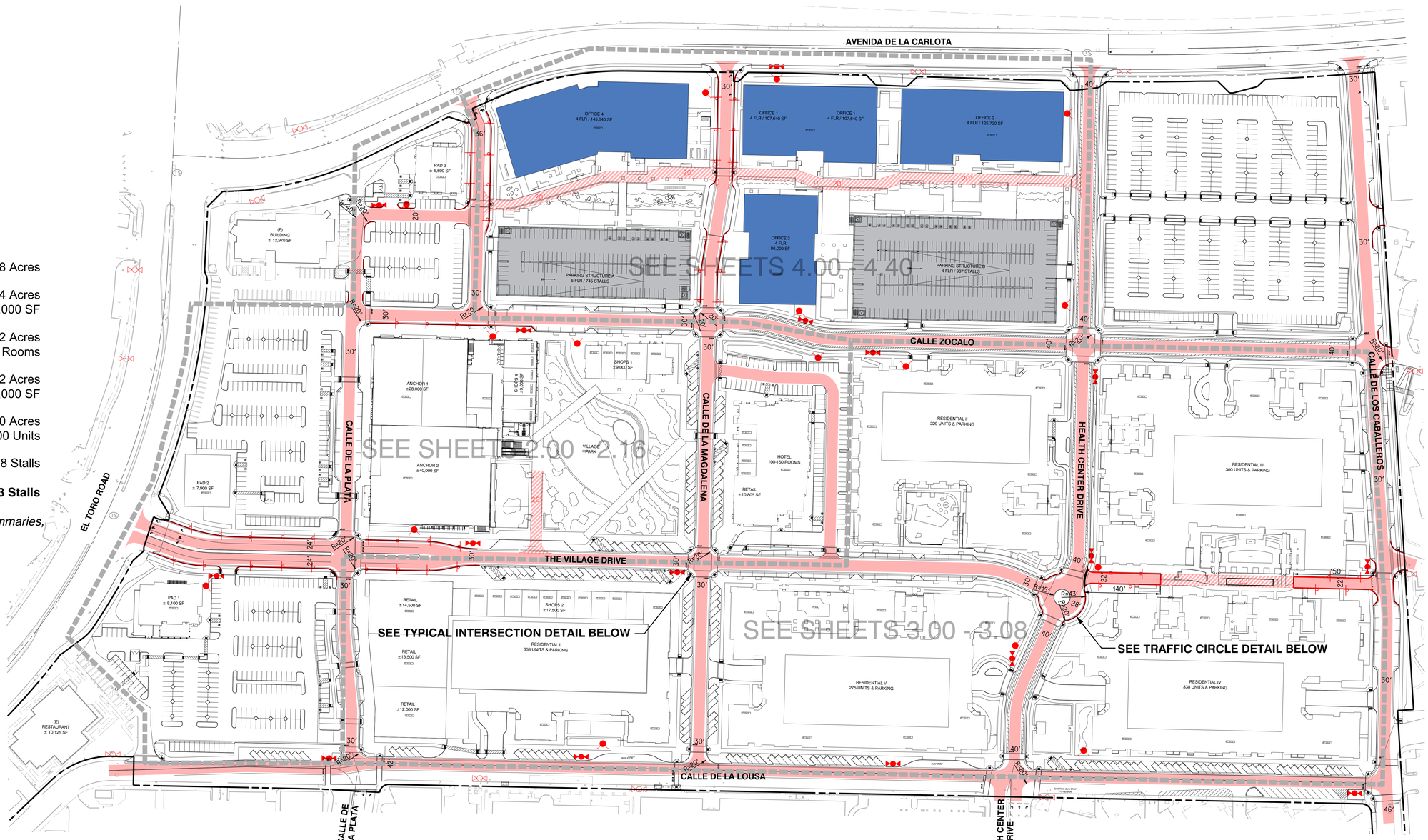
LEGEND

- Retail
- Anchor
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,808 Stalls
Parking Provided	**5,923 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*



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THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
01/29/2021

FMP
4.01

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

OFFICE SITE PLAN - SUMMARY

OFFICE 1
TYPE IIIB
ALLOWABLE: 57,000 SF / FLOOR
+/- 26,910 GSF / FLOOR
4 FLOORS
107,640 GSF TOTAL

OFFICE 2
TYPE IIIB
ALLOWABLE: 57,000 SF / FLOOR
+/- 31,430 GSF / FLOOR
4 FLOORS
125,720 GSF TOTAL

OFFICE 3
TYPE IIIB
ALLOWABLE: 57,000 SF / FLOOR
+/- 21,500 GSF / FLOOR
4 FLOORS
86,000 GSF TOTAL

OFFICE 4
TYPE IIIB
ALLOWABLE: 57,000 SF / FLOOR
+/- 36,410 GSF / FLOOR
4 FLOORS
145,640 GSF TOTAL

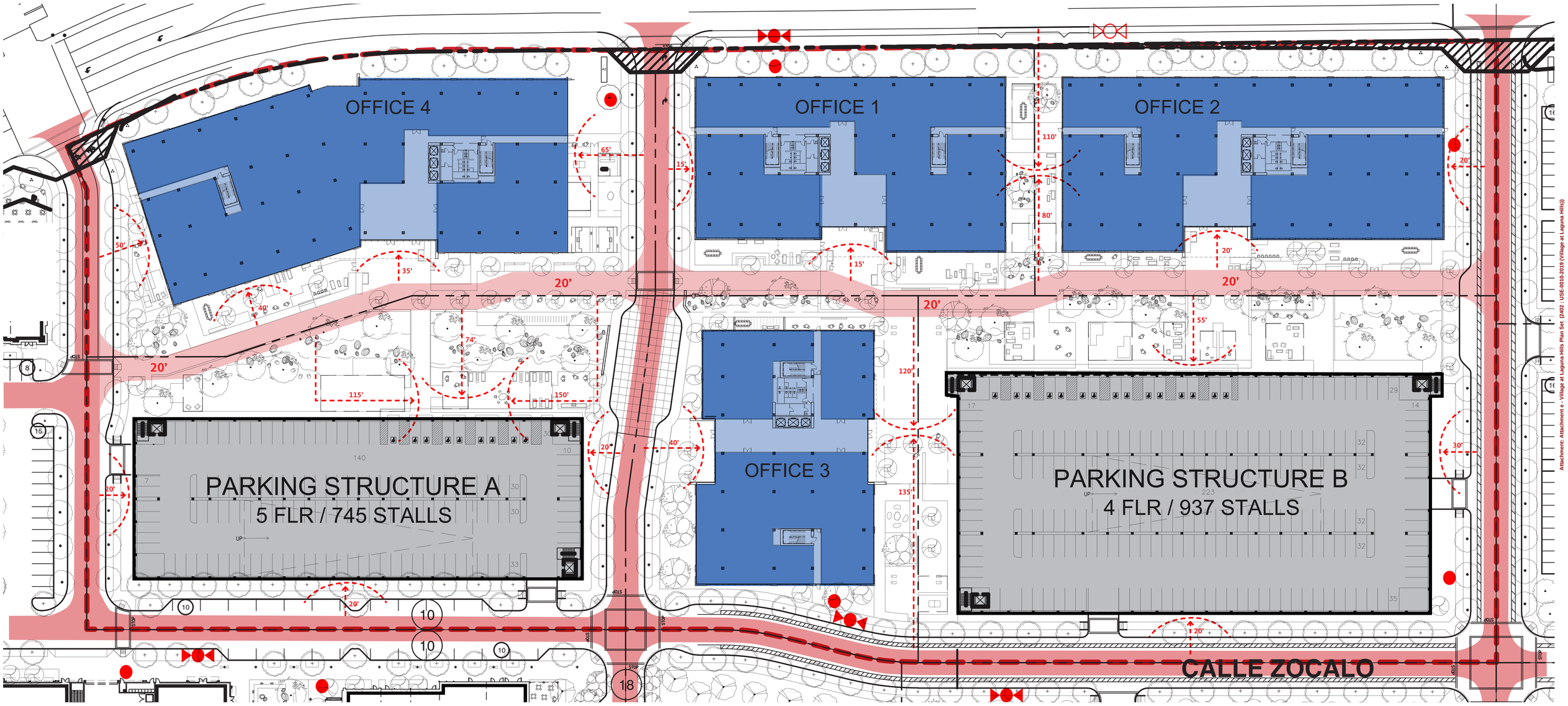
465,000 GSF TOTAL

PARKING STRUCTURE A
TYPE IIB
ALLOWABLE: 78,000 GSF / FLOOR
44,470 GSF / FLOOR
5.00 FLOORS (S2)
222,350 GSF TOTAL

PARKING STRUCTURE B
TYPE IIB
ALLOWABLE: 78,000 GSF / FLOOR
+/- 70,350 GSF / FLOOR
4.00 FLOORS (S2)
281,400 GSF TOTAL

PARKING ANLYSIS
SURFACE PARKING: 10 CARS
PARKING STRUCTURE A: 745 CARS
PARKING STRUCTURE B: 937 CARS

1,692 TOTAL CARS



NOTE
BUILDINGS SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM. EVIDENCE OF COMPLIANCE SHALL BE PROVIDED TO THE OCFA OR BUILDING DEPARTMENT, AS APPLICABLE, PRIOR TO OCCUPANCY.

LEGEND
- FIRE LANE
- 20' FIRE LANE
- SCOPE BOUNDARY
- 150' FIRE HOSE PULL
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

NORTH

0 30 60 120 240

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THE VILLAGE AT LAGUNA HILLS

ENLARGED OFFICE PLAN
Laguna Hills, CA
01/29/2021

FMP
4.02

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

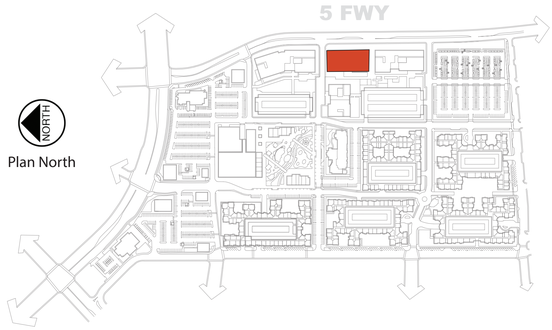
CONCEPTUAL FLOOR PLAN

GROUND FLOOR

OFFICE 1

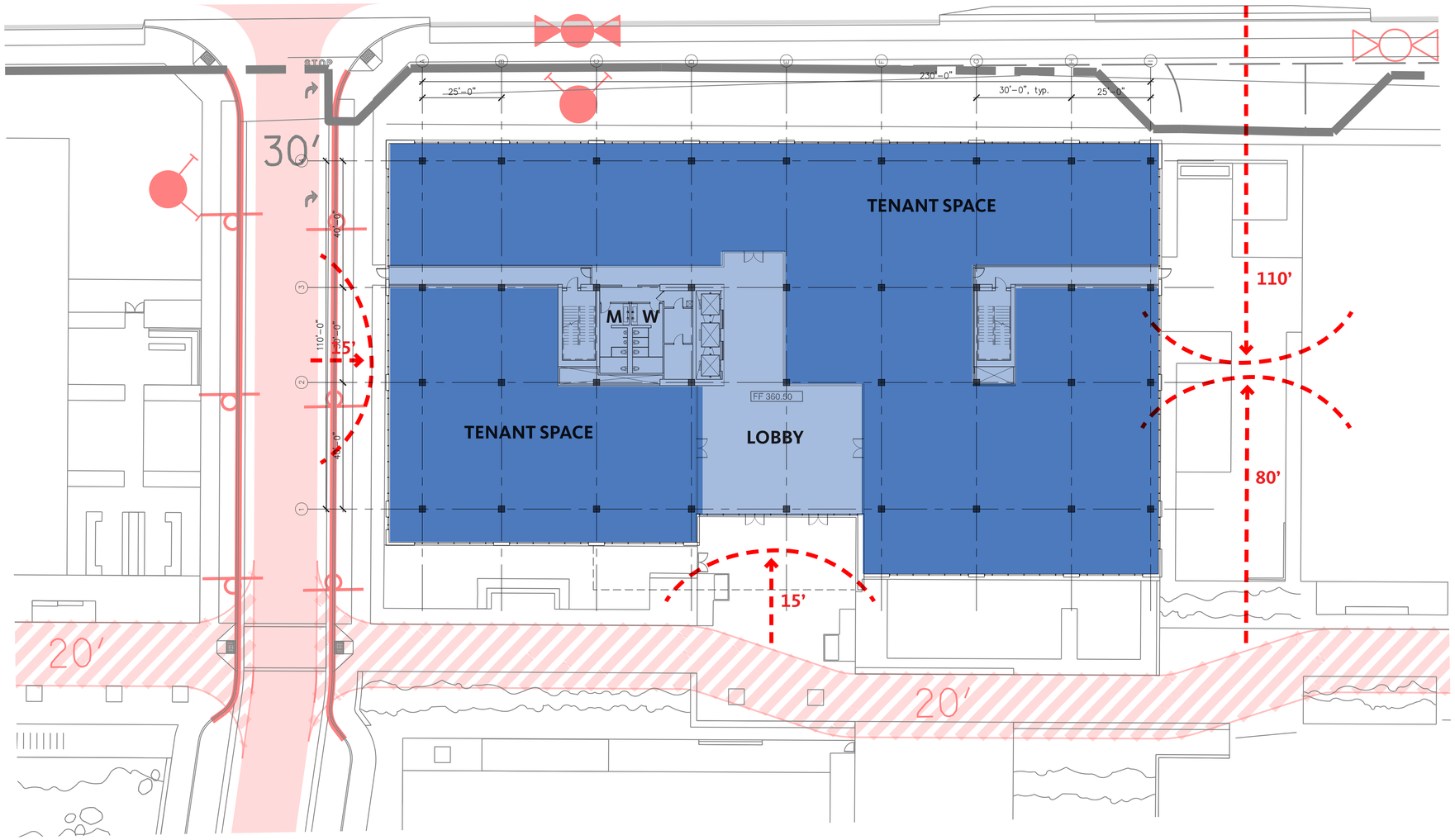
OCCUPANCY: B
CONTRUCTION TYPE: IIIB
SPRINKLERED: YES
ALLOWABLE: 57,000 SF / FLOOR
ACTUAL: +/- 26,910 GSF / FLOOR
4 STORIES
107,640 GSF TOTAL

GFA: +/- 26,910
GLA: +/- 25,965 (96.5%)
DECK SF: +/- 0



Plan North

Key Plan



LEGEND

- FIRE LANE
- SCOPE BOUNDARY
- PROPOSED FIRE HYDRANT
- 20' FIRE LANE
- 150' FIRE HOSE PULL
- EXISTING FIRE HYDRANT

0 16 32 64 128

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THE VILLAGE AT LAGUNA HILLS

OFFICE 1
Laguna Hills, CA
01/29/2021

FMP
4.03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

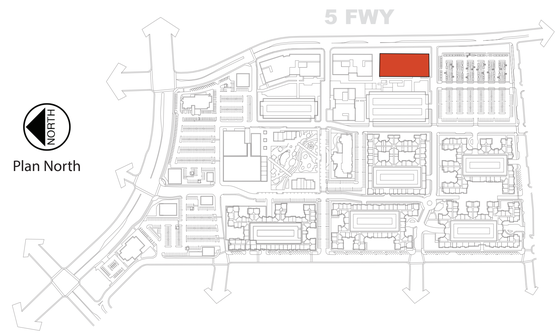
CONCEPTUAL FLOOR PLAN

GROUND FLOOR

OFFICE 2

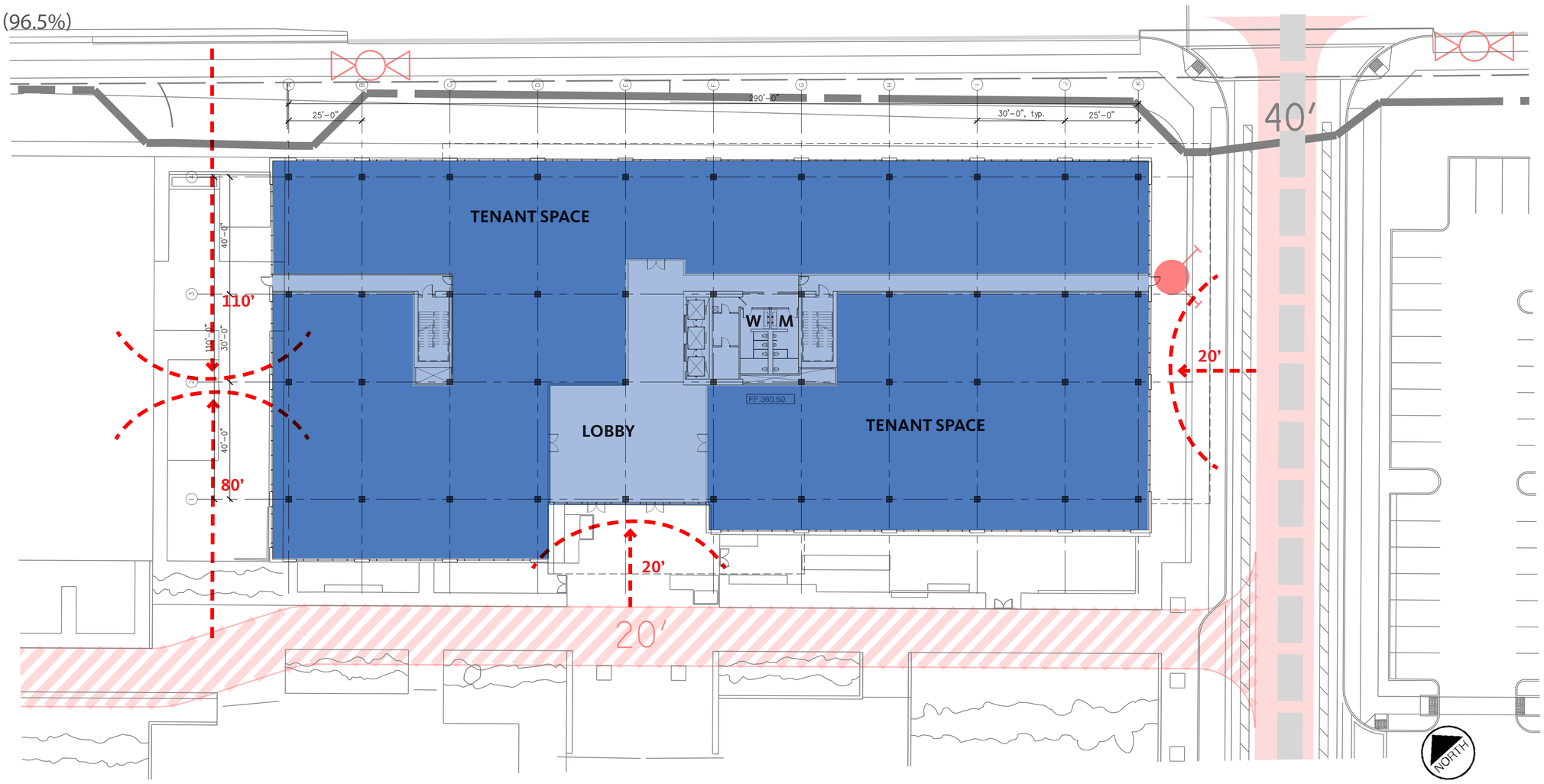
OCCUPANCY: B
CONSTRUCTION TYPE: IIIB
SPRINKLERED: YES
ALLOWABLE: 57,000 SF / FLOOR
ACTUAL: +/- 31,430 GSF / FLOOR
4 STORIES
125,720 GSF TOTAL

GFA:	+/- 31,430
GLA:	+/- 30,330 (96.5%)
DECK SF:	+/- 0



Plan North

Key Plan



LEGEND

- FIRE LANE
- SCOPE BOUNDARY
- PROPOSED FIRE HYDRANT
- 20' FIRE LANE
- 150' FIRE HOSE PULL
- EXISTING FIRE HYDRANT

0 16 32 64 128

Gensler

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

OFFICE 2
Laguna Hills, CA
01/29/2021

FMP
4.04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

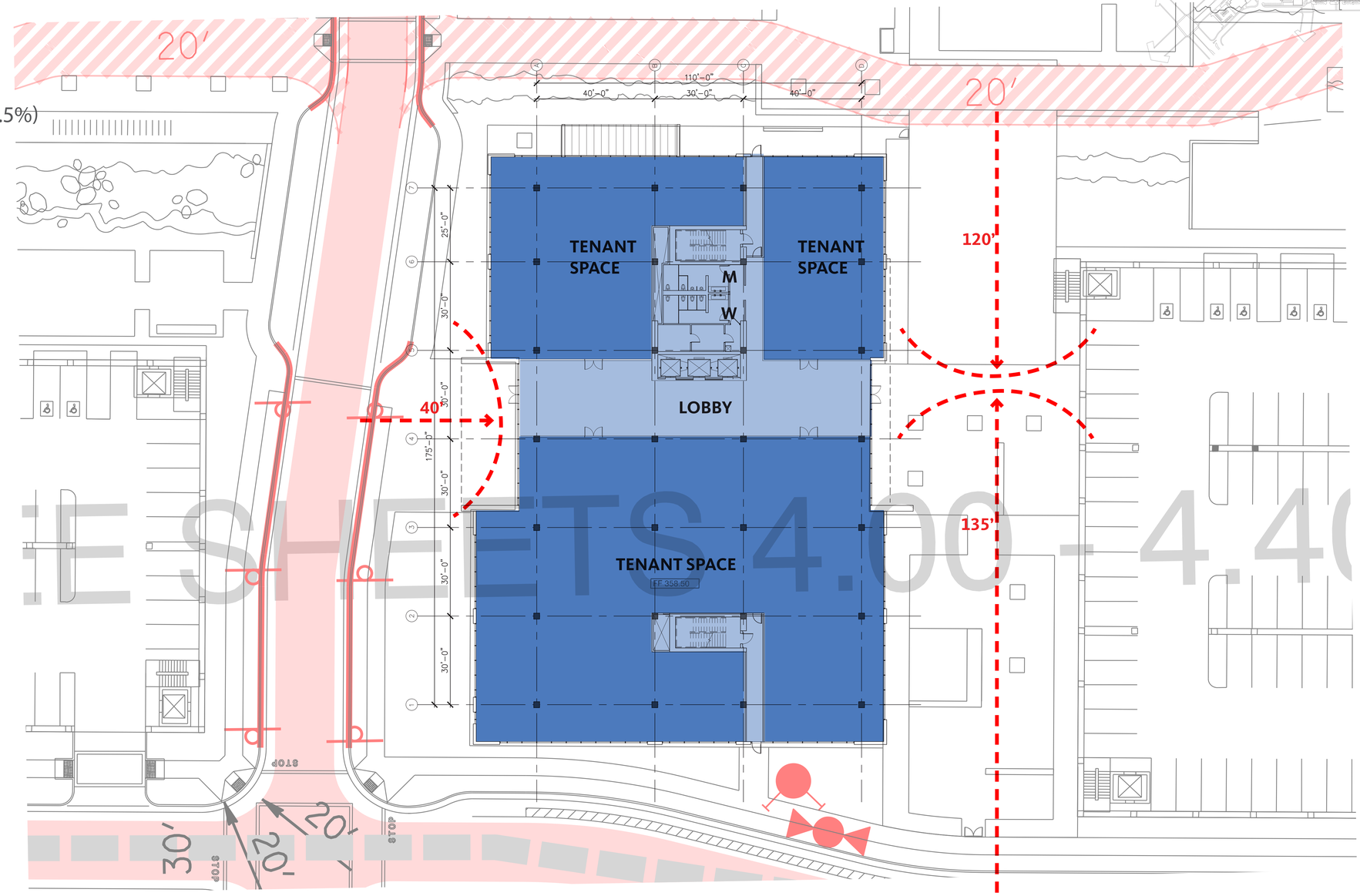
CONCEPTUAL FLOOR PLAN

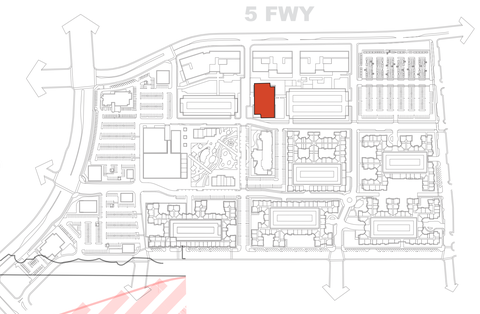
GROUND FLOOR

OFFICE 3

OCCUPANCY: B
CONSTRUCTION TYPE: IIIB
SPRINKLERED: YES
ALLOWABLE: 57,000 SF / FLOOR
ACTUAL: +/- 21,500 GSF / FLOOR
4 STORIES
86,000 GSF TOTAL

GFA:	+/- 21,500
GLA:	+/- 20,745 (96.5%)
DECK SF:	+/- 0





Key Plan

LEGEND

- FIRE LANE
- SCOPE BOUNDARY
- PROPOSED FIRE HYDRANT
- 20' FIRE LANE
- 150' FIRE HOSE PULL
- EXISTING FIRE HYDRANT

0 16 32 64 128

E SHEETS 4.00 - 4.4

Gensler
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THE VILLAGE AT LAGUNA HILLS

OFFICE 3
Laguna Hills, CA
01/29/2021

FMP
4.05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

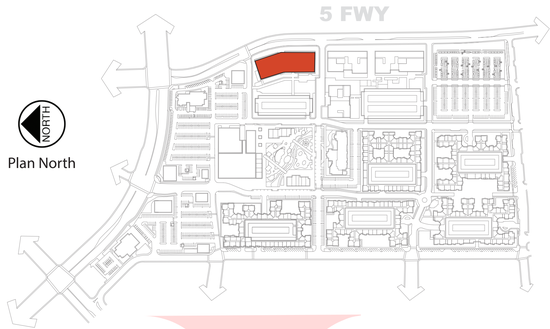
CONCEPTUAL FLOOR PLAN

GROUND FLOOR

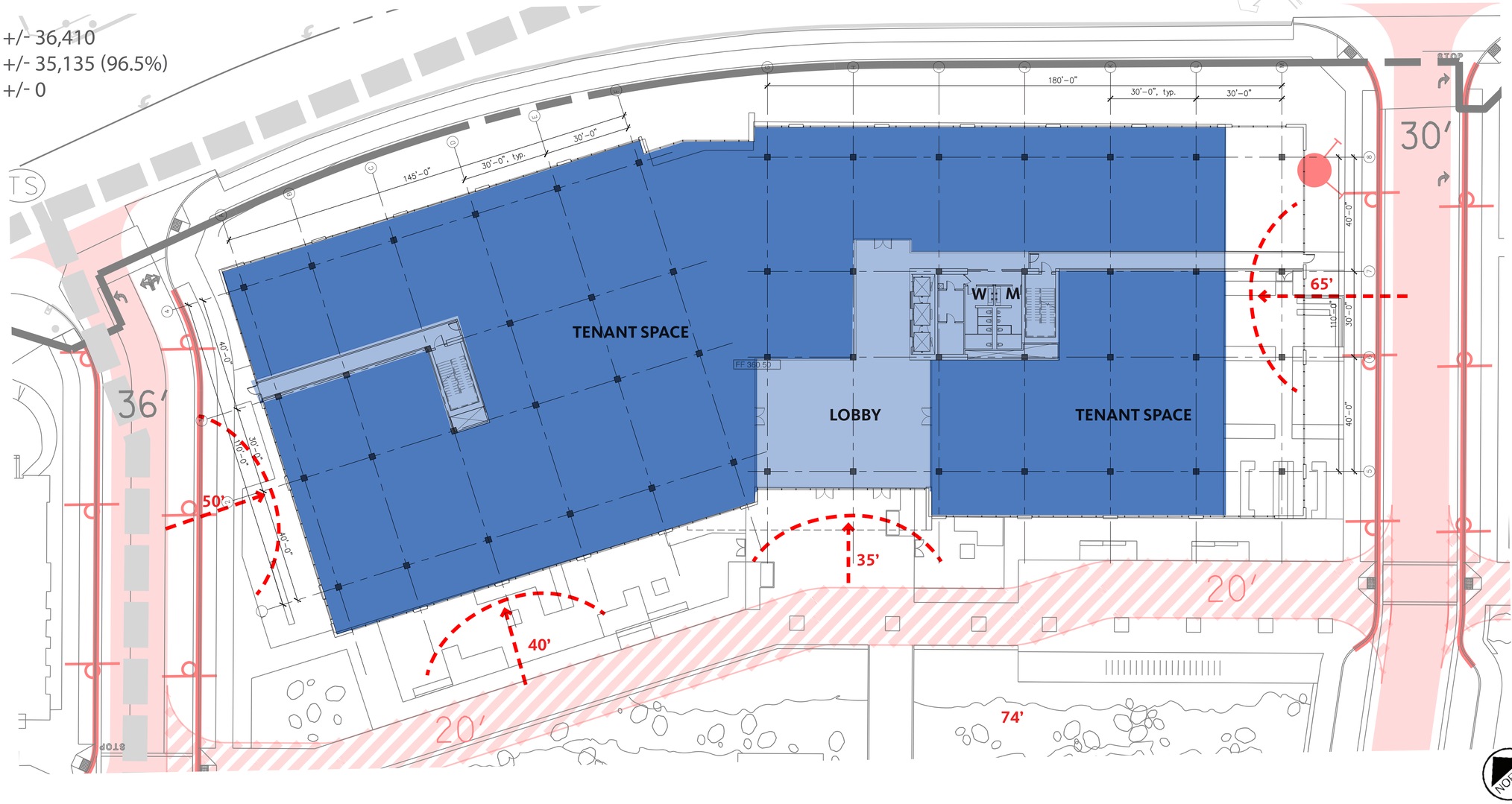
OFFICE 4

OCCUPANCY: B
CONTRUCTION TYPE: IIIB
SPRINKLERED: YES
ALLOWABLE: 57,000 SF / FLOOR
ACTUAL: +/- 36,410 GSF / FLOOR
4 STORIES
145,640 GSF TOTAL

GFA: +/- 36,410
GLA: +/- 35,135 (96.5%)
DECK SF: +/- 0



Key Plan



LEGEND

- FIRE LANE
- SCOPE BOUNDARY
- PROPOSED FIRE HYDRANT
- 20' FIRE LANE
- 150' FIRE HOSE PULL
- EXISTING FIRE HYDRANT

0 16 32 64 128

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THE VILLAGE AT LAGUNA HILLS

OFFICE 4
Laguna Hills, CA
01/29/2021

FMP
4.06

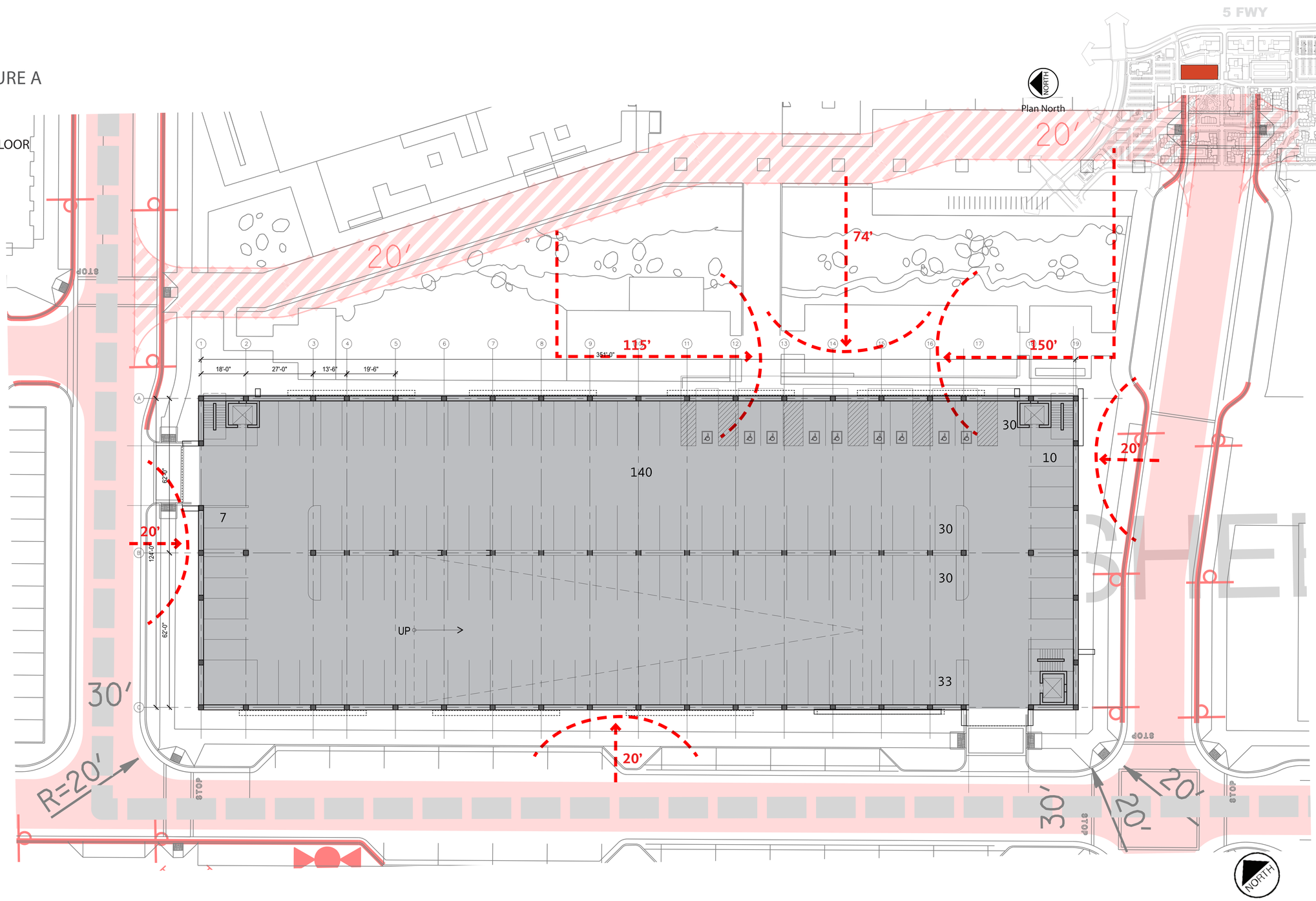
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE A

FLOOR 1

PARKING STRUCTURE A

OCCUPANCY: S2
CONTRUCTION TYPE: IIB
SPRINKLERED: YES
ALLOWABLE: 78,000 SF / FLOOR
44,470 GSF / LEVEL
5 STORIES
222,350 GSF TOTAL



Key Plan

LEGEND

- FIRE LANE
- SCOPE BOUNDARY
- PROPOSED FIRE HYDRANT
- 20' FIRE LANE
- 150' FIRE HOSE PULL
- EXISTING FIRE HYDRANT

0 16 32 64 128

Gensler
MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE A
Laguna Hills, CA
01/29/2021

FMP
4.07

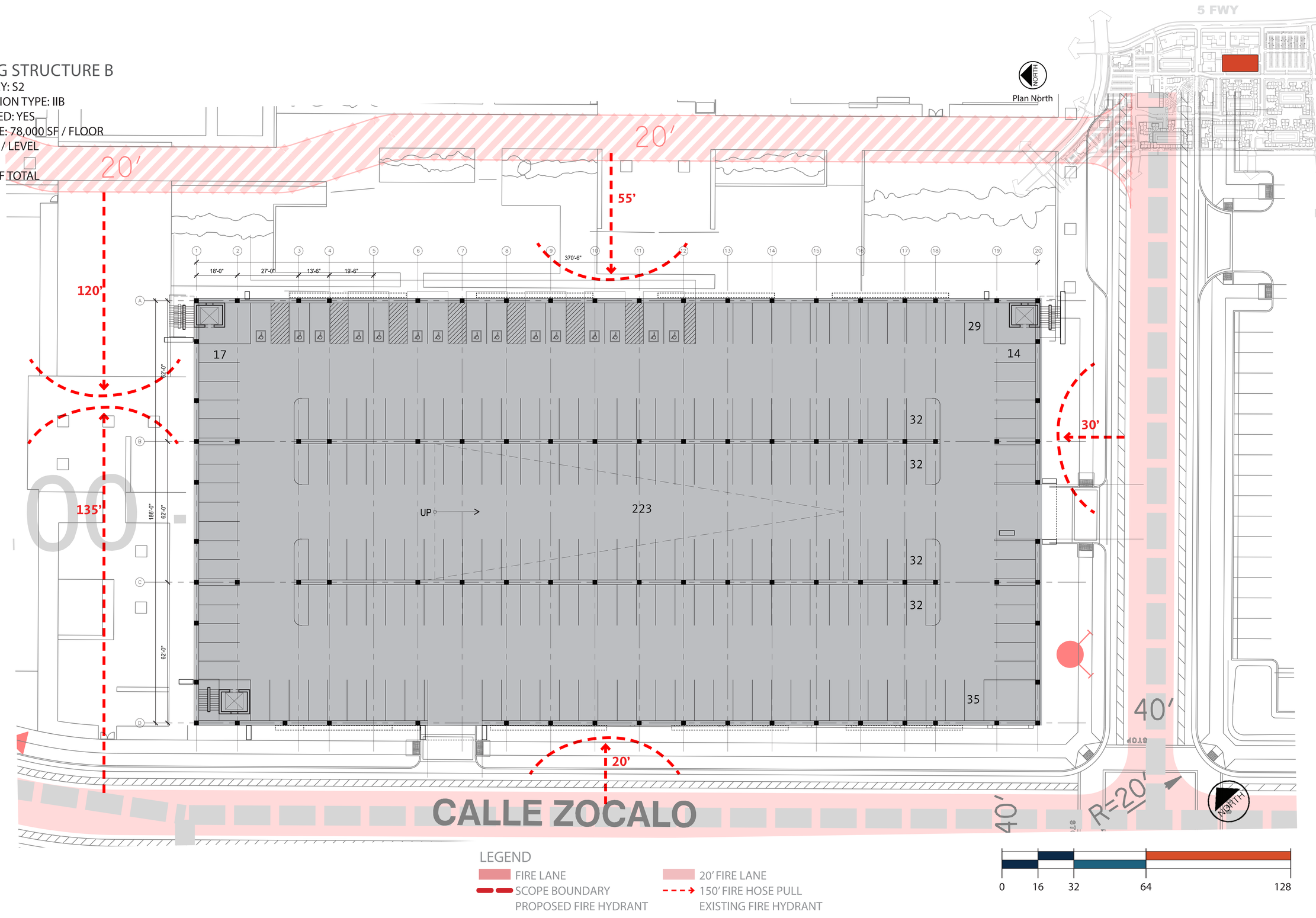
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CONCEPTUAL FLOOR PLAN - PARKING STRUCTURE B

FLOOR 1

PARKING STRUCTURE B

OCCUPANCY: S2
CONTRUCTION TYPE: IIB
SPRINKLERED: YES
ALLOWABLE: 78,000 SF / FLOOR
70,350 GSF / LEVEL
4 STORIES
281,400 GSF TOTAL



LEGEND

- FIRE LANE
- SCOPE BOUNDARY
- PROPOSED FIRE HYDRANT
- 20' FIRE LANE
- 150' FIRE HOSE PULL
- EXISTING FIRE HYDRANT

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THE VILLAGE AT LAGUNA HILLS

PARKING STRUCTURE B
Laguna Hills, CA
01/29/2021

FMP
4.08

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APNS: 621-221-02, 621-221-03, 621-221-04, 621-221-05, 621-221-06, 621-221-07, 621-221-08, 621-221-09, 621-221-10, 621-221-11, 621-221-12, 621-221-13 AND 621-221-14)

LOTS 1 THROUGH 11 AND LOTS A AND B, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 978, PAGES 1 THROUGH 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 1/2 OF ALL GAS, OIL, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSES WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, WHO ACQUIRED TITLE AS FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, IN THE DEED RECORDED DECEMBER 04, 1961 IN BOOK 5931, PAGE 586 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534, OF OFFICIAL RECORDS.

PARCEL 2: (APN: 621-051-39)

PARCEL "A" OF LOT LINE ADJUSTMENT LLA 3-16-3493, RECORDED AUGUST 04, 2016 AS INSTRUMENT NO. 2016000360834, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 3: (APNS: 621-051-38 AND 621-051-41)

PARCEL D OF LOT LINE ADJUSTMENT LLA 3-16-3493, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED AUGUST 04, 2016 AS INSTRUMENT NO. 2016000360834, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL 4: (APN: 621-141-058)

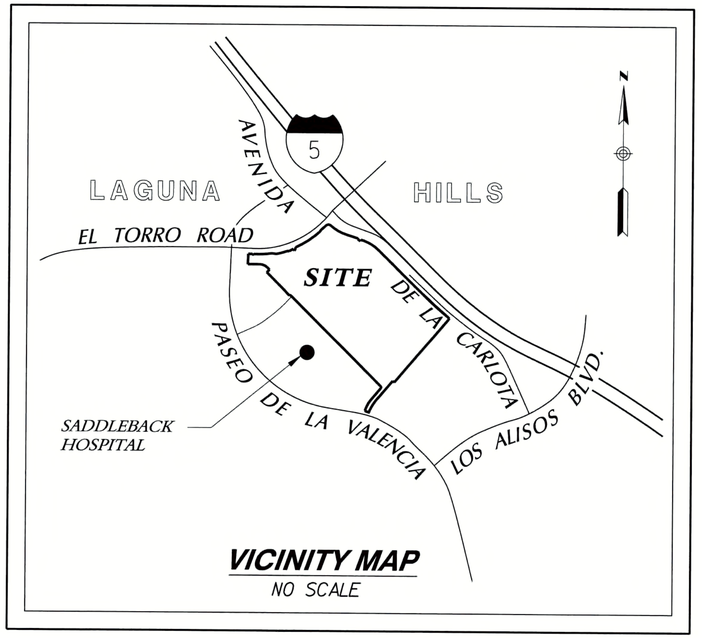
LOT 2 OF TRACT NO. 6106, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 232, PAGES 6 THROUGH 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 2 LYING SOUTHEASTERLY AND EASTERLY OF THAT CERTAIN LINE DESCRIBED IN "CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENTS AGREEMENT" ALSO CALLED "REA" EXECUTED BY ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION AND OTHERS, RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 325 OF OFFICIAL RECORDS, SAID LINE BEING DESCRIBED AS FOLLOWS; "THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 45°00'00" EAST 90.81 FEET TO A TANGENT CURVE CONCAVE, NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THEREON NORTHEASTERLY 14.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°34'35" TO A TANGENT LINE; THENCE NORTH 02°25'25" EAST 153.15 FEET; THENCE NORTH 08°56'03" WEST 35.54 FEET RADIALLY TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1260.00 FEET, AND CURVE BEING CONCENTRIC WITH A SAID CURVE SHOWN ON MAP OF LOT 2 OF TRACT NO. 5061, AS SHOWN ON A MAP RECORDED IN BOOK 183, PAGE 4 OF MISCELLANEOUS MAPS OF ORANGE COUNTY, AS HAVING A RADIUS OF 1252.00 FEET AND BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IMPROVEMENTS OF EL TORO ROAD."

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAGUNA HILLS, A CALIFORNIA MUNICIPAL CORPORATION, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 18, 2006 AS INSTRUMENT NO. 2006000554765 OF OFFICIAL RECORDS.

EXCEPTING 1/2 OF ALL GAS, OIL, HYDROCARBON, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, WHO ACQUIRED TITLE AS FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION, IN THE DEED RECORDED DECEMBER 04, 1961 IN BOOK 5931, PAGE 586 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534 OF OFFICIAL RECORDS.

APN: 621-051-38, 621-051-39, 621-051-41, 621-141-58, 621-221-02, 621-221-03, 621-221-04, 621-221-05, 621-221-06, 621-221-07, 621-221-08, 621-221-09, 621-221-10, 621-221-11, 621-221-12, 621-221-13 AND 621-221-14



VICINITY MAP
NO SCALE

SURVEYOR'S NOTES:

1) FOR EXACT LOCATIONS OF UNDERGROUND FACILITIES, INTERESTED PARTIES SHOULD CONTRACT A LOCATION SERVICE.

2) NO STRUCTURES WERE LOCATED BY FIELD SURVEY WHICH ARE MORE THAN 5' FROM THE PROPERTY LINES, EXCEPT AS SHOWN.

3) NO ATTEMPT WAS MADE ON THIS SURVEY TO LOCATE BASEMENTS, FOOTINGS, OR OTHER SUBSURFACE STRUCTURES EXCEPT AS EXPRESSLY INDICATED HEREON.

4) NO ATTEMPT WAS MADE ON THIS SURVEY TO IDENTIFY OR LOCATE ENVIRONMENTALLY SENSITIVE ITEMS SUCH AS PROTECTED PLANTS, ANIMALS, ETC.

5) NO ATTEMPT WAS MADE ON THIS SURVEY TO LOCATE HAZARDOUS MATERIALS. ANY POSSIBLE HAZARDOUS MATERIALS DISCLOSED HEREON ARE AS INCIDENTALLY NOTED

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6, NAD83 (EPOCH 2017.50) BASED UPON THE GRID BEARING BETWEEN STATION 7701 AND STATION 7731, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON DECEMBER 27, 2018, BOTH STATIONS PER ORANGE COUNTY SURVEYOR HORIZONTAL CONTROL DATA SHEETS.

GRID BEARING STATION 7701 TO STATION 7731: N 2°51'32"ESTATION 7701 TO STATION 7731: N 2°51'32"E

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88) AND ARE BASED ON BENCH MARK 3F-128-13, BEING A FOUND 3-3/4" OCS ALUMINUM BENCH MARK DISK STAMPED "3F-128-13", SET IN THE NE'LY CORNER OF A 4'X4' CATCH BASIN FLUSH IN CONCRETE. MONUMENT IS LOCATED ALONG THE SE'LY SIDE OF EL TORO RD. UNDER THE 5 FWY OVERPASS, PER ORANGE COUNTY SURVEYOR "VERTICAL CONTROL DATA SHEET O.C.S. 1995 ADJUSTMENT".

ELEVATION: 359.02, NAVD88 DATUM, "YEAR LEVELED 2014".

MAP REFERENCES

TRACT MAP 18115 AND 6106, PMB 74/4-10

TITLE INFORMATION

1. TITLE IS VESTED IN:

   MPG FUND X LAGUNA HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 1 AND 4

   MPG X LH RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCELS 2 AND 3

2. THE PRELIMINARY REPORT FOR THIS SURVEY WAS PREPARED BY:

   FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. NCS-942205-ONT1 DATED JULY 14, 2020.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2019.

LICENSED LAND SURVEYOR
PATRICK A. MCMICHAEL
No. 6187
STATE OF CALIFORNIA

BY: _____ 8-25-2020
PATRICK A. MCMICHAEL L.S. 6187 DATE

ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
EL TORO ROAD & AVENIDA DE LA CARLOTA
LAGUNA HILLS, CALIFORNIA

NO.	REVISION	BY:	DATE:
1	DRAFT FOR REVIEW	TF/SS	12/26/2018
2	UPDATED TITLE REPORT DATED JANUARY 3, 2020	SJS	1/20/2020
3	UPDATED TITLE REPORT DATED JULY 14, 2020	SJS	7/14/2020

RICK ENGINEERING COMPANY
San Diego
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
[FAX] 619-291-4165
J. 18459
rickengineering.com
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Sheet Number 1 Of 10 Sheets

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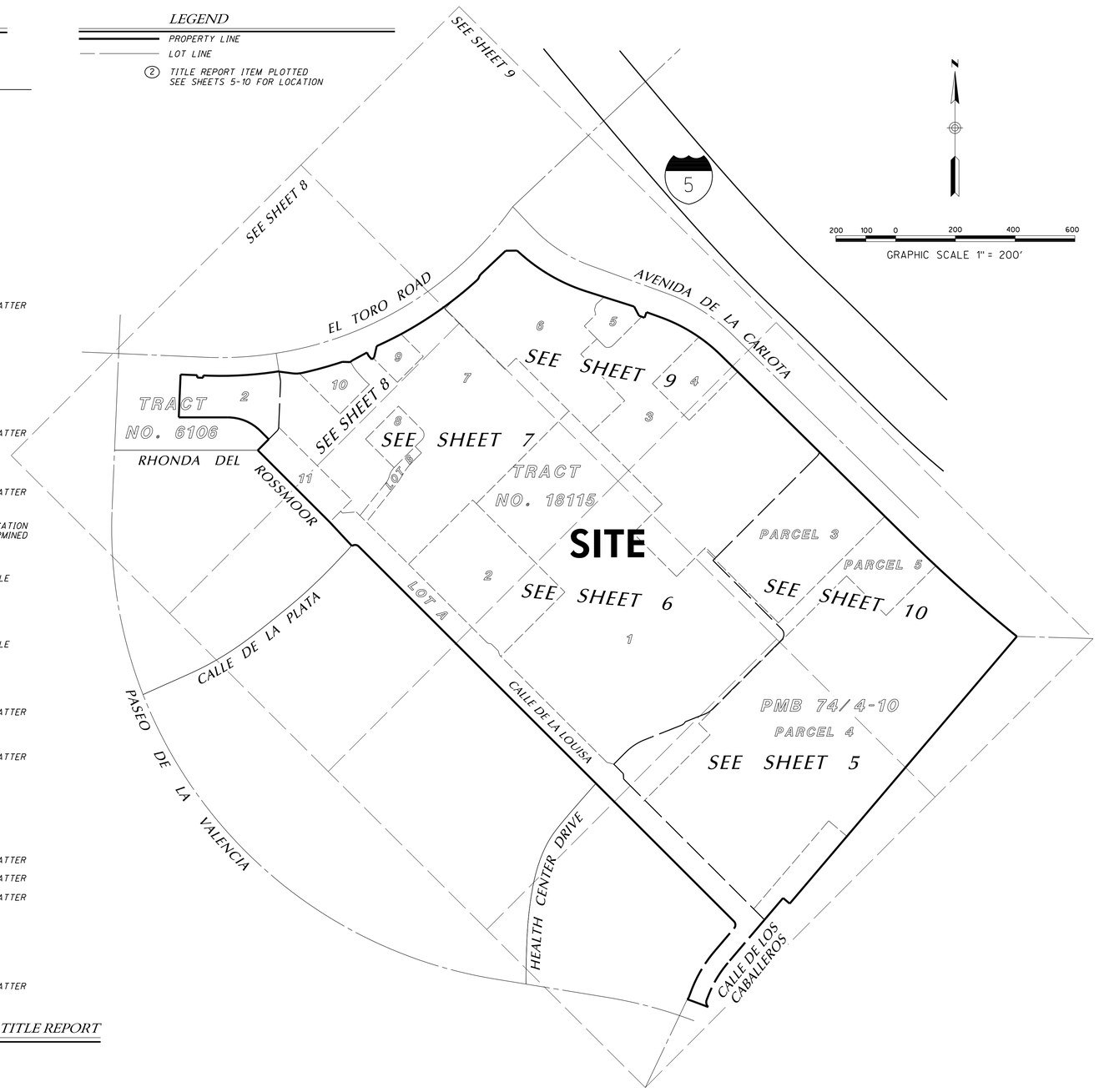
TITLE REPORT ITEMS

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY'S PRELIMINARY REPORT PREPARED JANUARY 3, 2020 ORDER NO. NCS-942205-ONT1.

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION	REMARKS
1		GENERAL & SPECIAL TAXES FISCAL TAX YEAR 2020-2021		NOT A SURVEY MATTER
2		LIEN OF SUPPLEMENTAL TAXES		NOT A SURVEY MATTER
(3)	07-03-1963	BK 183, PG 4-8	DRAINAGE & SEWER EASEMENT	PLOTTED
(4)	01-15-1964 02-29-1972	BK 6885, P70,72 B10018, P258,261	WATER & SEWER EASEMENT MODIFICATIONS THEREOF	PLOTTED PLOTTED
5	02-28-1964 NO DATE	BK 6944, P 449 BK 9293, P 986	CC&Rs MODIFICATIONS THEREOF	NON-PLOTTABLE NON-PLOTTABLE
(6)	09-16-1964	BK 7221, P 727	SOUTHERN COUNTIES GAS CO. OF CALIFORNIA EASEMENT	PLOTTED
	NO DATE	BK 7420, P 616	MODIFICATIONS THEREOF	PLOTTED
(7)	02-24-1965	BK 7423, P 957	SOUTHERN COUNTIES GAS CO. OF CALIFORNIA EASEMENT	PLOTTED
	11-29-1971	BK 9905, P 162	PORTION OF SAID EASEMENT WAS QUITCLAIMED	NOT A SURVEY MATTER ITEM TO BE REMOVED
(8)	06-14-1965	BK 7555, P 16	ROSSMOOR SANITATION PIPE LINE EASEMENT	PLOTTED
	02-29-1972	BK 10018, P 258	MODIFICATIONS TO EASEMENT	NOT A SURVEY MATTER
(9)	08-13-1965	BK 7630, P 541	ROSSMOOR WATER COMPANY PIPE LINE EASEMENT	PLOTTED
	02-29-1972	BK 10018, P 261	MODIFICATIONS TO EASEMENT	NOT A SURVEY MATTER
10	09-03-1965	BK 7656, P 227	MEMORANDUM OF AGREEMENT BETWEEN ROSSMOOR CORP. & PAC. TEL & TELEGRAPH CO.	NOT A SURVEY MATTER
11	09-27-1965	BK 7681, P 71	AGREEMENT BETWEEN ROSSMOOR CORP. & PAC. TEL & TELEGRAPH	NOT A SURVEY MATTER
	11-12-1965	BK 7738, P 924	AMENDMENT TO AGREEMENT	NOT A SURVEY MATTER
(12)	11-04-1965	BK 7729, P 120	SOUTHERN CALIF. EDISON ESMT.	PLOTTED
(13)	PARCEL MAP NO. 13686		DRAINAGE EASEMENT	NOT-PLOTTED; LOCATION CANNOT BE DETERMINED
(14)	TRACT NO. 6106		A. EXCLUSIVE USE LOTS B. SAID LOTS ARE NOT PUBLIC STREETS	PLOTTED NOT A SURVEY MATTER
(15)	08-17-1966	BK 8021, P 185	INGRESS & EGRESS EASEMENT IN FAVOR OF C & W COMPANY	PLOTTED
16	09-19-1967	BK 8378, P 171	INGRESS AND EGRESS AND PARKING FOR ADJ. FACILITIES	BLANKET EASEMENT
(17)	09-11-1968	BK 8717, P 812	INGRESS AND EGRESS IN FAVOR OF GOLDEN RAIN FOUNDATION OF LAGUNA HILLS	PLOTTED
(18)	11-26-1969	BK 9148, P 179	ROSSMOOR SANITATION SEWER PIPE LINE EASEMENT	PLOTTED
	02-29-1972	BK 10018, P 258	MODIFICATIONS OF EASEMENTS	NOT A SURVEY MATTER
(19)	03-10-1971	BK 9566, P 948	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
20	09-29-1971	BK 9823, P 673	SEWER MAIN EXTENSION AGRMNT	NOT A SURVEY MATTER
(21)	10-29-1971	BK 9868, P 985	SOUTHERN CALIFORNIA GAS CO. EASEMENT	PLOTTED
22	02-29-1972 04-18-1974 11-21-1989	BK 10018, P 274 BK 11121, P 1934 89-636870 &-873	SHORT FORM LEASE MODIFICATIONS THEREOF ASSIGNED INTEREST	NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER
(23)	02-29-1972	BK 10018, P 325	RECIPROCAL EASEMENT AGRMNT.	NOT-PLOTTED; LOCATION UNDETERMINED
	04-18-1974	BK 11122, P 72	MODIFICATIONS THEREOF	NOT-PLOTTED; LOCATION UNDETERMINED
	11-17-1989	89-62069	MODIFICATIONS THEREOF	PLOTTED; SAME AS ITEM 42
	SAID DOCUMENTS MODIFIED BY FOLLOWING:			
	12-23-1975	BK 11604, P 115	ASSIGNMENT AND ASSUMPTION AGRMNT.	NOT A SURVEY MATTER
	02-28-1977	BK 12086, P 283	ASSIGNMENT AND ASSUMPTION AGRMNT.	NOT A SURVEY MATTER
	06-09-1980	BK 13629, P1347	RECIPROCAL EASEMENT AGRMNT.	PLOTTED
	11-21-1989 11-21-1989	89-636871 89-636874	ASSIGNMENT AND ASSUMPTION AGRMNT.	NOT-PLOTTED; OFF-SITE
	02-07-2017	2017000053900	AMENDED AND RESTATED RECIPROCAL EASEMENT AGRMNT.	PLOTTED; SAME AS ITEM 14
24	02-29-1972 04-18-1974	BK 10018, P 496 BK 11122, P 312	TERMS OF EASEMENT AGRMNT. MODIFICATIONS THEREOF	NOT A SURVEY MATTER NOT A SURVEY MATTER
25	11-15-1972	BK 10427, P 579	SOUTHERN CALIFORNIA EDISON EASEMENT	NOT-PLOTTED; LOCATION CANNOT BE DETERMINED
(26)	03-20-1973	BK 10603, P 320	SOUTHERN CALIFORNIA GAS EASEMENT	PLOTTED
27	05-22-1973	BK 10708, P 932	SOUTHERN CALIFORNIA EDISON EASEMENT	NOT-PLOTTED; LOCATION CANNOT BE DETERMINED
(28)	01-21-1974	BK 11060, P1142	CITY OF LAGUNA HILLS TRAFFIC SIGNAL EASEMENT	PLOTTED
29	04-18-1974 08-20-1975	BK 11122, PG 1 BK 11488, P 703	SHORT FORM OF LEASE MODIFICATIONS THEREOF	NOT A SURVEY MATTER
(30)	04-26-1974	BK 11129, P 210	ROSSMOOR WATER CO. EASEMENT	PLOTTED
(31)	12-04-1975	BK 11586, P 817	ROSSMOOR SANITATION SEWER LINE EASEMENT	PLOTTED
32	01-29-1976 08-27-1984 10-09-2007 01-30-2017	BK 11632, P1466 84-357328 2007000602400 2017000041719	SHORT FORM OF LEASE ASSIGNED INTEREST ASSIGNED INTEREST CONSENT & RELEASE AGRMNT.	NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER
(33)	05-26-1976	BK 11750, P1017	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
(34)	05-26-1976	BK 11750, P1020	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
(35)	05-26-1976	BK 11750, P1023	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
(36)	05-26-1976	BK 11750, P1026	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
(37)	05-26-1976	BK 11750, P1029	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
(38)	05-26-1976	BK 11750, P1033	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
(39)	05-25-1977	BK 12211, P1290	SOUTHERN CALIFORNIA GAS EASEMENT	PLOTTED
(40)	01-31-1986	86-045266	EL TORO WATER DIST. ESMT.	PLOTTED
41	09-07-1988	88-449440	LICENSE AGREEMENT	NOT A SURVEY MATTER
(42)	11-17-1989	89-620610	ORANGE COUNTY TRANSIT DIST. VEHICULAR ACCESS EASEMENT	PLOTTED
(43)	09-03-1996 07-27-2010	19960448199 20100003571 59	EL TORO WATER DIST. ESMT. MODIFICATIONS THEREOF	PLOTTED PLOTTED
(44)	07-22-1997	19970346524	ABUTTER'S RIGHTS RELINQUISHED	PLOTTED
(45)	09-11-1997	19970444433	EL TORO WATER DIST. ESMT.	PLOTTED
(46)	03-26-1998	19980173326	EL TORO WATER DIST. ESMT.	PLOTTED
47	12-17-1999	19990857805	MEMORANDUM OF LEASE	NOT A SURVEY MATTER
(48)	08-18-2006	20060000554766	CITY OF LAGUNA HILLS LANDSCAPING EASEMENT	PLOTTED
(49)	11-14-2007	20070000682176	EL TORO WATER DIST. ESMT.	PLOTTED
50	08-05-2015	20150004050 64	MEMORANDUM OF LEASE	NOT A SURVEY MATTER
(51)	04-26-2016	20160001834 91	SO CAL EDISON EASEMENT	PLOTTED
52	10-05-2016	20160004857 05	SO CAL GAS EASEMENT	NOT-PLOTTED; LOCATION CANNOT BE DETERMINED
(53)	06-08-2016	20160002583 40	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
54	02-01-2017	20170000470 19	QUITCLAIM DEED	TRANSFER OF TITLE CREATES NO NEW INTEREST
(55)	02-07-2017	20170000538 99	PARKING, ROADWAY AND UTILITY ESMT. AGREEMENT	PLOTTED
56	02-07-2017	20170000539 01	QUITCLAIM DEED	TRANSFER OF TITLE CREATES NO NEW INTEREST
(57)	04-12-2017	20170001474 71	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
58	06-08-2017	20170002350 62	DEED OF TRUST	NOT A SURVEY MATTER
(59)	07-19-2017	20170002963 41	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
60	10-03-2017	20170004211 65	MEMORANDUM OF LEASE	NOT A SURVEY MATTER
(61)	12-05-2017	20170005223 50	CITY OF LAGUNA HILLS LANDSCAPING EASEMENT	PLOTTED
(62)	08-17-2017	20170003496 38	CITY OF LAGUNA HILLS STREET WIDENING EASEMENT	PLOTTED
(63)	08-17-2017	20170003496 39	CITY OF LAGUNA HILLS STREET WIDENING EASEMENT	PLOTTED
64		WATER RIGHTS, CLAIMS OR TITLE TO WATER		NOT A SURVEY MATTER
65		RIGHTS OF PARTIES IN POSSESSION		NOT A SURVEY MATTER
66		PRIOR TO CLOSING, THE COMPANY MUST CONFIRM WHETHER THE COUNTY RECORDING OFFICE IN WHICH THE LAND IS LOCATED HAS CHANGED ITS ACCESS POLICIES DUE TO COVID-19 OUTBREAK. IF RECORDING HAS BEEN RESTRICTED, SPECIFIC UNDERWRITING APPROVAL IS REQUIRED; AND, ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE MADE.		NOT A SURVEY MATTER
67		THIS REPORT IS PREPARATORY TO THE ISSUANCE OF A SUBDIVISION GUARANTEE		NOT A SURVEY MATTER

ITEMS AFFECTING PROPERTY NOT IN ABOVE- REFERENCED TITLE REPORT

(A)	09-03-1996 01-14-2008	19960448198 20080000199 79	EL TORO WATER DIST. ESMT. MODIFICATIONS THEREOF	PLOTTED PLOTTED
(B)	PROPOSED TEMPORARY CONSTRUCTION EASEMENT			
(C)	PROPOSED RIGHT-OF-WAY			



ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
EL TORO ROAD & AVENIDA DE LA CARLOTA
LAGUNA HILLS, CALIFORNIA

NO.	REVISION	BY:	DATE:
1	DRAFT FOR REVIEW	TF/SS	12/26/2018
2	UPDATED TITLE REPORT DATED JANUARY 3, 2020	SJS	1/20/2020
3	UPDATED TITLE REPORT DATED JULY 14, 2020	SJS	7/14/2020

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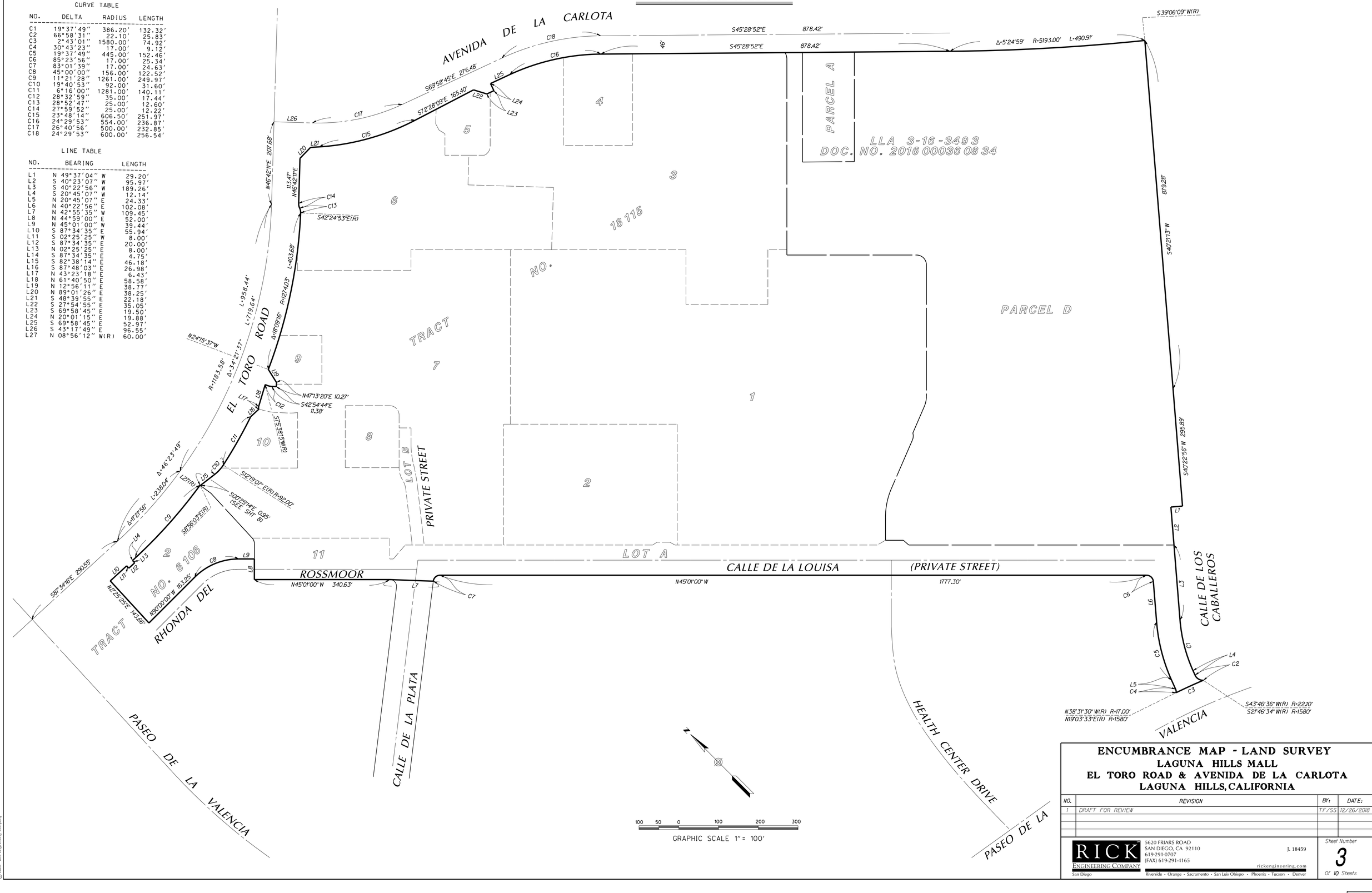
PROCEDURE SHEET

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	19°37'49"	386.20'	132.32'
C2	66°58'31"	22.10'	25.83'
C3	2°43'01"	1580.00'	74.92'
C4	30°43'23"	17.00'	9.12'
C5	19°37'49"	445.00'	152.46'
C6	85°23'56"	17.00'	25.34'
C7	83°01'39"	17.00'	24.63'
C8	45°00'00"	156.00'	122.52'
C9	11°21'28"	1261.00'	249.97'
C10	19°40'53"	92.00'	31.60'
C11	6°16'00"	1281.00'	140.11'
C12	28°32'59"	35.00'	17.44'
C13	28°52'47"	25.00'	12.60'
C14	27°59'52"	25.00'	12.22'
C15	23°48'14"	606.50'	251.97'
C16	24°29'53"	554.00'	236.87'
C17	26°40'56"	500.00'	232.85'
C18	24°29'53"	600.00'	256.54'

LINE TABLE

NO.	BEARING	LENGTH
L1	N 49°37'04" W	29.20'
L2	S 40°23'07" W	95.97'
L3	S 40°22'56" W	189.26'
L4	S 20°45'07" W	12.14'
L5	N 20°45'07" E	24.33'
L6	N 40°22'56" E	102.08'
L7	N 42°55'35" W	109.45'
L8	N 44°59'00" E	52.00'
L9	N 45°01'00" W	39.44'
L10	S 87°34'35" E	55.94'
L11	S 02°25'25" W	8.00'
L12	S 87°34'35" E	20.00'
L13	N 02°25'25" E	8.00'
L14	S 87°34'35" E	4.75'
L15	S 82°38'14" E	46.18'
L16	S 87°48'03" E	26.98'
L17	N 43°23'18" E	6.43'
L18	N 61°40'50" E	58.58'
L19	N 12°56'11" E	38.77'
L20	N 89°01'26" E	38.25'
L21	S 48°39'55" E	22.18'
L22	S 27°54'55" E	35.05'
L23	S 69°58'45" E	19.50'
L24	N 20°01'15" E	19.88'
L25	S 69°58'45" E	52.97'
L26	S 43°17'49" E	96.55'
L27	N 08°56'12" W(R)	60.00'



ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
EL TORO ROAD & AVENIDA DE LA CARLOTA
LAGUNA HILLS, CALIFORNIA

NO.	REVISION	BY:	DATE:
1	DRAFT FOR REVIEW	TF/SS	12/26/2018

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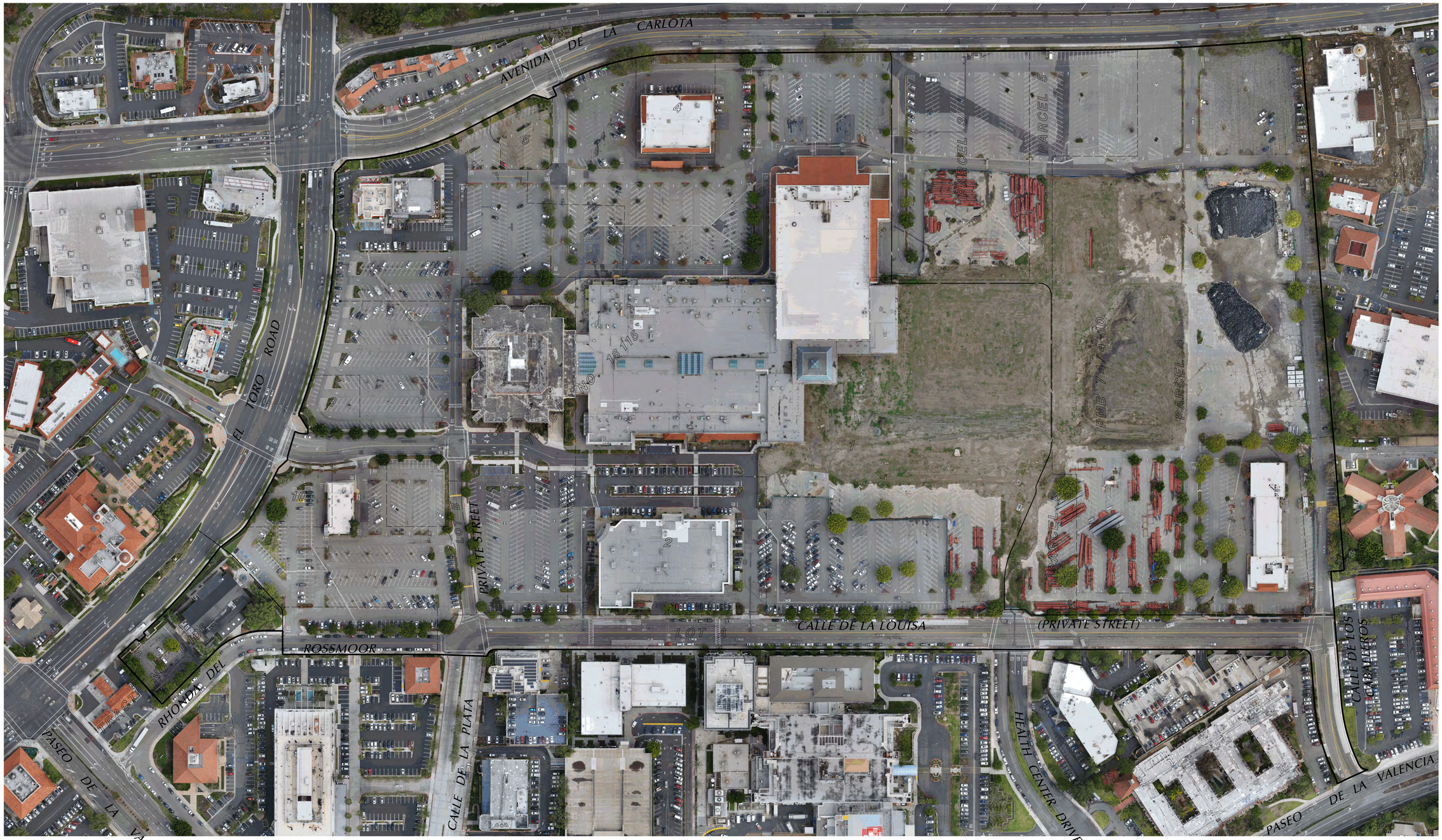

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ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
EL TORO ROAD & AVENIDA DE LA CARLOTA
LAGUNA HILLS, CALIFORNIA

NO.	REVISION	BY:	DATE:
1	DRAFT FOR REVIEW	TF/SS	12/26/2018

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HEALTH CENTER DR

SEE SHEET 6

LIMITS

PMB 74/4-10

PARCEL 5

TRACT NO. 18115

LOT 1

PARCEL 3

PARCEL 5

PMB 74/4-10

PARCEL 4

CALLE DE LA LOUISA

CALLE DE LOS CABALLEROS

PASEO DE VALENCIA

N45°01'00"W

177.30'

N36°31'30"W(R) R=17.00'
N19°03'33"E(R) R=1580'

S43°46'36"W(R) R=22.10'
S21°46'34"W(R) R=1580'

S40°22'56"W 295.89'

S40°21'13"W 879.28'

Esmt 23
PER PM 3-20-2019
UNDER REVIEW

SEE SHEET 10

TOPO LEGEND (SHEETS 5 THRU 10)

- PROPERTY LINE
- LOT LINE
- TRACT LINE
- FENCE
- RETWALL/FENCE
- RETAINING WALL
- MASONRY WALL
- ASPHALT EDGE
- CURB
- MEDIAN BARRIER
- TREE LINE
- BRUSH LINE
- INDEX CONTOUR
- INTERM CONTOUR
- DEP INDEX CONT
- DEP INTERM CONT

- (2) TITLE REPORT ITEM
- DISABLED PARKING STALL
- DROP INLET
- FIRE HYDRANT
- FLAG POLE
- GRIDTICK
- HORIZ/VERT CONTR
- MANHOLE UNIDENT
- POST
- POWER POLE
- PULL BOX
- SIGN (10')
- SPOT ELEVATION
- STORM DRAIN
- STREET LIGHT
- TRAFFIC CONTROL
- TREE (10')
- PALM TREE
- UNDEF OBJECT RND
- VALVE UNIDENT
- WATER VALVE

40 20 0 40 80 120

GRAPHIC SCALE 1" = 40'

LINE TABLE

NO.	BEARING	LENGTH
L1	N 49°37'04" W	29.20'
L2	S 40°23'07" W	95.97'
L3	S 40°22'56" W	189.26'
L4	S 20°45'07" W	12.14'
L5	N 20°45'07" E	24.33'
L6	N 40°22'56" E	102.08'

CURVE TABLE

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ENCUMBRANCE MAP - LAND SURVEY
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LAGUNA HILLS, CALIFORNIA

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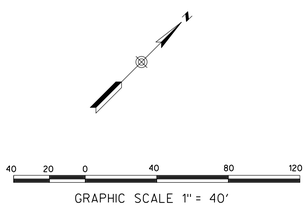
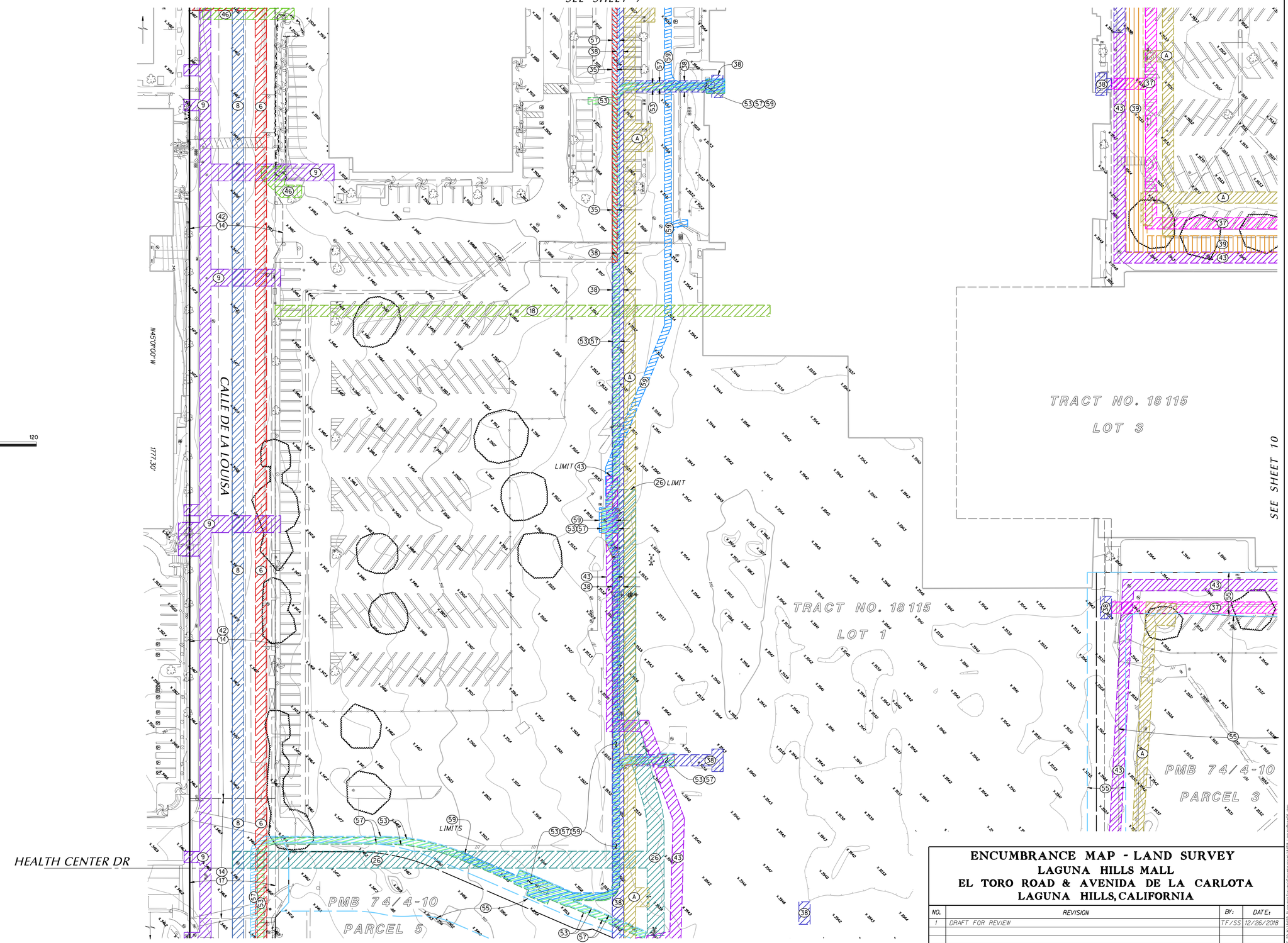
SEE SHEET 7





SEE SHEET 5

ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
EL TORO ROAD & AVENIDA DE LA CARLOTA
LAGUNA HILLS, CALIFORNIA

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SEE SHEET 8

POSSMOOR

REGIONAL CENTER DR

TRACT 18115 LOT 11

TRACT 18 115 LOT 8

TRACT NO. 18 115 LOT 6

CALLE DE LA PLATA

PRIVATE STREET

CALLE DE LA PLATA

N45°01'00"W 340.63' LIMITS

N42°55'35"W 109.45'

Δ=85°01'35" R=17.00' L=24.63'

N45°01'00"W 1777.30'

CALLE DE LA LOUISA

TRACT NO. 18 115 LOT 7

TRACT NO. 18 115 LOT 1

TRACT NO. 18 115 LOT 2

TRACT NO. 18115 LOT 9

SEE SHEET 9

40 20 0 40 80 120

GRAPHIC SCALE 1" = 40'

SEE SHEET 6

ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
EL TORO ROAD & AVENIDA DE LA CARLOTA
LAGUNA HILLS, CALIFORNIA

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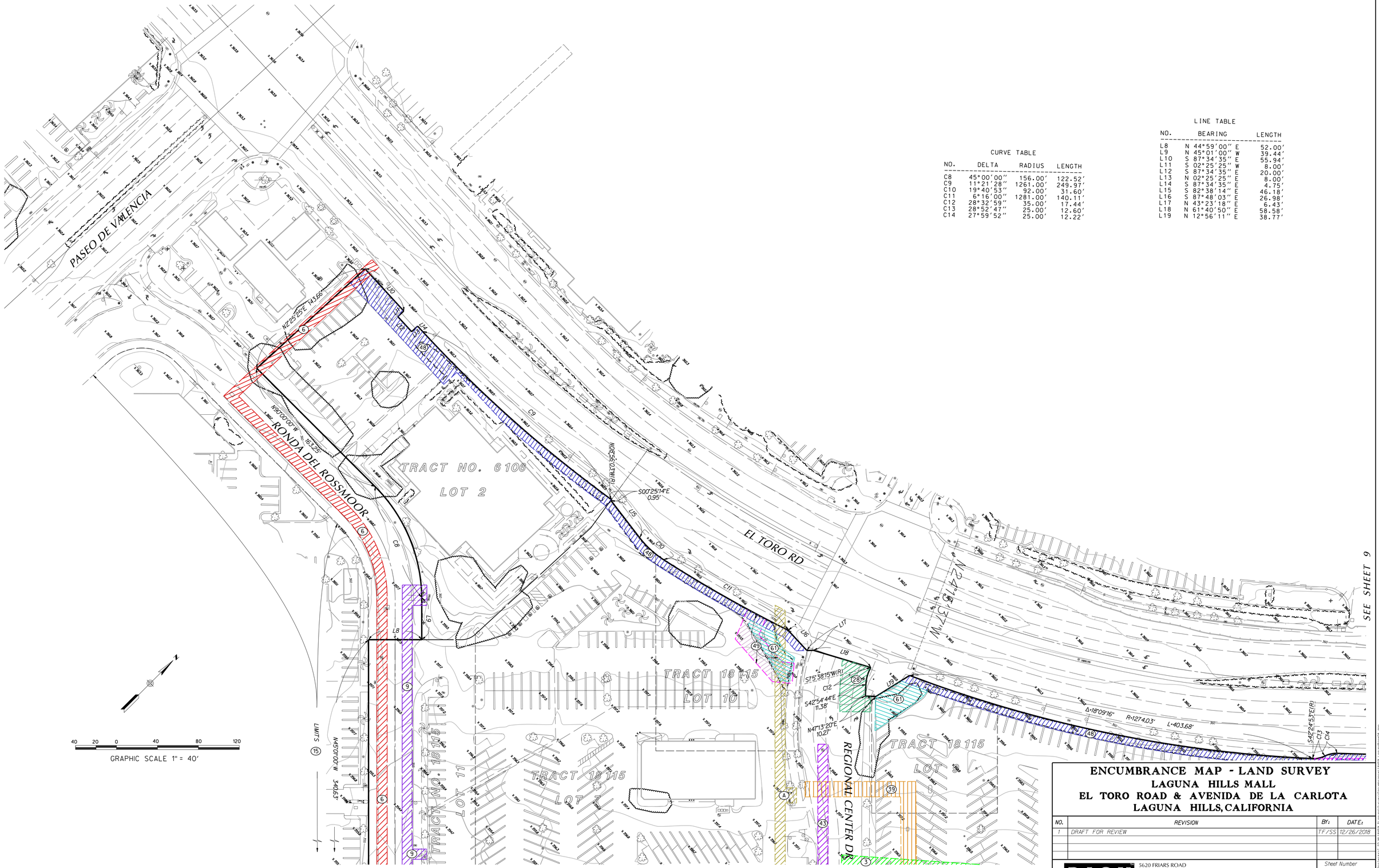

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C8	45°00'00"	156.00'	122.52'
C9	11°21'28"	1261.00'	249.97'
C10	19°40'53"	92.00'	31.60'
C11	6°16'00"	1281.00'	140.11'
C12	28°32'59"	35.00'	17.44'
C13	28°52'47"	25.00'	12.60'
C14	27°59'52"	25.00'	12.22'

LINE TABLE

NO.	BEARING	LENGTH
L8	N 44°59'00" E	52.00'
L9	N 45°01'00" W	39.44'
L10	S 87°34'35" E	55.94'
L11	S 02°25'25" W	8.00'
L12	S 87°34'35" E	20.00'
L13	N 02°25'25" E	8.00'
L14	S 87°34'35" E	4.75'
L15	S 82°38'14" E	46.18'
L16	S 87°48'03" E	26.98'
L17	N 43°23'18" E	6.43'
L18	N 61°40'50" E	58.58'
L19	N 12°56'11" E	38.77'

ENCUMBRANCE MAP - LAND SURVEY
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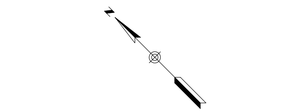

40 20 0 40 80 120

GRAPHIC SCALE 1" = 40'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C13	28°52'47"	25.00'	12.60'
C14	27°59'52"	25.00'	12.22'
C15	23°48'14"	606.50'	251.97'
C16	24°29'53"	554.00'	236.87'

LINE TABLE

NO.	BEARING	LENGTH
L20	N 89°01'26" E	38.25'
L21	S 48°39'55" E	22.18'
L22	S 27°54'55" E	35.05'
L23	S 69°58'45" E	19.50'
L24	N 20°01'15" E	19.88'
L25	S 69°58'45" E	52.97'

AVENIDA DE LA CARLOTA

S72°28'09"E 165.40'

S45°28'52"E 878.42'

EL TORRO ROAD

N46°42'11"E 113.41'

S42°24'53"E(R)

L=403.68'

R=1274.03'

Δ=18°09'16"

TRACT NO. 18115 LOT 4

TRACT 18115 LOT 5

TRACT 18115 LOT 6

TRACT NO. 18115 LOT 3

TRACT 18115 LOT 7

TRACT 18115 LOT 1

TRACT 18115 LOT 9

SEE SHEET 6

SEE SHEET 8

SEE SHEET 7

ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
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LAGUNA HILLS, CALIFORNIA

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AVENIDA DE LA CARLOTA

S45°28'52"E 878.42'

Δ=5°24'59" R=5193.00' L=490.91'

S39°06'09"W(R)

PMB 74/4-10
PARCEL 5

PMB 74/4-10
PARCEL 4

PMB 74/4-10
PARCEL 3

TRACT NO. 18115
LOT 3

TRACT NO. 18115
LOT 1

SEE SHEET 9

SEE SHEET 6

SEE SHEET 5

S40°21'13"W 878.8'

25'
14'

Esmt 23
PER PM 3-20-2019
UNDER REVIEW

40 20 0 40 80 120
GRAPHIC SCALE 1" = 40'

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ENCUMBRANCE MAP - LAND SURVEY
LAGUNA HILLS MALL
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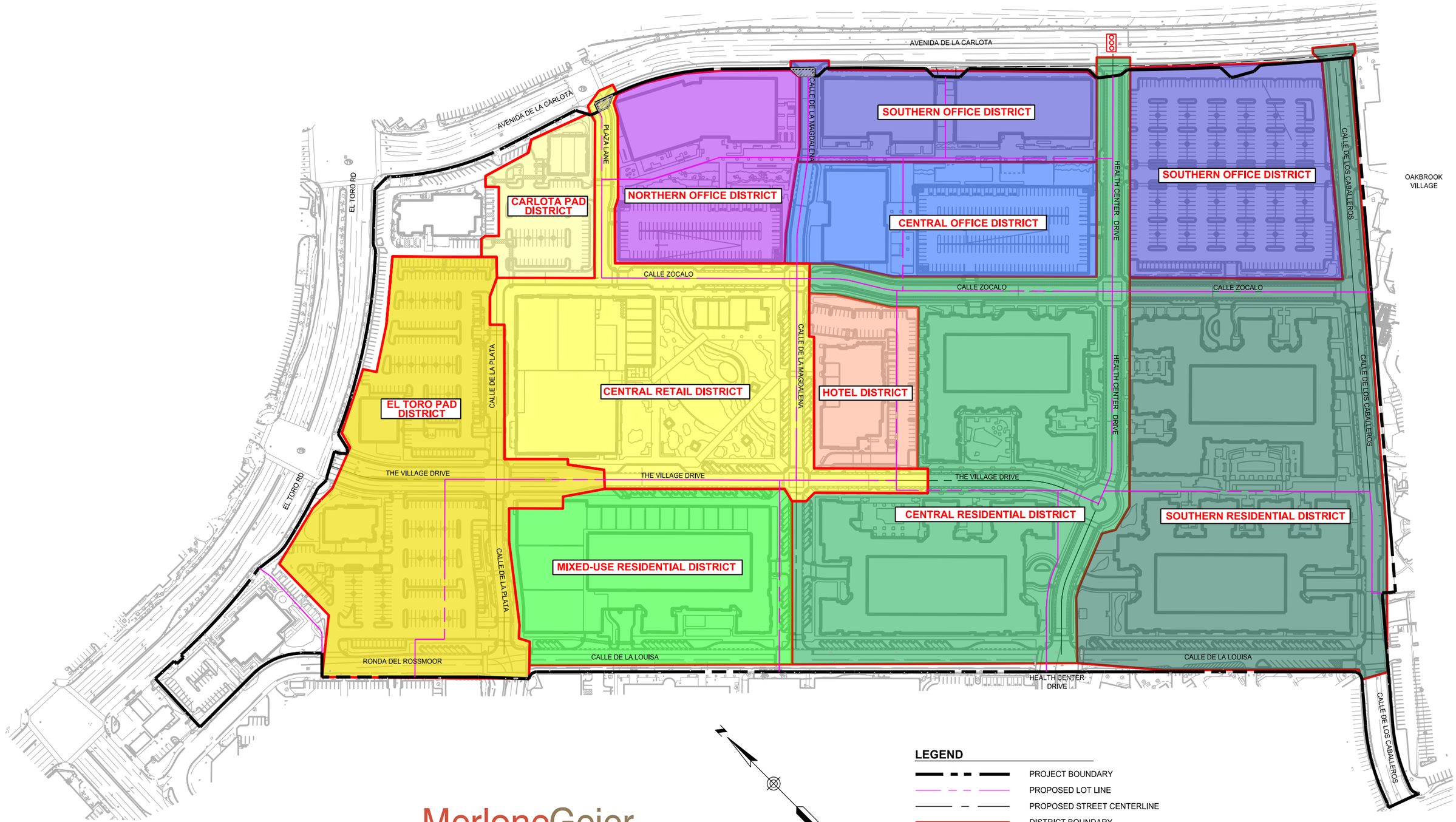
DISTRICT SEQUENCING PLANS



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE
- DISTRICT BOUNDARY

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VILLAGE AT LAGUNA HI

DISTRICT MAP

DISTRICT SEQUENCING PLANS

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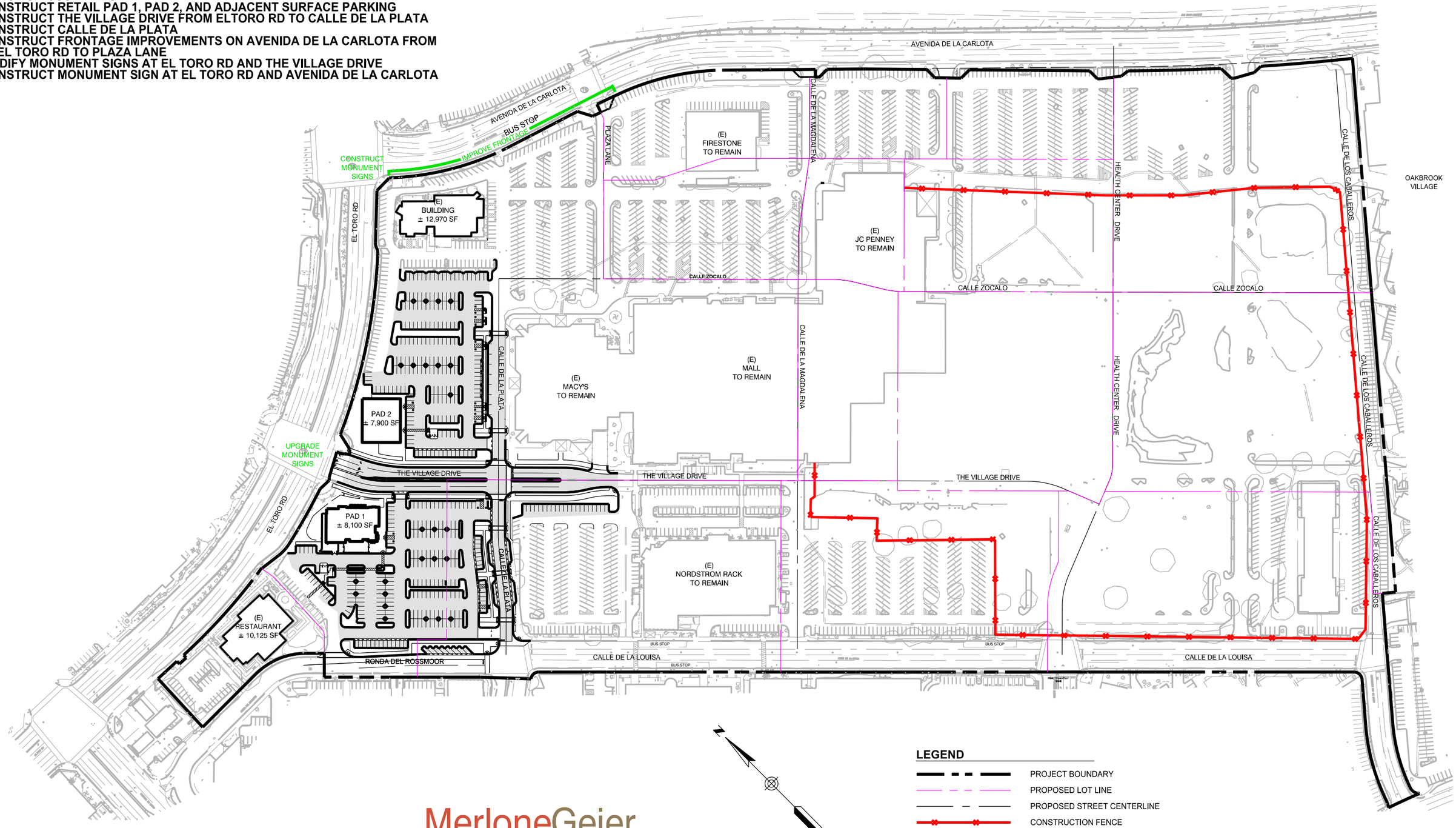
EL TORO PAD DISTRICT

DEMOLISH 'JUST TIRES'
CONSTRUCT RETAIL PAD 1, PAD 2, AND ADJACENT SURFACE PARKING
CONSTRUCT THE VILLAGE DRIVE FROM ELTORO RD TO CALLE DE LA PLATA
CONSTRUCT CALLE DE LA PLATA
CONSTRUCT FRONTAGE IMPROVEMENTS ON AVENIDA DE LA CARLOTA FROM EL TORO RD TO PLAZA LANE
MODIFY MONUMENT SIGNS AT EL TORO RD AND THE VILLAGE DRIVE
CONSTRUCT MONUMENT SIGN AT EL TORO RD AND AVENIDA DE LA CARLOTA



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE
- CONSTRUCTION FENCE

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VILLAGE AT LAGUNA HI
EL TORO PAD DISTRICT
DISTRICT

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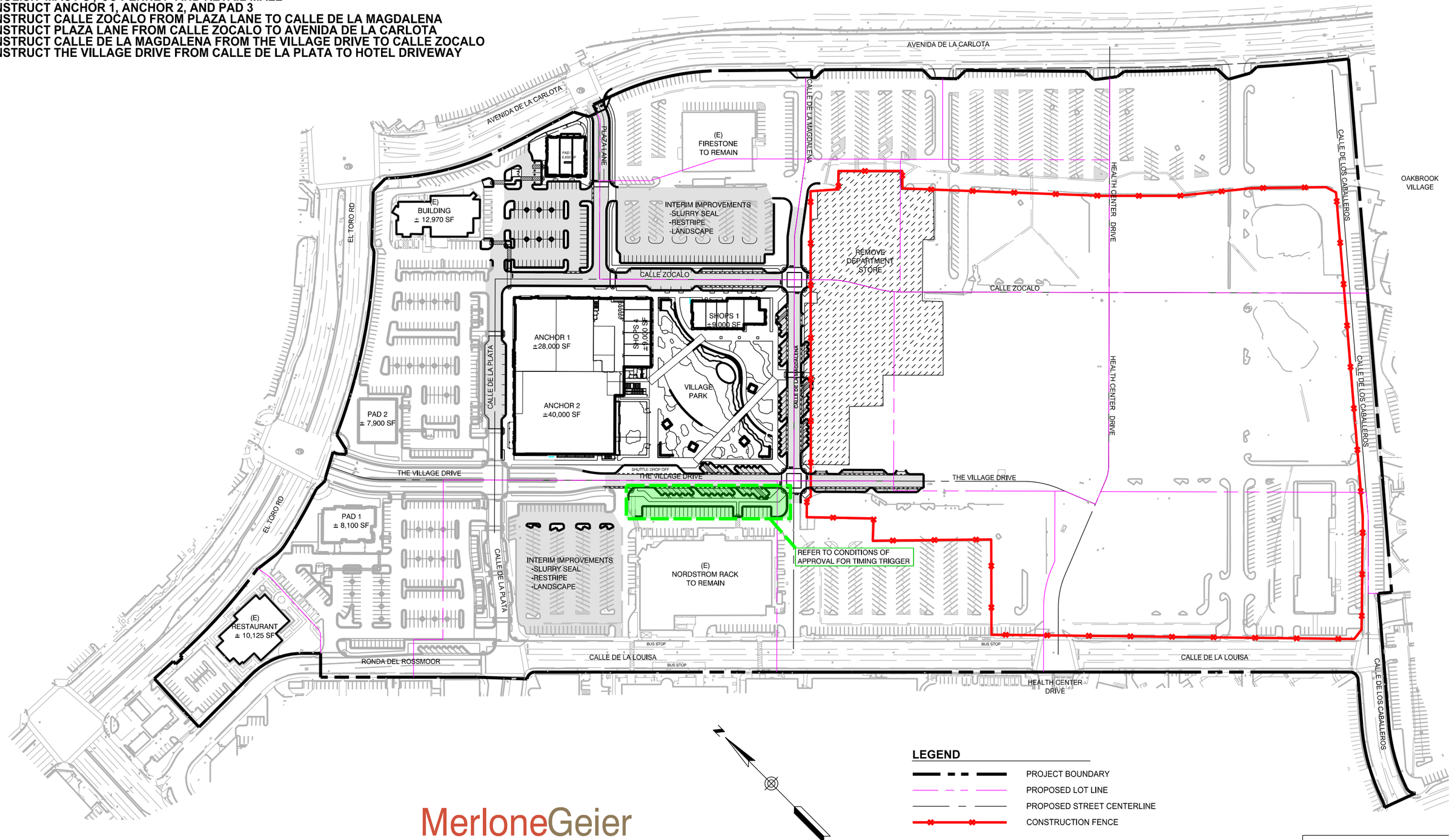
CENTRAL RETAIL DISTRICT & CARLOTA PAD DISTRICT

DEMOLISH 'MACY'S', 'JC PENNEY' AND RETAIL MALL
CONSTRUCT ANCHOR 1, ANCHOR 2, AND PAD 3
CONSTRUCT CALLE ZOCALO FROM PLAZA LANE TO CALLE DE LA MAGDALENA
CONSTRUCT PLAZA LANE FROM CALLE ZOCALO TO AVENIDA DE LA CARLOTA
CONSTRUCT CALLE DE LA MAGDALENA FROM THE VILLAGE DRIVE TO CALLE ZOCALO
CONSTRUCT THE VILLAGE DRIVE FROM CALLE DE LA PLATA TO HOTEL DRIVEWAY



LEGEND

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VILLAGE AT LAGUNA HI
CENTRAL RETAIL DISTRICT
DISTRICT

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

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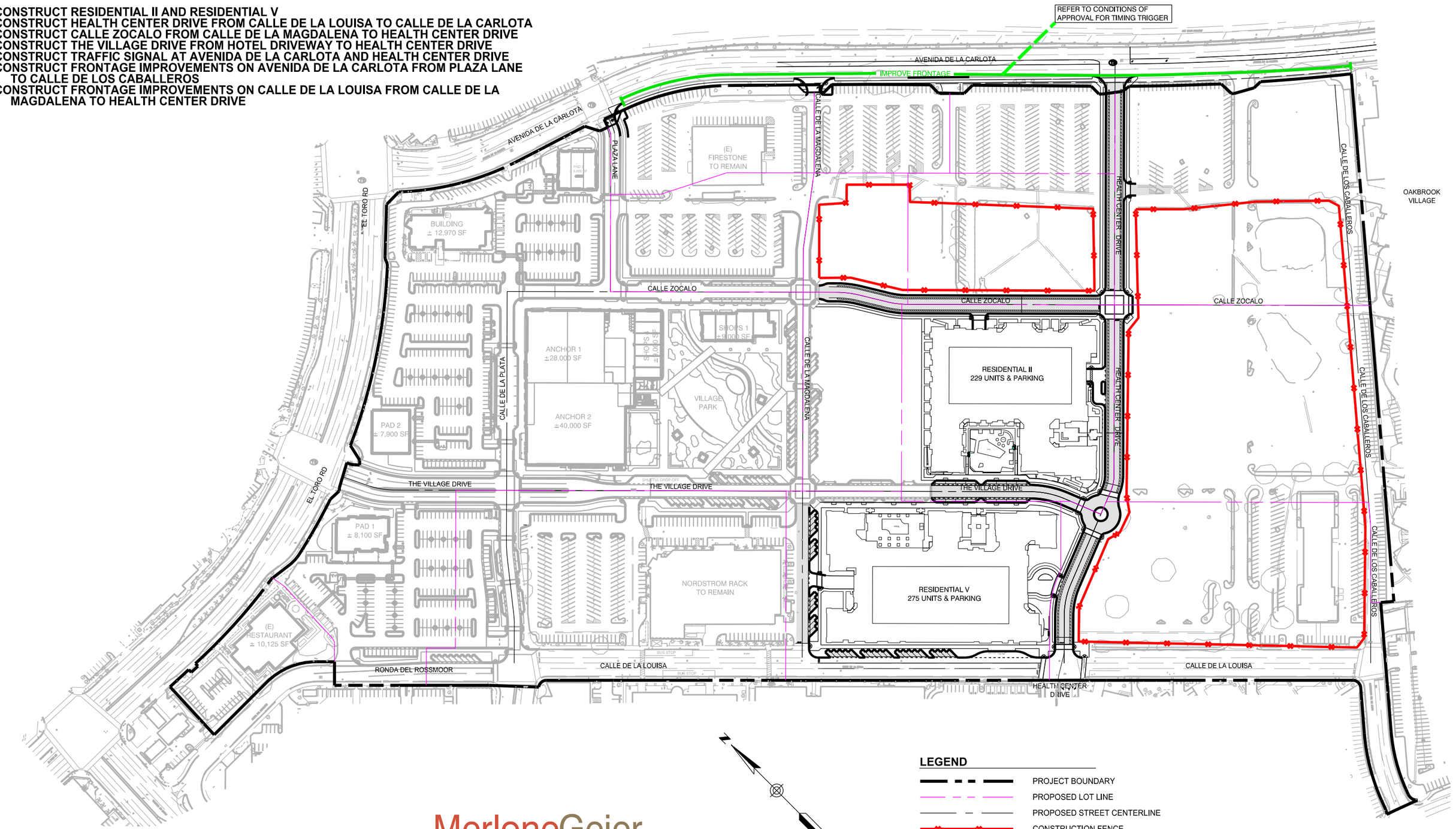
CENTRAL RESIDENTIAL DISTRICT

CONSTRUCT RESIDENTIAL II AND RESIDENTIAL V
CONSTRUCT HEALTH CENTER DRIVE FROM CALLE DE LA LOUISA TO CALLE DE LA CARLOTA
CONSTRUCT CALLE ZOCALO FROM CALLE DE LA MAGDALENA TO HEALTH CENTER DRIVE
CONSTRUCT THE VILLAGE DRIVE FROM HOTEL DRIVEWAY TO HEALTH CENTER DRIVE
CONSTRUCT TRAFFIC SIGNAL AT AVENIDA DE LA CARLOTA AND HEALTH CENTER DRIVE
CONSTRUCT FRONTAGE IMPROVEMENTS ON AVENIDA DE LA CARLOTA FROM PLAZA LANE TO CALLE DE LOS CABALLEROS
CONSTRUCT FRONTAGE IMPROVEMENTS ON CALLE DE LA LOUISA FROM CALLE DE LA MAGDALENA TO HEALTH CENTER DRIVE



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE
- CONSTRUCTION FENCE

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VILLAGE AT LAGUNA HI
CENTRAL RESIDENTIAL DISTRICT
DISTRICT

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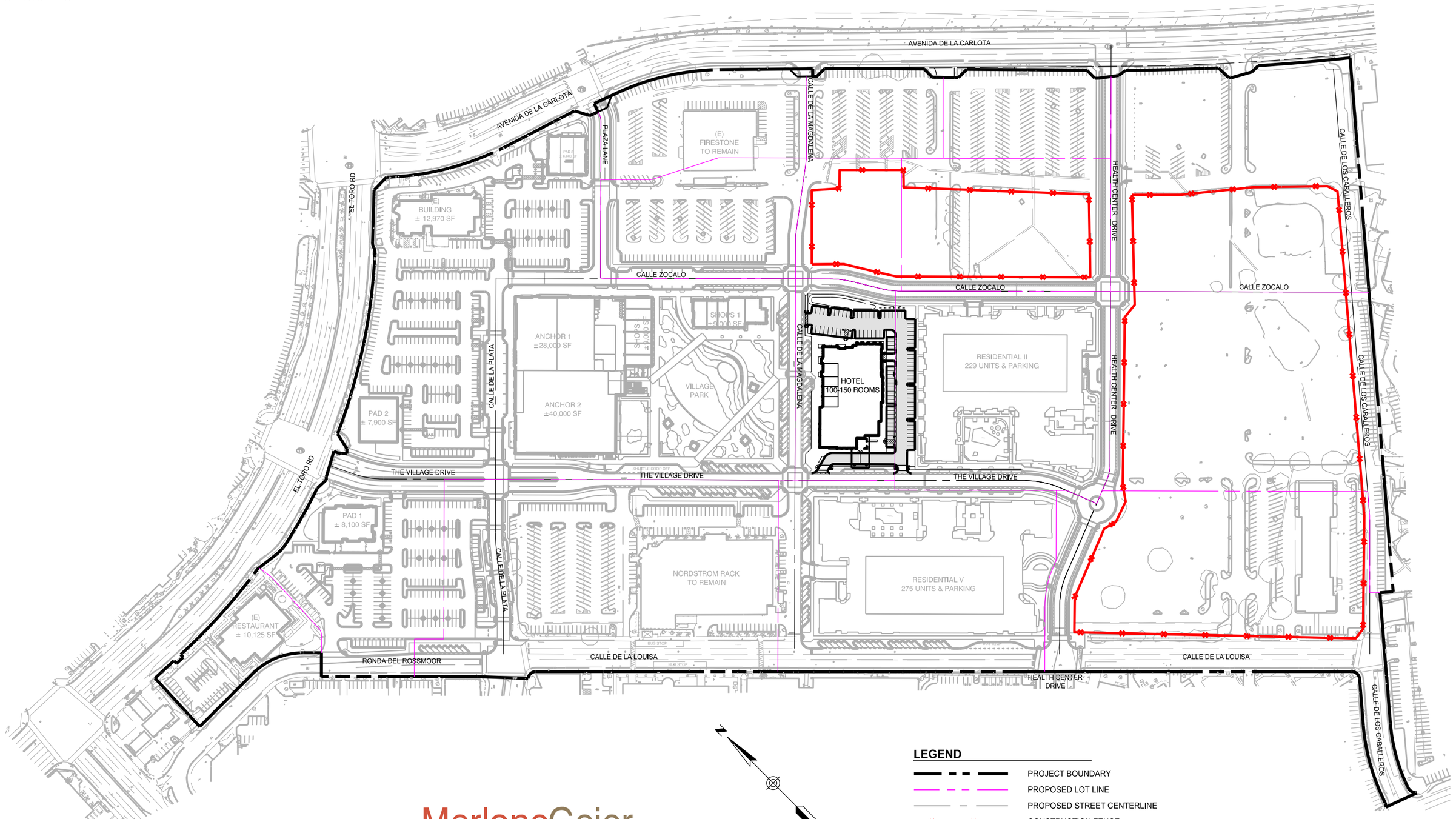
HOTEL DISTRICT

CONSTRUCT HOTEL



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE
- CONSTRUCTION FENCE

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VILLAGE AT LAGUNA HI
HOTEL DISTRICT
DISTRICT

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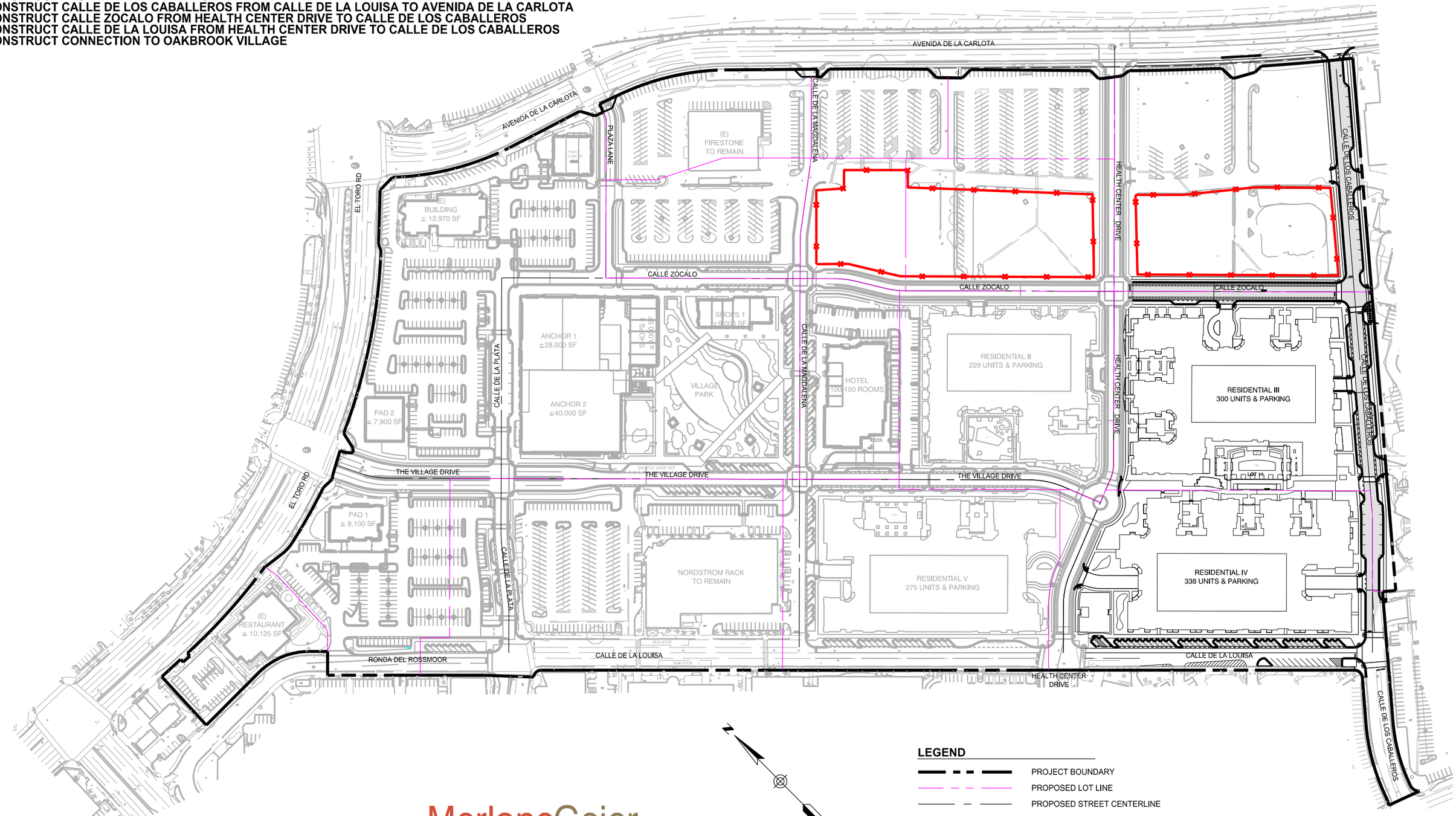
SOUTHERN RESIDENTIAL DISTRICT

CONSTRUCT RESIDENTIAL III AND RESIDENTIAL IV
CONSTRUCT CALLE DE LOS CABALLEROS FROM CALLE DE LA LOUISA TO AVENIDA DE LA CARLOTA
CONSTRUCT CALLE ZOCALO FROM HEALTH CENTER DRIVE TO CALLE DE LOS CABALLEROS
CONSTRUCT CALLE DE LA LOUISA FROM HEALTH CENTER DRIVE TO CALLE DE LOS CABALLEROS
CONSTRUCT CONNECTION TO OAKBROOK VILLAGE



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE
- CONSTRUCTION FENCE

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SOUTHERN RESIDENTIAL DISTRICT
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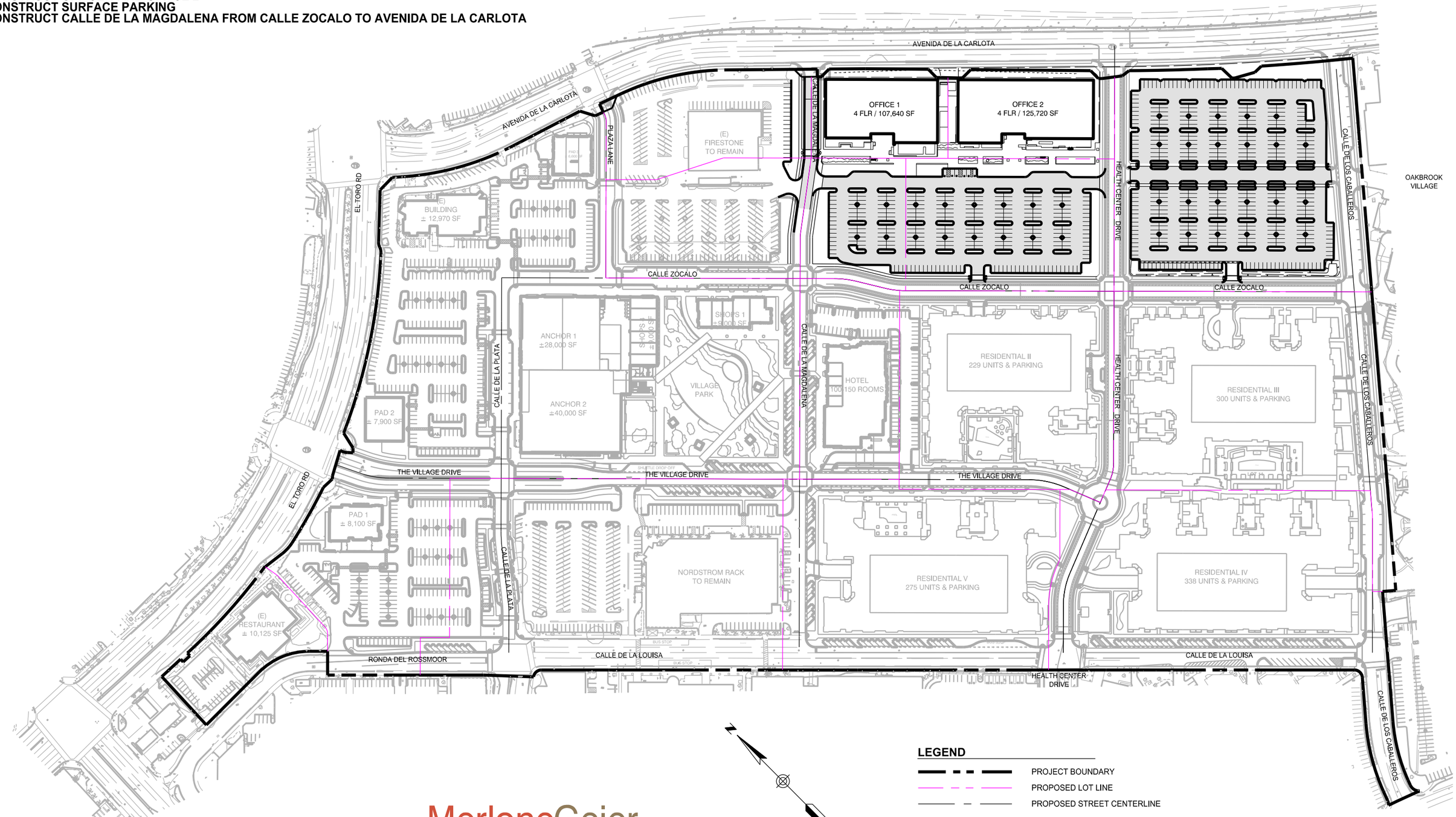
SOUTHERN OFFICE DISTRICT

CONSTRUCT OFFICE 1 AND OFFICE 2
CONSTRUCT SURFACE PARKING
CONSTRUCT CALLE DE LA MAGDALENA FROM CALLE ZOCALO TO AVENIDA DE LA CARLOTA



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VILLAGE AT LAGUNA HI
SOUTHERN OFFICE DISTRICT
DISTRICT

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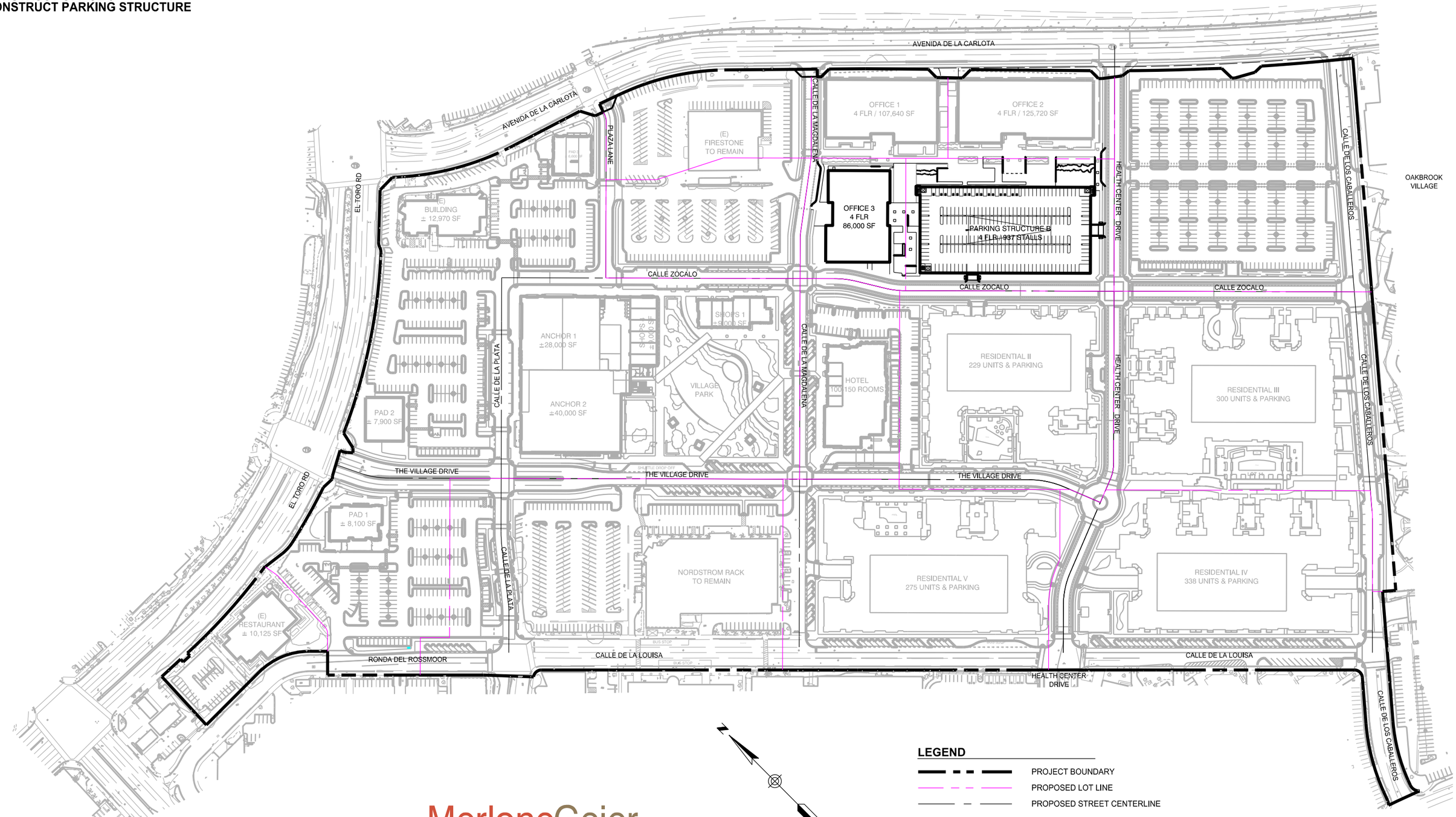
CENTRAL OFFICE DISTRICT

CONSTRUCT OFFICE 3
CONSTRUCT PARKING STRUCTURE



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED STREET CENTERLINE

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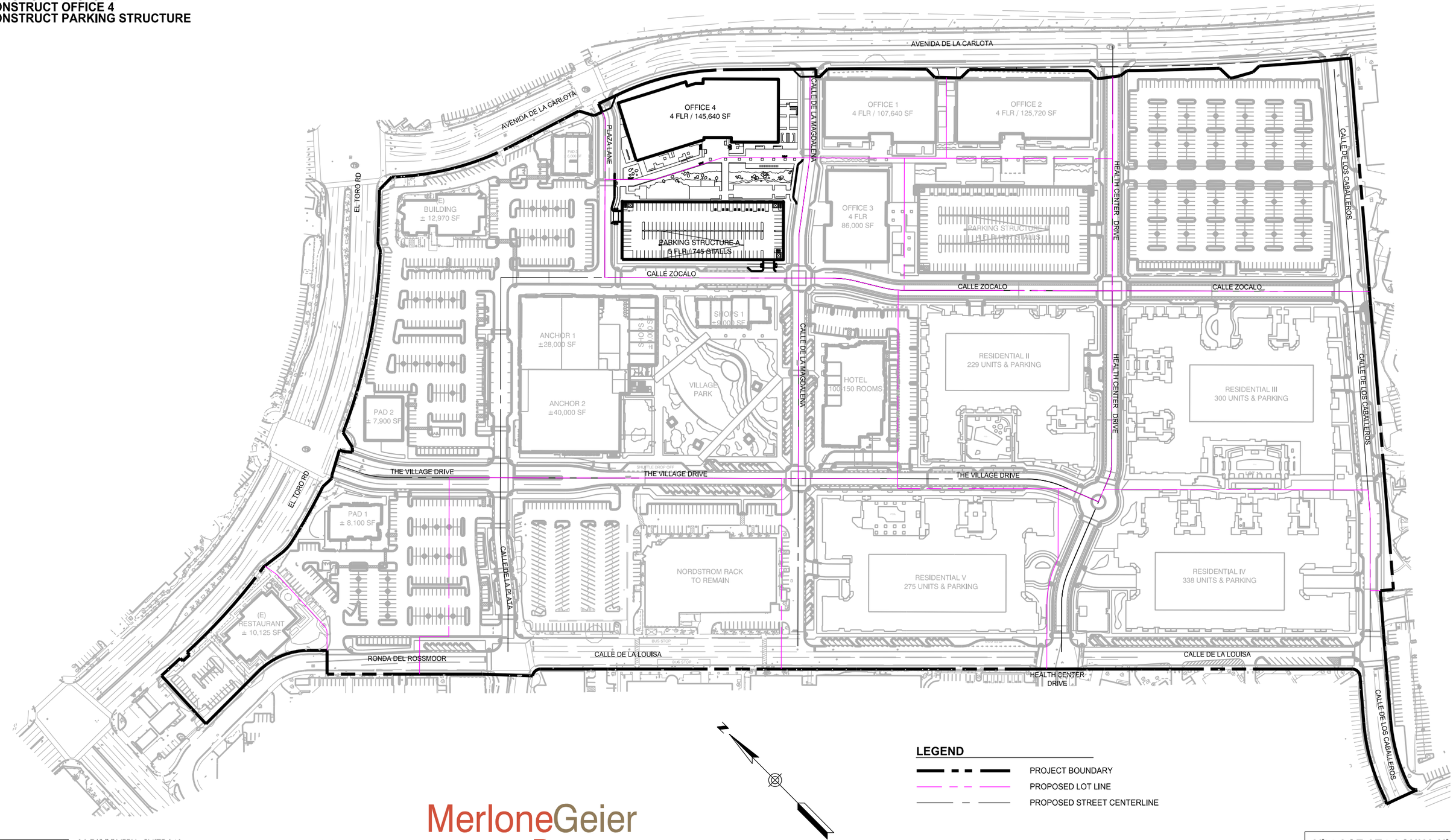
NORTHERN OFFICE DISTRICT

DEMOLISH FIRESTONE
CONSTRUCT OFFICE 4
CONSTRUCT PARKING STRUCTURE



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NORTHERN OFFICE DISTRICT
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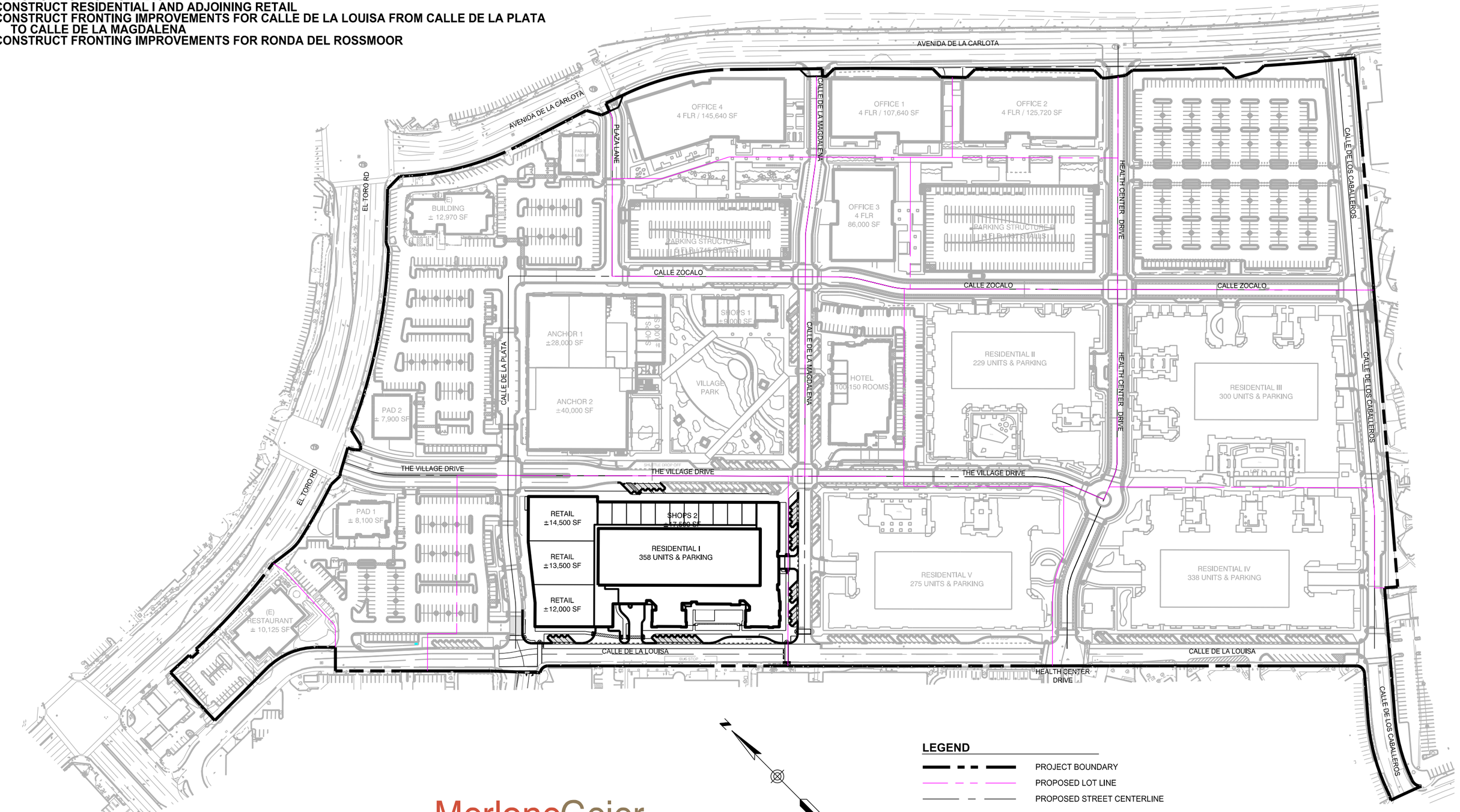
MIXED-USE RESIDENTIAL DISTRICT

DEMOLISH NORDSTROM RACK
CONSTRUCT RESIDENTIAL I AND ADJOINING RETAIL
CONSTRUCT FRONTING IMPROVEMENTS FOR CALLE DE LA LOUISA FROM CALLE DE LA PLATA TO CALLE DE LA MAGDALENA
CONSTRUCT FRONTING IMPROVEMENTS FOR RONDA DEL ROSSMOOR



LEGEND

- PROJECT BOUNDARY
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MIXED-USE RESIDENTIAL DISTRICT
DISTRICT

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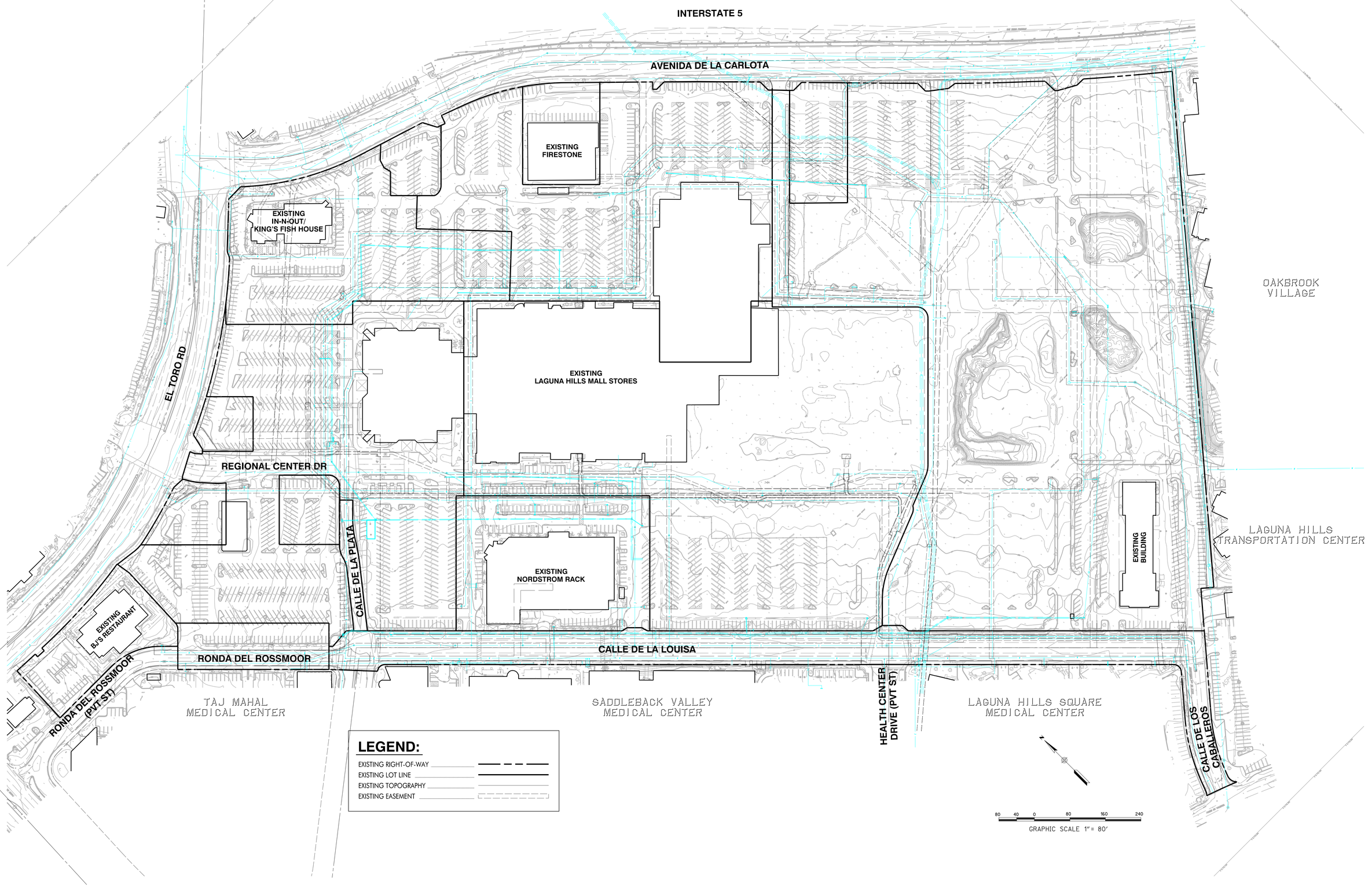

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Call at least 2 working days prior to excavating.

THE VILLAGE AT LAGUNA HILLS

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DESIGNED BY:		DATE
CHECKED BY:		DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER · BARRY COWAN · NO. 46568 · STATE OF CALIFORNIA

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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

ENTITLEMENT PLAN
24155 LAGUNA HILLS MALL
Existing Condition Site Plan

PERMIT NO.
C1.0
DRAWING NO.

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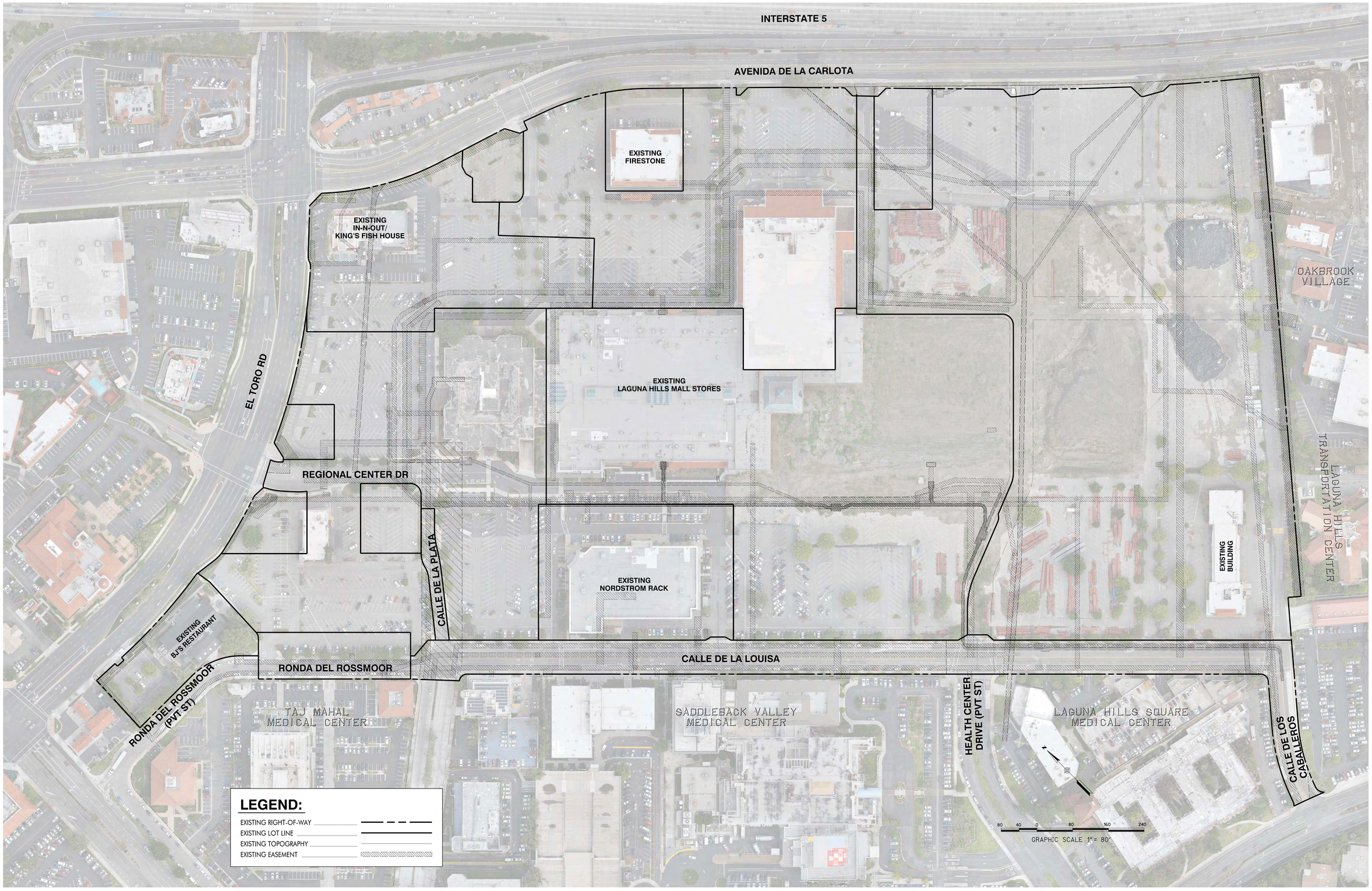

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THE VILLAGE AT LAGUNA HILLS

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DESIGNED BY:		DATE
CHECKED BY:		DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

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APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

ENTITLEMENT PLAN
24155 LAGUNA HILLS MALL
Existing Condition Aerial Map

PERMIT NO.
C1.1
DRAWING NO.

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Xrefs: Jobs\CityCivil\18459_LagunaHills\Design\Civil\Sheets_Exhibits\Entitlement\18459 Corridors 2020.dwg
26-AUG-2020 18:00

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

TITLE REPORT ITEMS

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION
3	07-03-1963	BK 183, PG 4	DRAINAGE & SEWER EASEMENT
4	01-15-1964 02-29-1972	BK 6885, P70,72 810018, P258,261	WATER & SEWER EASEMENT MODIFICATIONS THEREOF
6	09-16-1964	BK 7221, P 727	SOUTHERN COUNTIES GAS CO. OF CALIFORNIA EASEMENT
7	02-24-1965	BK 7423, P 957	SOUTHERN COUNTIES GAS CO. OF CALIFORNIA EASEMENT
8	06-14-1965	BK 7555, P 16	ROSSMOOR WATER COMPANY PIPE LINE EASEMENT
9	08-13-1965	BK 7630, P 541	ROSSMOOR WATER COMPANY PIPE LINE EASEMENT
12	11-04-1965	BK 7729, P 120	SOUTHERN CALIF. EDISON ESMT.
14	TRACT NO. 6106		A. EXCLUSIVE USE LOTS
15	08-17-1966	BK 8021, P 185	INGRESS & EGRESS EASEMENT IN FAVOR OF C & W COMPANY
17	09-11-1968	BK 8717, P 812	INGRESS AND EGRESS IN FAVOR OF GOLDEN RAIN FOUNDATION OF LAGUNA HILLS
18	11-26-1969	BK 9148, P 179	ROSSMOOR SANITATION SEWER PIPE LINE EASEMENT
19	03-10-1971	BK 9566, P 948	SOUTHERN CALIFORNIA EDISON EASEMENT
21	10-29-1971	BK 9868, P 985	SOUTHERN CALIFORNIA GAS CO. EASEMENT
23	11-17-1989	89-62069	MODIFICATIONS THEREOF
26	03-20-1973	BK 10603, P 320	SOUTHERN CALIFORNIA GAS EASEMENT
28	01-21-1974	BK 11060, P1142	CITY OF LAGUNA HILLS TRAFFIC SIGNAL EASEMENT
30	04-26-1974	BK 11129, P 210	ROSSMOOR WATER CO. EASEMENT
31	12-04-1975	BK 11586, P 817	ROSSMOOR SANITATION SEWER LINE EASEMENT
33	05-26-1976	BK 11750, P1017	SOUTHERN CALIFORNIA EDISON EASEMENT
34	05-26-1976	BK 11750, P1020	SOUTHERN CALIFORNIA EDISON EASEMENT
35	05-26-1976	BK 11750, P1023	SOUTHERN CALIFORNIA EDISON EASEMENT
36	05-26-1976	BK 11750, P1026	SOUTHERN CALIFORNIA EDISON EASEMENT
37	05-26-1976	BK 11750, P1029	SOUTHERN CALIFORNIA EDISON EASEMENT
38	05-26-1976	BK 11750, P1033	SOUTHERN CALIFORNIA EDISON EASEMENT
39	05-25-1977	BK 12211, P1290	SOUTHERN CALIFORNIA GAS EASEMENT
40	01-31-1986	86-045266	EL TORO WATER DIST. ESMT.
42	11-17-1989	89-620610	ORANGE COUNTY TRANSIT DIST. VEHICULAR ACCESS EASEMENT
43	09-03-1996 07-27-2010	19960448199 20100000357159	EL TORO WATER DIST. ESMT. MODIFICATIONS THEREOF
44	07-22-1997	19970346524	ABUTTER'S RIGHTS RELINQUISHED
45	09-11-1997	19970444433	EL TORO WATER DIST. ESMT.
46	03-26-1998	19980173326	EL TORO WATER DIST. ESMT.
48	08-18-2006	20060000554766	CITY OF LAGUNA HILLS LANDSCAPING EASEMENT
49	11-14-2007	20070000682176	EL TORO WATER DIST. ESMT.
51	04-26-2016	20160000183491	SO CAL EDISON EASEMENT
53	06-08-2016	20160000258340	SOUTHERN CALIFORNIA EDISON EASEMENT
55	02-07-2017	20170000053899	PARKING, ROADWAY AND UTILITY ESMT. AGREEMENT
57	04-12-2017	20170000147471	SOUTHERN CALIFORNIA EDISON EASEMENT
59	07-19-2017	20170000296341	SOUTHERN CALIFORNIA EDISON EASEMENT
61	12-05-2017	20170000522350	CITY OF LAGUNA HILLS LANDSCAPING EASEMENT
62	08-17-2017	20170000349638	CITY OF LAGUNA HILLS STREET WIDENING EASEMENT
63	08-17-2017	20170000349639	CITY OF LAGUNA HILLS STREET WIDENING EASEMENT

ITEMS AFFECTING PROPERTY NOT IN ABOVE- REFERENCED TITLE REPORT

A	09-03-1996 01-14-2008	19960448198 20080000019979	EL TORO WATER DIST. ESMT. MODIFICATIONS THEREOF

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THE VILLAGE AT LAGUNA HILLS

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DESIGNED BY:		DATE
CHECKED BY:		DATE
ENGINEER:	BARRY J. COWAN, RCE 46568, EXP 6/30/21	DATE

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DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

ENTITLEMENT PLAN
24155 LAGUNA HILLS MALL
Existing Easement Notes

PERMIT NO.

C1.2

DRAWING NO.

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29-AUG-2020 16:04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LEGEND:

SEE EXISTING NOTES ON C1.2 FOR DESCRIPTIONS AND PURPOSE ..... (XX)
EXISTING RIGHT-OF-WAY .....
EXISTING LOT LINE .....

AVENIDA DE LA CARLOTA

EL TORO ROAD

RONDA DEL ROSSMOOR

CALLE DE LA PLATA

CALLE DE LA LOUISA

HEALTH CENTER DRIVE

TRACT NO.18115

TRACT NO.6106
M.M. 232/6-10

LOT 1
592,715 SF
13.61 ACRES

LOT 2
132,405 SF
3.04 ACRES

LOT 3
328,086 SF
7.53 ACRES

LOT 4
39,683 SF
0.91 ACRES

LOT 5
18,369 SF
0.42 ACRES

LOT 6
168,172 SF
3.86 ACRES

LOT 7
379,755 SF
8.72 ACRES

LOT 8
21,024 SF
0.48 ACRES

LOT 9
14,819 SF
0.34 ACRES

LOT 10
21,122 SF
0.48 ACRES

LOT 11
35,564 SF
0.82 ACRES

LOT 2
52,903 SF
1.21 ACRES
(NAP)

LOT B
3,341 SF
0.21 ACRES

PARCEL A
35,072 SF
0.81 ACRES

LOT A
169,127 SF
3.88 ACRES

SEE SHEET C1.4

MATCH LINE

GRAPHIC SCALE 1" = 60'

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THE VILLAGE AT LAGUNA HILLS

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DATE _____

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24155 LAGUNA HILLS MALL
Existing Easement Plan

PERMIT NO.
C1.3
DRAWING NO.

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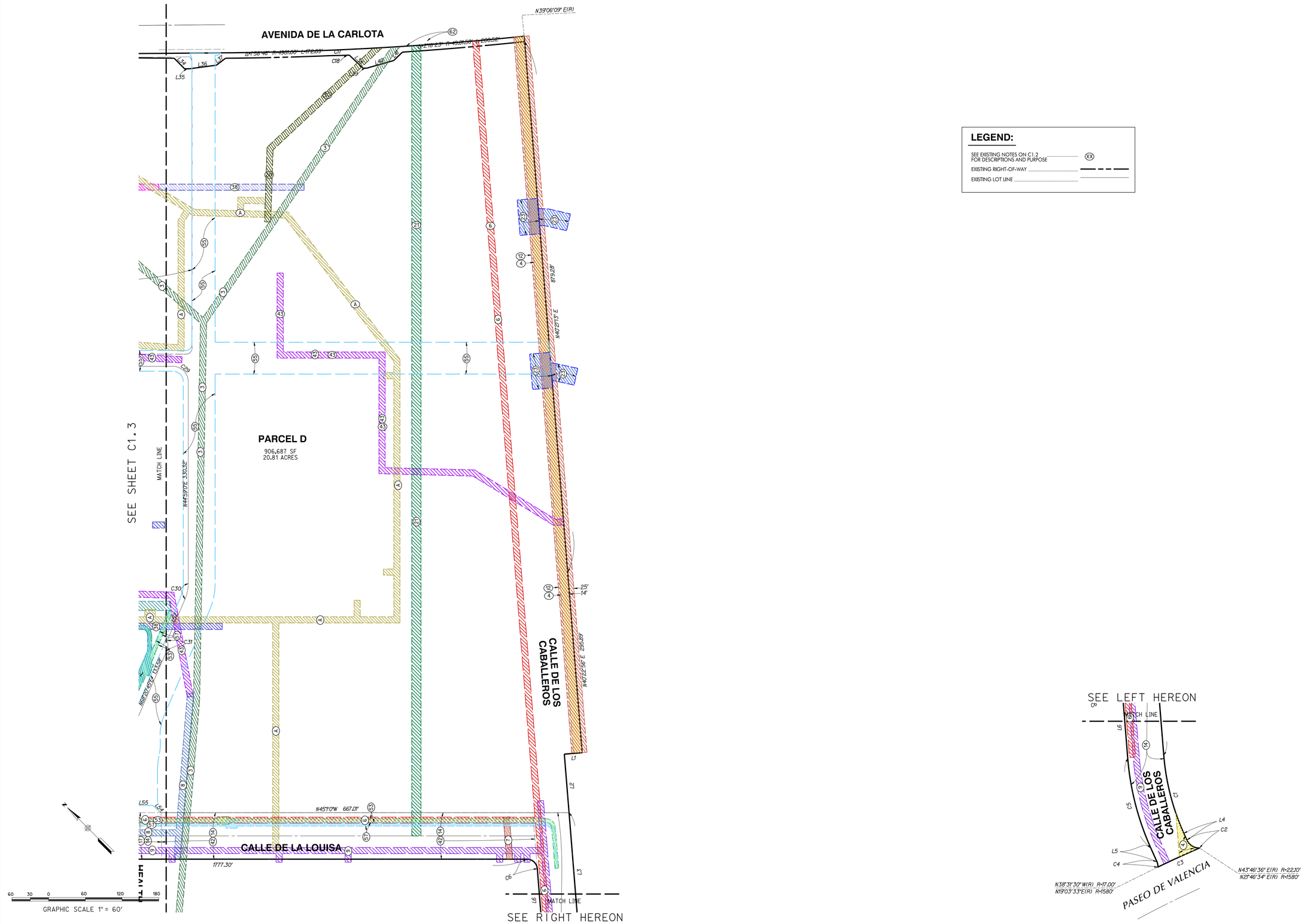

LEGEND:

SEE EXISTING NOTES ON C1.2 FOR DESCRIPTIONS AND PURPOSE ..... (XX)

EXISTING RIGHT-OF-WAY .....

EXISTING LOT LINE .....

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DATE _____

CITY OF LAGUNA HILLS

ENTITLEMENT PLAN
24155 LAGUNA HILLS MALL
Existing Easement Plan

PERMIT NO.

C1.4

DRAWING NO.

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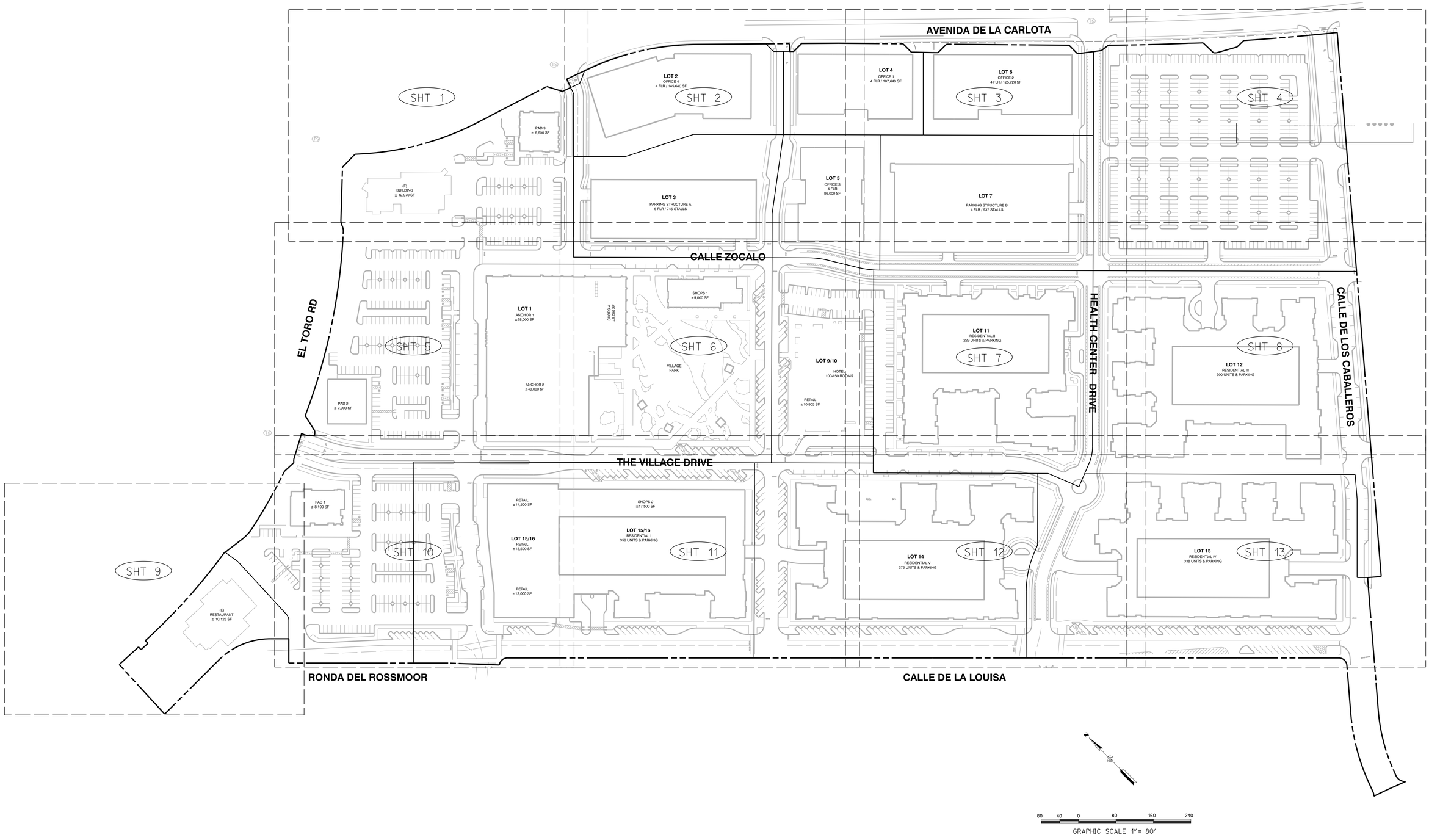

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THE VILLAGE AT LAGUNA HILLS

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DESIGNED BY:		DATE
CHECKED BY:		DATE
ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21		DATE

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rickengineering.com
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PLANS PREPARED FOR/OWNER:
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San Diego, CA 92121

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
KEY MAP

PERMIT NO.
C2.0
DRAWING NO.

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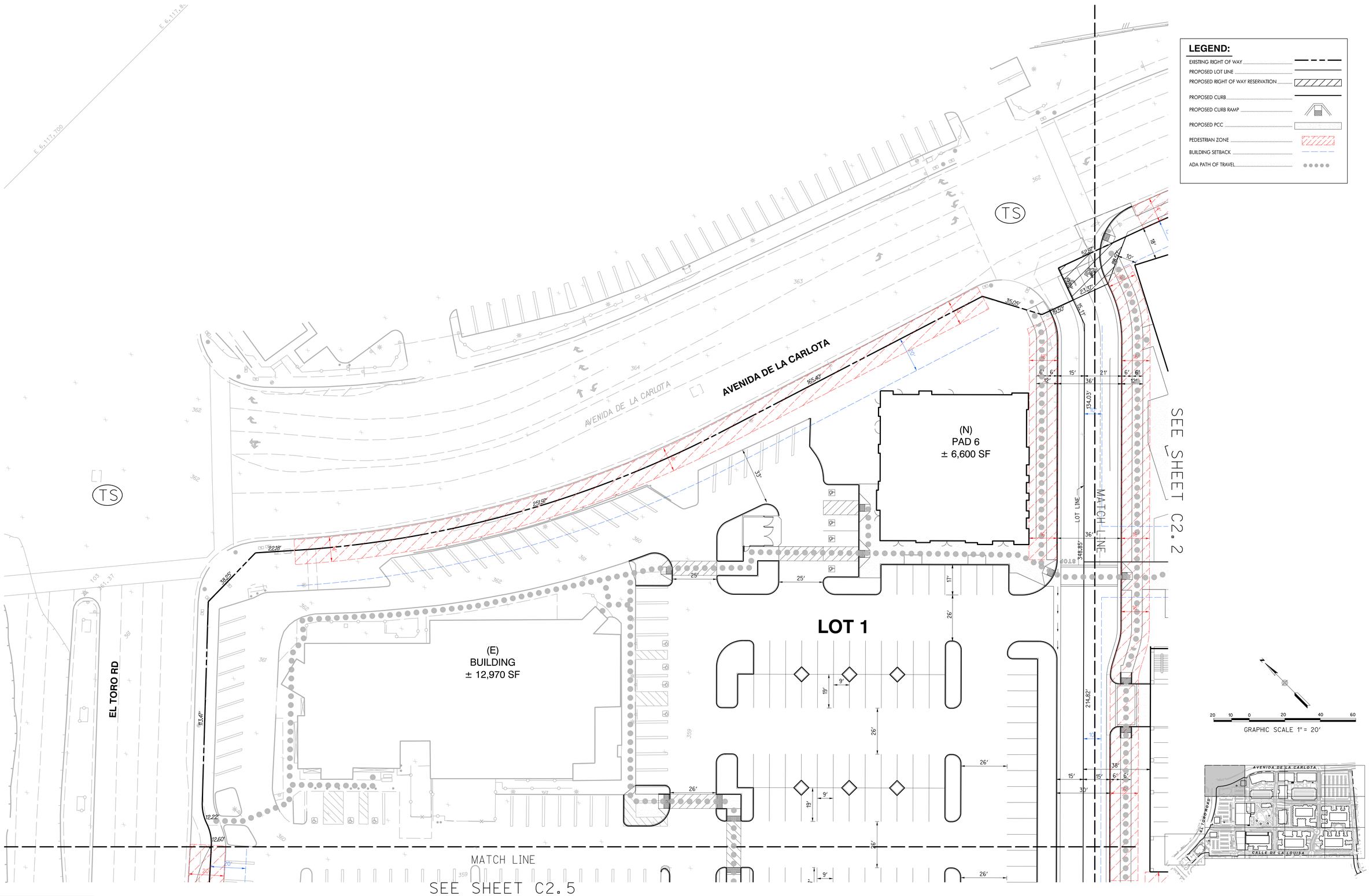

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TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
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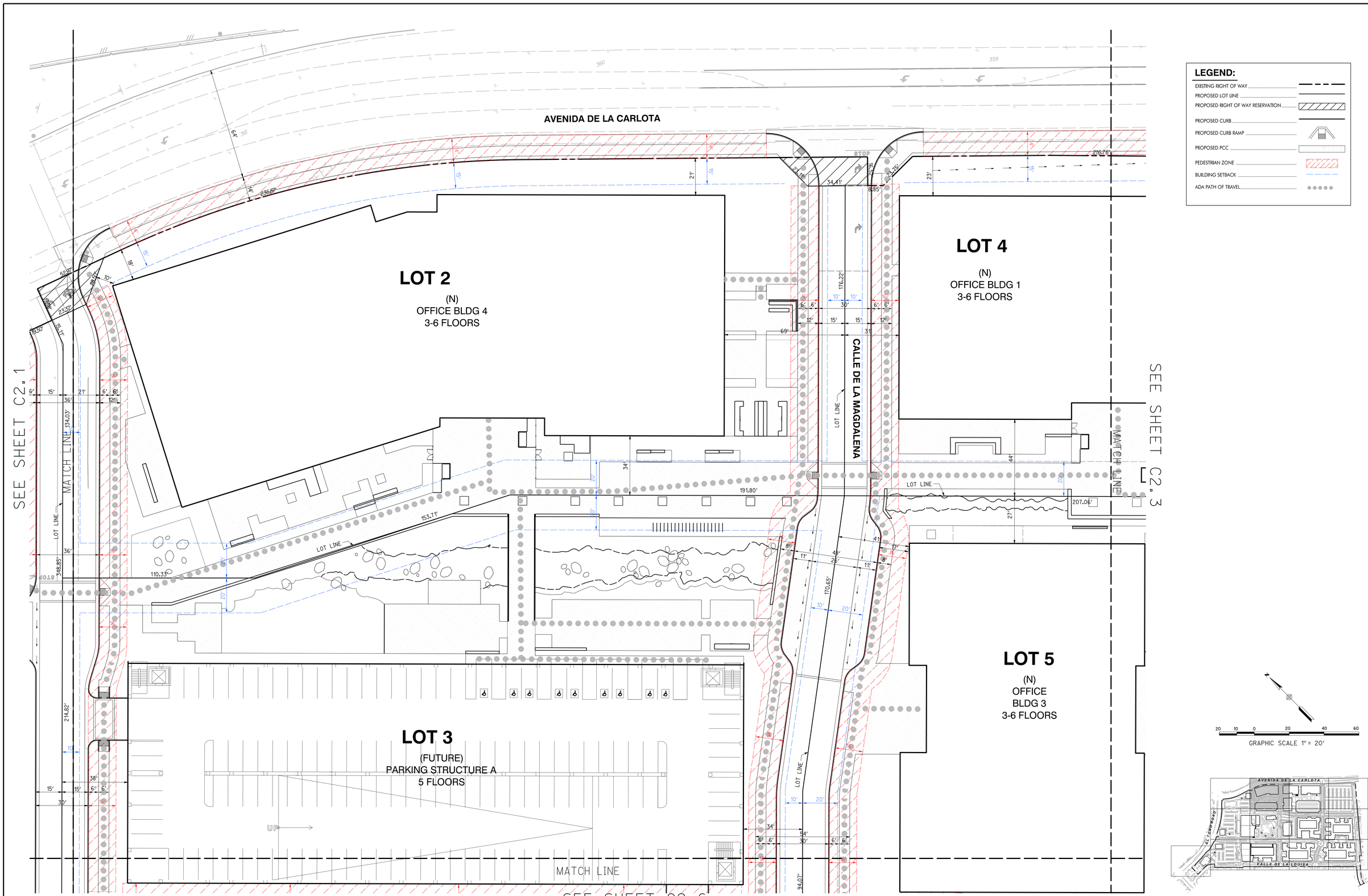

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TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
C2.2
DRAWING NO.

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AVENIDA DE LA CARLOTA

T.S

LOT 4
(N)
OFFICE BLDG 1
3-6 FLOORS

LOT 6
(N)
OFFICE BLDG 2
3-6 FLOORS

LOT 7
(FUTURE)
PARKING STRUCTURE B
4 FLOORS

LOT 8

HEALTH CENTER DRIVE

LOT LINE

UP

SEE SHEET C2.2

MATCH LINE

SEE SHEET C2.4

MATCH LINE

SEE SHEET C2.7

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
- BUILDING SETBACK
- ADA PATH OF TRAVEL

GRAPHIC SCALE 1" = 20'



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24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
C2.3
DRAWING NO.

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AVENIDA DE LA CARLOTA

AVENIDA DE LA CARLOTA

LOT 8

CALLE DE LOS CABALLEROS

SEE SHEET C2.3

MATCH LINE

SEE SHEET C2.8

MATCH LINE

STOP

202.71'

30.98'

6.00'

45.92'

19.84'

200.52'

R/W

5'

5'

363

362

361

360

359

358

#2048

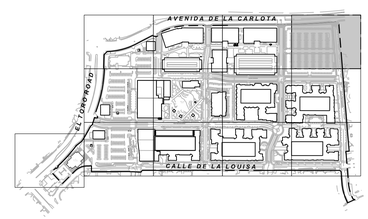
DENSE TREES

DENSE TREES

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
- BUILDING SETBACK
- ADA PATH OF TRAVEL

GRAPHIC SCALE 1" = 20'



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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN

24155 LAGUNA HILLS MALL

SITE LAYOUT

PERMIT NO.

C2.4

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SEE SHEET C2.1

MATCH LINE

EL TORO RD

ASPH

12.22'

12.60'

40.58'

(N)
PAD 2
± 7,900 SF

(N)
MAJOR 1
± 28,000 SF

LOT 1

(N)
ANCHOR BUILDING
± 112,800 SF
(Theater above)

(N)
MAJOR 2
± 34,800 SF

CALLE DE LA PLATA

REGIONAL CENTER DR

THE VILLAGE DRIVE

STOP

SEE SHEET C2.6

MATCH LINE

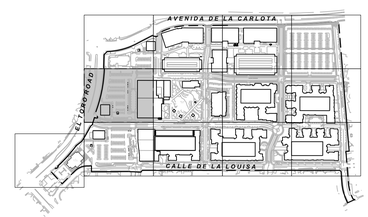
SEE SHEET C2.10

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
- BUILDING SETBACK
- ADA PATH OF TRAVEL

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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APPROVED BY:

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KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
C2.5
DRAWING NO.

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SEE SHEET C2.2

MATCH LINE

UP

CALLE ZOCALO

424.71'

LOT LINE

75.01'

47.23'

LOT LINE

63.69'

(N)
SHOPS 1
± 9,000 SF

(N)
SHOPS 4
± 9,000 SF

CENTRAL PARK

CALLE DE LA MAGDALENA

438.32'

LOT 9/10

LOT LINE

(N) SHOPS 3
± 6,250 SF

(N)
SHOPS 2
± 10,200 SF

SHUTTLE DROP OFF

MATCH LINE

SEE SHEET C2.11

SEE SHEET C2.5

MATCH LINE

SEE SHEET C2.7

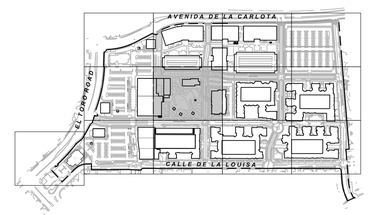
MATCH LINE

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
- BUILDING SETBACK
- ADA PATH OF TRAVEL

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.

C2.6

DRAWING NO.

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SEE SHEET C2.3

MATCH LINE

LOT 7

LOT 11

CALLE ZOCALO

LOT LINE

34.17'

468.61'

455.56'

(N)
RESID. IV

HEALTH CENTER DRIVE

STOP

SEE SHEET C2.6
MATCH LINE

SEE SHEET C2.8
MATCH LINE

SEE SHEET C2.12

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
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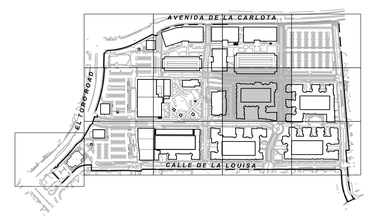
GRAPHIC SCALE 1" = 20'



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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

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C2.7
DRAWING NO.

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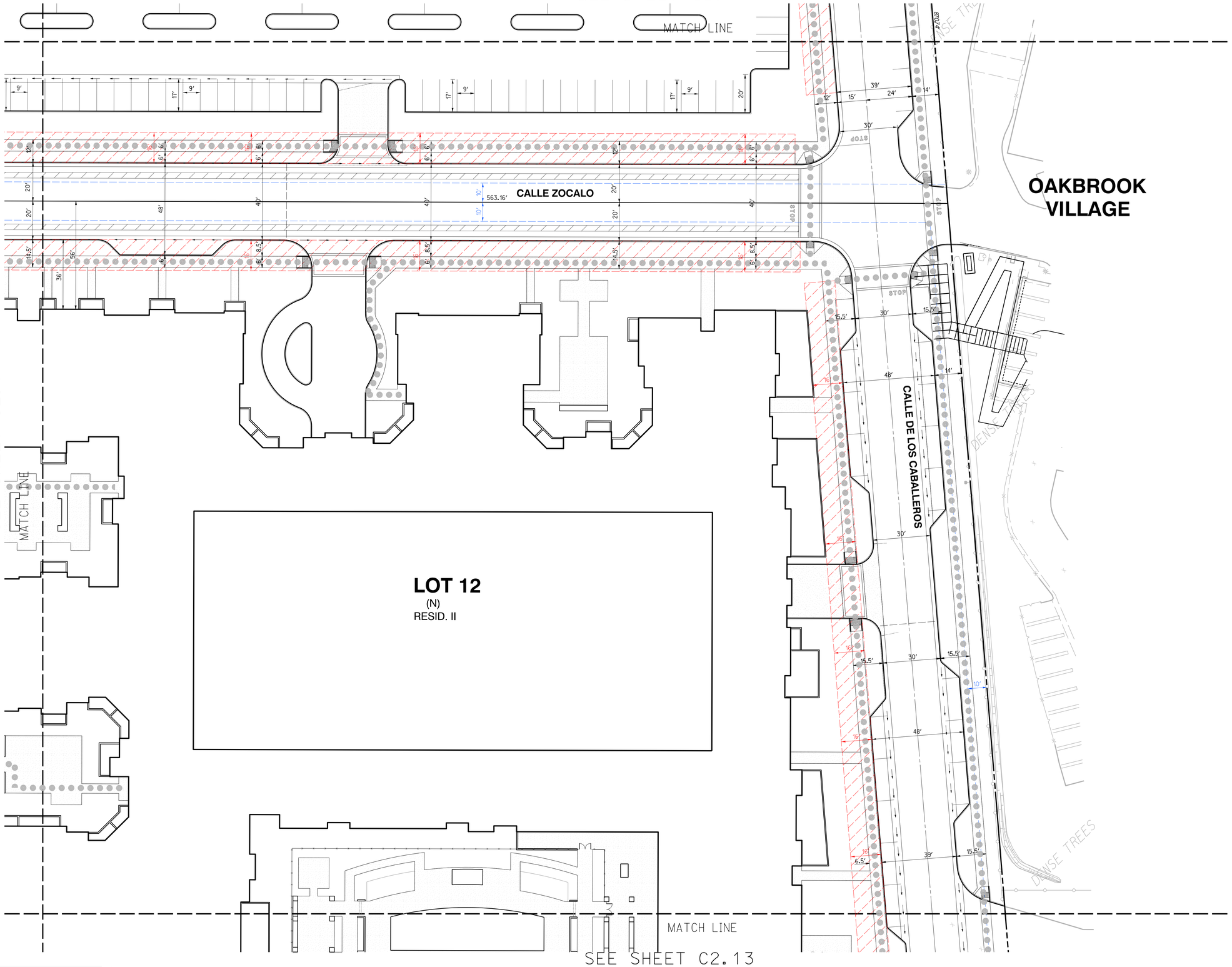
SEE SHEET C2.4

MATCH LINE



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20 10 0 20 40 60

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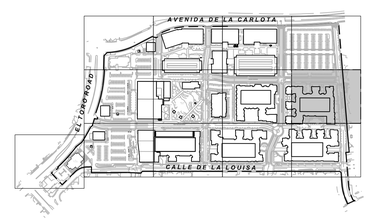

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TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
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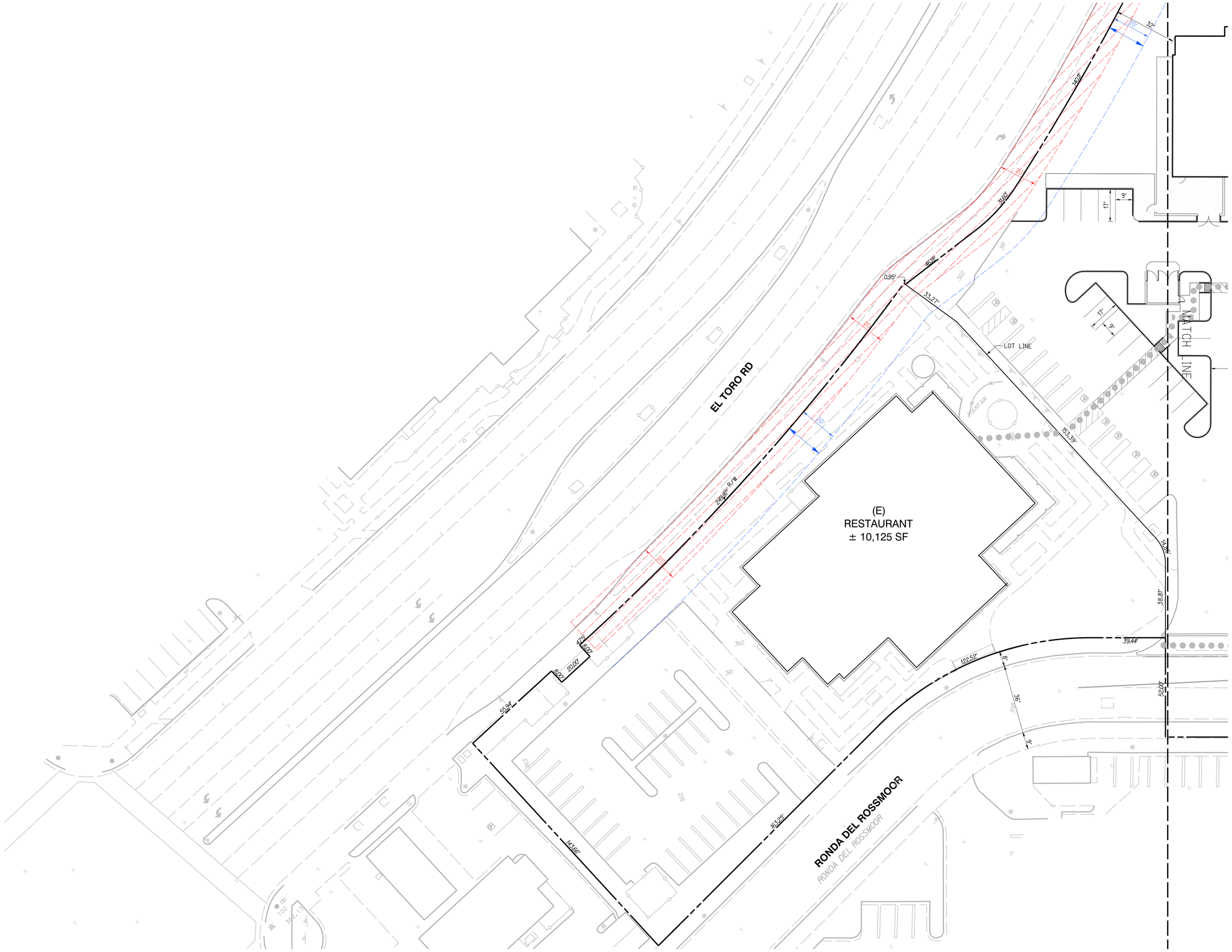

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SEE SHEET C2.5

SEE SHEET C2.9

SEE SHEET C2.11

MATCH LINE

PERSONAL CENTER DR

THE VILLAGE DRIVE

EL TORO ROAD

LOT LINE

(N)
PAD 1
± 8,100 SF

(N)
MAJOR 3
± 40,000 SF

LOT 1

LOT 15/16

CALLE DE LA PLATA

CALLE DE LA LOUISA

RONDA DEL ROSSMOOR

STOP

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
- BUILDING SETBACK
- ADA PATH OF TRAVEL

GRAPHIC SCALE 1" = 20'

AVENIDA DE LA CARLOTA
EL TORO ROAD
CALLE DE LA LOUISA

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THE VILLAGE AT LAGUNA HILLS

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DESIGNED BY:	DATE
CHECKED BY:	DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
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949-5880707
J-18459
rickengineering.com
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PLANS PREPARED FOR/OWNER:
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4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
C2.10
DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C2.6

MATCH LINE

SHUTTLE DROP OFF

728.09'

THE VILLAGE DRIVE

LOT LINE

(N)
RETAIL
± 8,215 SF

LOT 15/16

(N)
RESID. VI

SEE SHEET C2.10

MATCH LINE

LOT 14

CALLE DE LA MAGDALENA

LOT LINE

253.63'

217.46'

22'

89'

BUS STOP

CALLE DE LA LOUISA

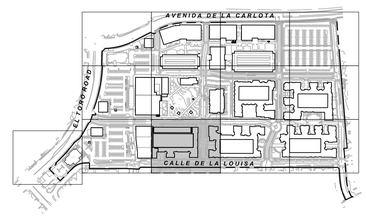
SEE SHEET C2.12

MATCH LINE

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
- BUILDING SETBACK
- ADA PATH OF TRAVEL

GRAPHIC SCALE 1" = 20'



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CITY OF LAGUNA HILLS

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C2.11

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SEE SHEET C2.7

MATCH LINE

THE VILLAGE DRIVE

LOT LINE

(N)
RESID. V

LOT 14

LOT 13

HEALTH CENTER DRIVE

LOT LINE

SEE SHEET C2.11

MATCH LINE

SEE SHEET C2.13

MATCH LINE

BUS STOP

CALLE DE LA LOUISA

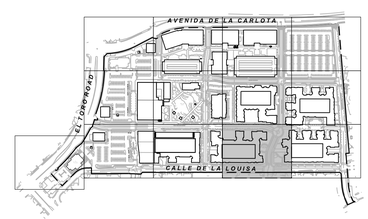
STOP

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
- BUILDING SETBACK
- ADA PATH OF TRAVEL

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
C2.12
DRAWING NO.

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SEE SHEET C2.8

MATCH LINE

SEE SHEET C2.12

MATCH LINE

LOT 13

(N)
RESID. III

578.37'

LOT LINE

CALLE DE LOS CABALLEROS

CALLE DE LA LOUISA

STOP STOP

DENSE TREES

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- PROPOSED CURB RAMP
- PROPOSED PCC
- PEDESTRIAN ZONE
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- ADA PATH OF TRAVEL

GRAPHIC SCALE 1" = 20'

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CALLE DE LA LOUISA

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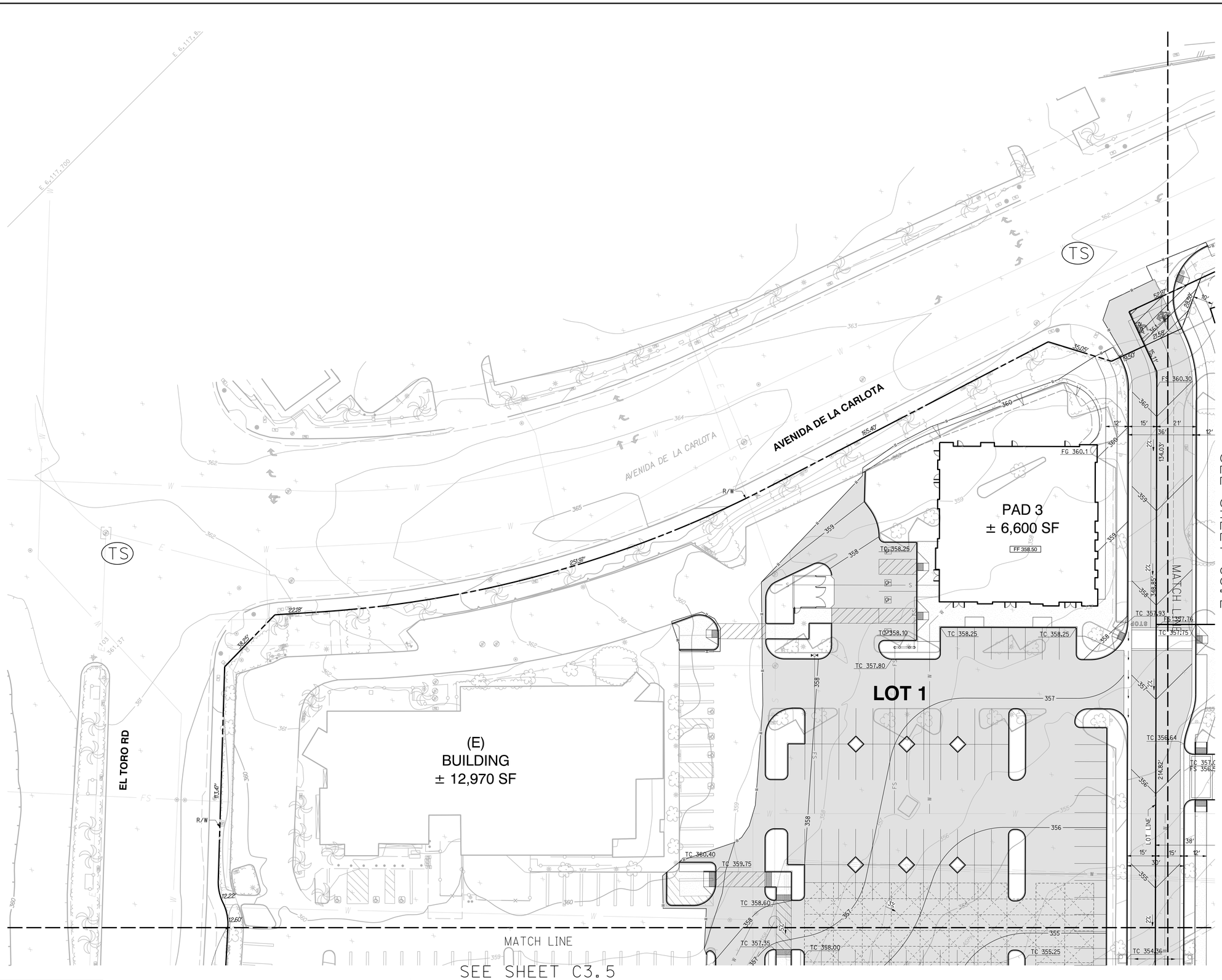

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.

C3.1

DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

CALLE DE LA MAGDALENA

LOT 2
OFFICE 4
4 FLR / 145,640 SF

LOT 4
OFFICE 1
4 FLR / 107,640 SF

LOT 5
OFFICE 3
4 FLR
86,000 SF

LOT 3
PARKING STRUCTURE A
5 FLR / 745 STALLS

SEE SHEET C3.1

SEE SHEET C3.3

SEE SHEET C3.6

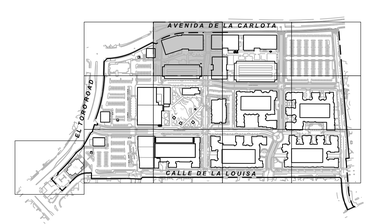
MATCH LINE

LOT LINE

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60
GRAPHIC SCALE 1" = 20'



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DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
C3.2
DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

SEE SHEET C3.2

MATCH LINE

SEE SHEET C3.4

LOT 4
OFFICE 1
4 FLR / 107,640 SF

LOT 6
OFFICE 2
4 FLR / 125,720 SF

LOT 7
PARKING STRUCTURE B
4 FLR / 937 STALLS

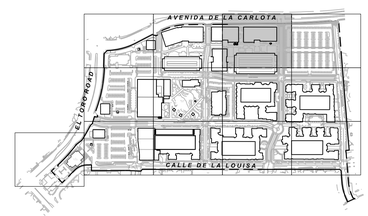
MATCH LINE

SEE SHEET C3.7

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

GRAPHIC SCALE 1" = 20'



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CITY OF LAGUNA HILLS

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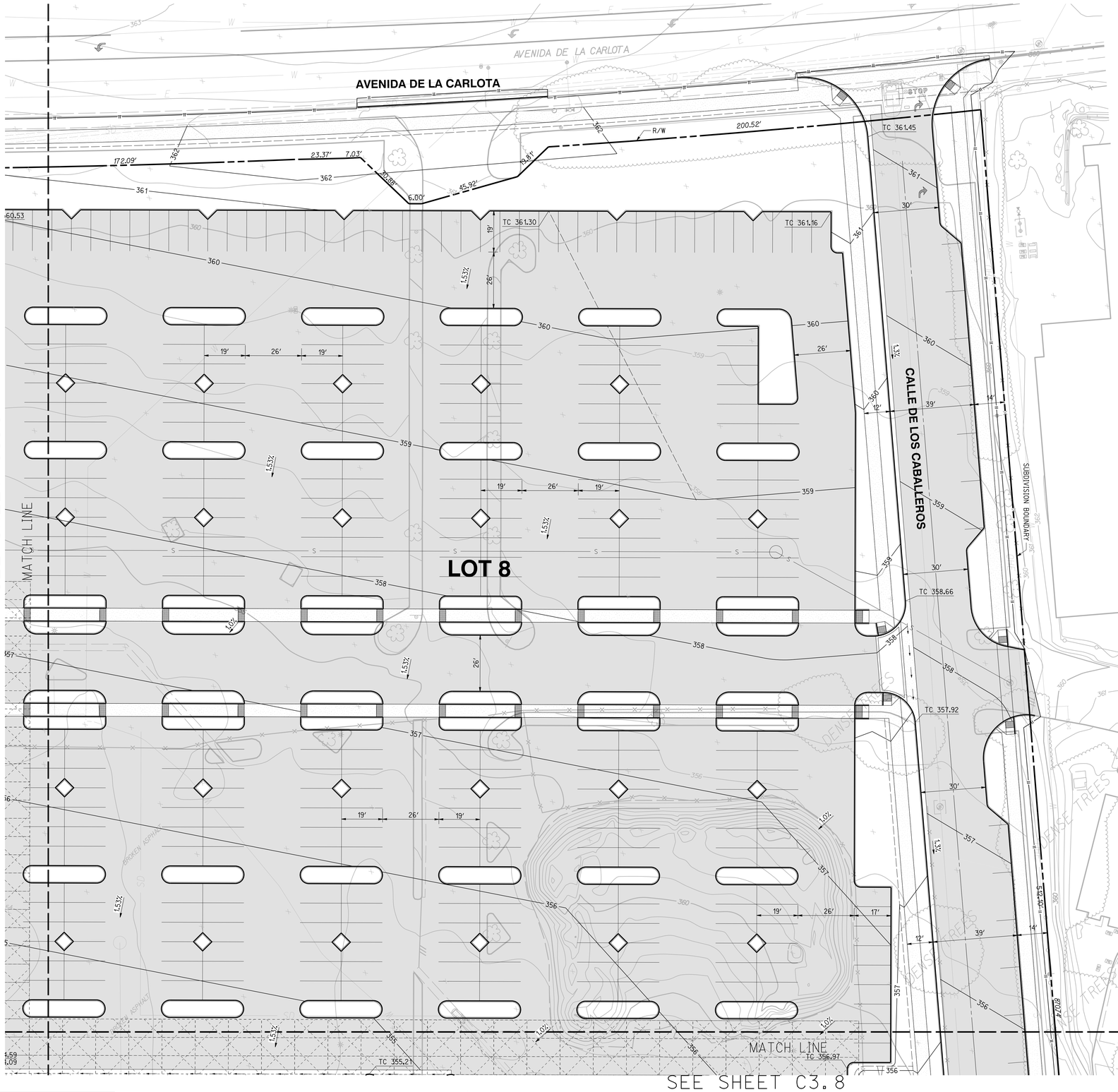

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
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- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
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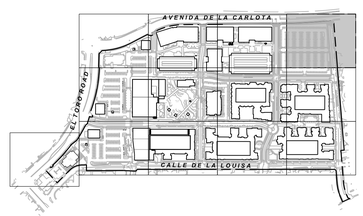
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
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PRELIMINARY GRADING PLAN

PERMIT NO.
C3.4
DRAWING NO.

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SEE SHEET C3.1

MATCH LINE

EL TORO RD

REGIONAL CENTER DR

LOT 1
ANCHOR 1
±28,000 SF
FF 355.50

PAD 2
± 7,900 SF
FF: 358.50

ANCHOR 2
±40,000 SF
FF 355.50

LOT LINE

OBSCURED

SEE SHEET C3.6

MATCH LINE

SEE SHEET C3.10

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
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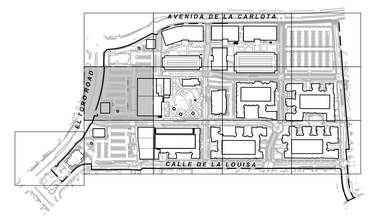

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DATE _____

CITY OF LAGUNA HILLS

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PRELIMINARY GRADING PLAN

PERMIT NO.
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DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C3.2

5 FLR / 745 STALLS

MATCH LINE

CALLE ZOCALO

SHOPS 1
±9,000 SF

SHOPS 4
±9,000 SF

VILLAGE PARK

CALLE DE LA MAGDALENA

LOT 9/10

HOTEL
100-150 ROOMS

RETAIL
±10,805 SF

SHUTTLE DROP OFF

SEE SHEET C3.5

SEE SHEET C3.7

SEE SHEET C3.11

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
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- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
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- PROPOSED PCC

20 10 0 20 40 60
GRAPHIC SCALE 1" = 20'

AVENIDA DE LA CARLOTA
EL TORO ROAD
CALLE DE LA LOUISA

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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:		DATE
DESIGNED BY:		DATE
CHECKED BY:		DATE
ENGINEER:	BARRY J. COWAN, RCE 46568, EXP 6/30/21	DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-5880707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
C3.6
DRAWING NO.

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29-AUG-2020 15:54

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C3.3

MATCH LINE

LOT 7

CALLE ZOCALO

RESIDENTIAL II
229 UNITS & PARKING

LOT 11

LOT 12

HEALTH CENTER DRIVE

SEE SHEET C3.6

MATCH LINE

SEE SHEET C3.8

MATCH LINE

SEE SHEET C3.12

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

AVENIDA DE LA CARLOTA
EL TORO ROAD
CALLE DE LA LOUISA

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THE VILLAGE AT LAGUNA HILLS

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ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

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APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
C3.7
DRAWING NO.

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26-AUG-2020 15:54

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C3.4

MATCH LINE

LOT 8

CALLE ZOCALO

BIOFILTRATION BASIN = 353.5

BIOFILTRATION BASIN = 353.5

LOT LINE

563.16'

OAKBROOK VILLAGE

PEDESTRIAN CONNECTION BY OTHERS

CALLE DE LOS CABALLEROS

SUBDIVISION BOUNDARY

LOT 12
RESIDENTIAL III
300 UNITS & PARKING

SPA

POOL

MATCH LINE

SEE SHEET C3.13

SEE SHEET C3.7

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
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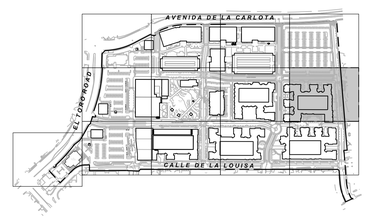
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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IRVINE, CA 92618
949-588-0707
J-18459
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San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
C3.8
DRAWING NO.

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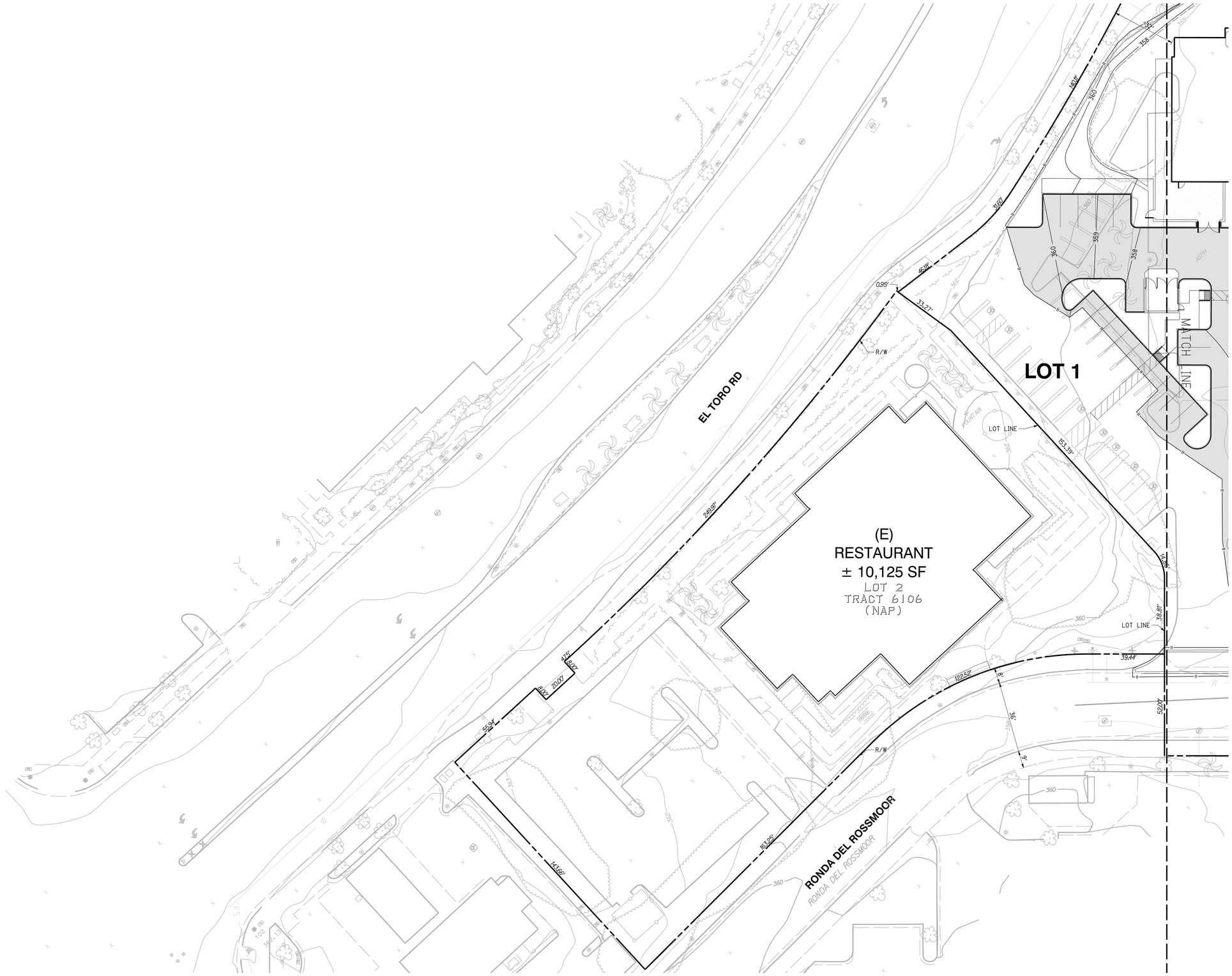
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



LEGEND:

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- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
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San Diego, CA 92121

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DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
C3.9
DRAWING NO.

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26-AUG-2020 - 19:49

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C3.5

SEE SHEET C3.9

SEE SHEET C3.11

MATCH LINE

REGIONAL CENTER DR

THE VILLAGE DRIVE

CALLE DE LA PLATA

CALLE DE LA LOUISA

RONDA DEL ROSSMOOR

LOT LINE

PAD 1
± 8,100 SF
FF: 358.00

RETAIL
±14,500 SF
FF 352.90

LOT 15/16

RETAIL
±13,500 SF
FF 351.80

RETAIL
±12,000 SF
FF 351.00

FS 360.00
FS 358.00
FS 353.00
FS 352.74
FS 352.49
FS 351.64
FS 351.29
FS 350.05
FS 349.85
FS 349.33

TC 352.44
TC 352.76
TC 357.70
TC 357.30
TC 358.30
TC 349.20
TC 349.44
TC 349.53
TC 350.05
TC 349.83
TC 350.36

R/W

LEGEND:

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- PROPOSED RIGHT OF WAY RESERVATION
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- LIMITS OF GRADING
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- EXISTING CONTOUR — 360
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- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60
GRAPHIC SCALE 1" = 20'

AVENIDA DE LA CARLOTA
EL TORO ROAD
CALLE DE LA LOUISA

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THE VILLAGE AT LAGUNA HILLS

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ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
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Orange
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IRVINE, CA 92618
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DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD

RCE NO. 33496 EXP. _____

DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.

C3.10

DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C3.6

MATCH LINE

THE VILLAGE DRIVE

SHUTTLE DROP OFF

TC 355.40 TC 355.69 TC 354.40 TC 354.79 TC 353.67 TC 353.07 TC 352.33 TC 354.70

FS 355.14 FS 353.10 FS 352.22 FS 352.58 FS 352.82 FS 352.58 FS 352.38 FS 354.00 217.46' 253.63' FS 353.83 FS 349.19 FS 348.28 FS 348.10 FS 347.68 FS 349.40 FS 349.90 FS 350.60 FS 350.00

0.80% 728.09' 0.80% LOT LINE 1.6% 1.6% 1.6% 1.0% LOT LINE 1.4% 1.8% 2.1% (0.20%) (0.50%) (0.30%)

STOP

FF 355.25 FF 355.50 FF 355.75 FF 355.75 FF 355.50 FF 355.25 FF 355.00 FF 354.75 FF 354.50 FF 354.00 FF 354.00 FF 354.00 FF 354.00 FF: 354.50 FF: 354.50

SHOPS 2
±17,500 SF

LOT 15/16
RESIDENTIAL I
358 UNITS & PARKING

LOT 14

CALLE DE LA LOUISA

BUS STOP

REMOVE CURB RAMP AND CROSSWALK

REMOVE CURB RAMP AND CROSSWALK

R/W

BROKEN ASPHALT

TC 351.50 FS 350.80 TC 351.00 FS 350.50 TC 354.50 FS 354.00 TC 350.56 TC 354.00 FS 353.50 TC 353.40 FS 352.90 TC 353.40 FS 352.90 TC 349.89 TC 349.64 TC 349.51 TC 349.30 TC 348.43 TC 348.00 TC 347.72

SEE SHEET C3.10

MATCH LINE

SEE SHEET C3.12

MATCH LINE

LEGEND:

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- PROPOSED LOT LINE
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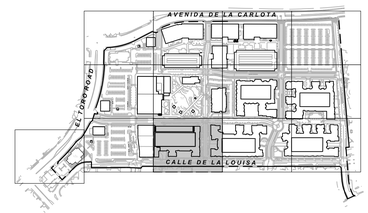
- PROPOSED PCC

20 10 0 20 40 60
GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
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4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
C3.11
DRAWING NO.

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Tue, 25 Aug 2020 - 11:52

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C3.7

MATCH LINE

THE VILLAGE DRIVE

LOT LINE

POOL

SPA

FF: 354.50

BROKEN ASPHALT

LOT 14

RESIDENTIAL V

275 UNITS & PARKING

LOT 13

FF: 353.50

HEALTH CENTER DRIVE

CALLE DE LA LOUISA

BUS STOP

EXISTING BUS STOP TO REMAIN

SUBDIVISION BOUNDARY

R/W

HEALTH CENTER DRIVE

SEE SHEET C3.11

SEE SHEET C3.13

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
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- PROPOSED FINISHED GRADE — FS 357.90
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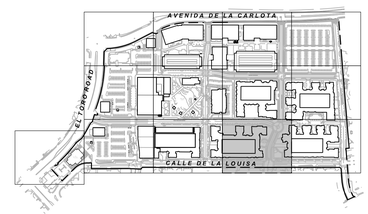
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

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ENGINEER:	BARRY J. COWAN, RCE 46568, EXP 6/30/21	DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

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RCE NO. 33496 EXP. _____

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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN

24155 LAGUNA HILLS MALL

PRELIMINARY GRADING PLAN

PERMIT NO.

C3.12

DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C3.8

MATCH LINE

SEE SHEET C3.12

MATCH LINE

LOT 11

LOT 13
RESIDENTIAL IV
338 UNITS & PARKING

LOT 11

LOT LINE

SUBDIVISION BOUNDARY

CALLE DE LOS CABALLEROS

CALLE DE LA LOUISA

SUBDIVISION BOUNDARY

POOL

SPA

BROOK WALL

DENSE TREES

FF: 356.30

FS 352.14 | FS 351.60 | FS 352.05 | FS 352.50 | FS 352.70 | FS 353.00 | FS 352.80 | FS 352.65 | FS 352.55 | FS 352.83 | FS 350.87 | FS 350.65 | FS 350.40 | FS 356.00 | FS 348.55 | FS 348.43 | FS 348.32

FS 353.40 | FS 353.50 | FF: 353.50

FS 352.80 | FS 347.80 | FS 347.56 | FS 347.40 | FS 347.42 | FS 347.04

TC 346.97 | TC 346.9

FS 347.91

TC 353.50 FS 353.00 | TC 353.50 FS 353.00 | TC 348.50 | TC 348.72

FS 348.25

FS 348.50 | FS 348.21

TC 347.53 | FS 347.42

FS 348.00 | FS 349.00

FS 347.76 | FS 347.65 | FS 348.30 | FS 348.74 | FS 348.75 | FS 348.05

TC 347.65

STOP STOP

578.37'

578.37'

95.97'

95.68'

95.34'

95.20'

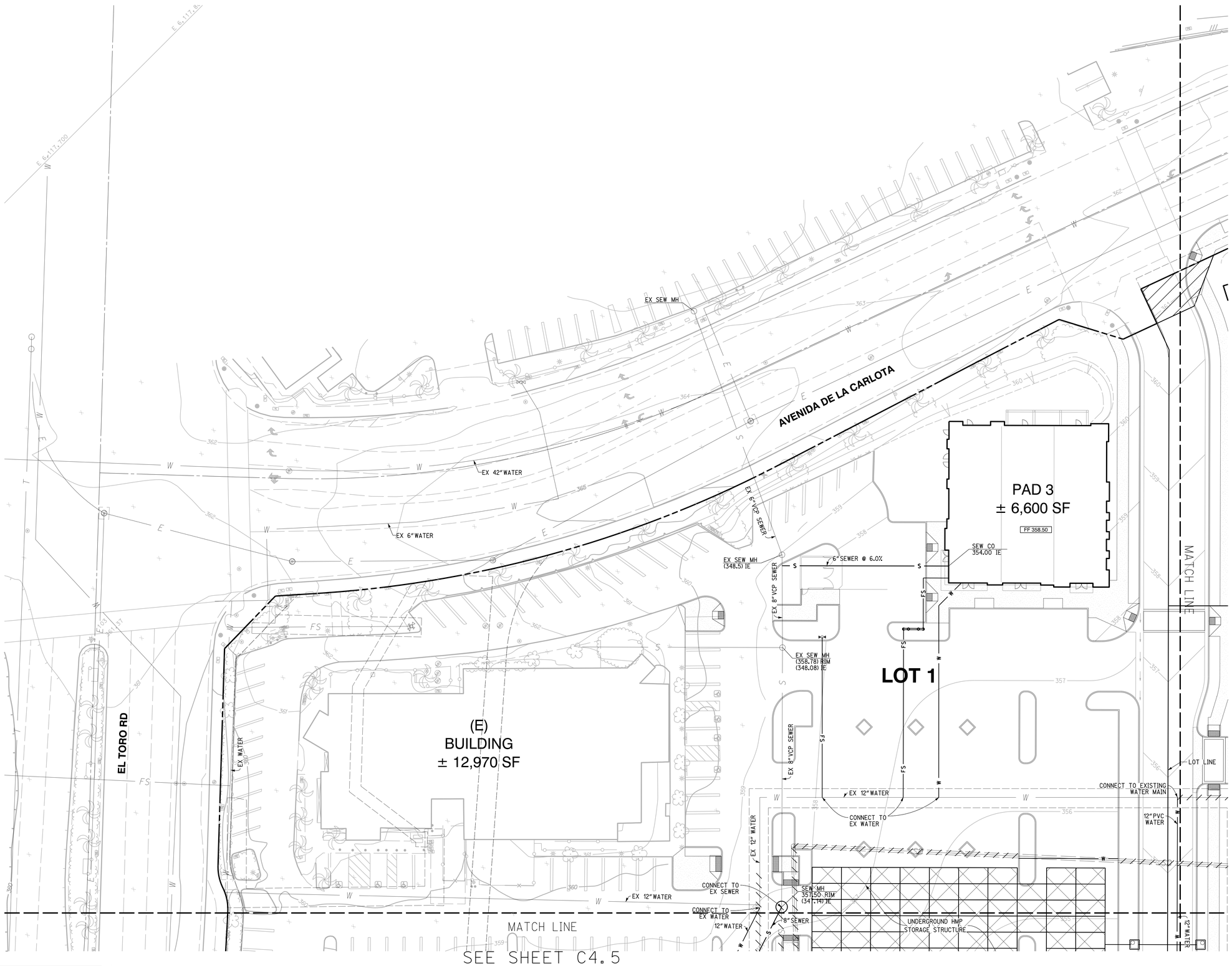
29.20'

22.28'

578.37'

578.37'

578.37

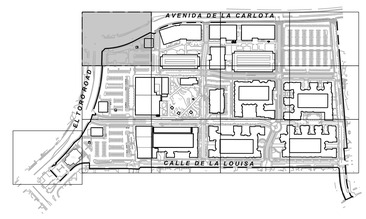


LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
- EXISTING DRY UTILITY — G/E/CATV
- PROPOSED WATER — W
- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
- PROPOSED STORM DRAIN — SD
- PROPOSED INLET/JUNCTION STRUCTURE
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

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DESIGNED BY:		DATE
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ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

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RCE NO. 33496 EXP. _____

DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.1

DRAWING NO.

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26-AUG-2020 17:03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

CALLE DE LA MAGDALENA

CALLE DE LA LOUISA

LOT 2
OFFICE 4
4 FLR / 145,640 SF
FF 360.50

LOT 3
PARKING STRUCTURE A
5 FLR / 745 STALLS
UP

LOT 4
OFFICE 1
4 FLR / 107,640 SF
FF 360.50

LOT 5
OFFICE 3
4 FLR
86,000 SF
FF 358.50

SD MH
(RIM 359.71)
FL 352.85)

EX 42" WATER

66" STORM DRAIN @ 2%

12" WATER

18" STORM DRAIN

66" FL 351.30
GRADE BREAK

FS

W

SD

LOT LINE

5'

16'

26'

12" WATER

66" STORM DRAIN @ 1%

66" FL 349.75

SEW CO
352.5 IE

8" SEWER @ 1.0%

SEW MH
351.60 IE

8" SEWER @ 1.5%

SEW CO
352.0 IE

LOT LINE

12" PVC WATER

EXISTING WATER MAIN

UNDERGROUND HMP STORAGE STRUCTURE

SEE SHEET C4.1

MATCH LINE

SEE SHEET C4.3

MATCH LINE

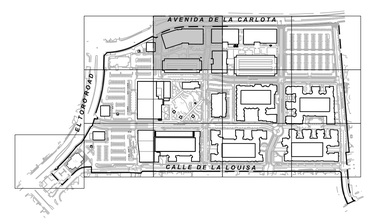
SEE SHEET C4.6

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
- EXISTING DRY UTILITY — G/E/CATV
- PROPOSED WATER — W
- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
- PROPOSED STORM DRAIN — SD
- PROPOSED INLET/JUNCTION STRUCTURE
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:		DATE
DESIGNED BY:		DATE
CHECKED BY:		DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.2

DRAWING NO.

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26-AUG-2020 11:03

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

EX 42"WATER

12"WATER

18"RCP SD

EX 16"WATER

12"WATER

EX 16"WATER

EX 42"RCP SD

LOT 4

OFFICE 1
4 FLR / 107,640 SF

LOT 6

OFFICE 2
4 FLR / 125,720 SF

LOT LINE

FF 360.50

FF 360.50

FS

LOT LINE

EX 16"WATER

CONNECT TO EX WATER

EX 66"SD TO BE REMOVED

SEW CO 353.1 IE

SEW CO 356.5 IE

8"SEWER @ 1.0%

SEW MH 356.3 IE

SEW MH 352.8 IE

8"SEWER @ 0.8%

HEALTH CENTER DRIVE

66"STORM DRAIN @1%

LOT LINE

66"STORM DRAIN @1%

66"FL 343.62

CONNECT TO EX SD (FL 343.2)

EX SD (343.0) FL

EX DRAINAGE STRUCTURE TO REMAIN

LOT LINE

LOT 7

PARKING STRUCTURE B
4 FLR / 937 STALLS

UP

UNDERGROUND HMP STORAGE STRUCTURE

EX 69"STORM DRAIN

EX 16"WATER

CONNECT TO EX 16"WATER

UNDERGROUND HMP STORAGE STRUCTURE

CONNECT TO EX SD (FL 342.2)

16"WATER

69"STORM DRAIN

LOT LINE

MATCH LINE

SEE SHEET C4.2

MATCH LINE

SEE SHEET C4.4

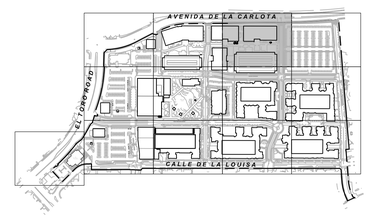
SEE SHEET C4.7

LEGEND:

EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY RESERVATION	
EXISTING CONTOUR	560
EXISTING WATER	W
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING DRY UTILITY	G/E/CATV
PROPOSED WATER	W
PROPOSED FIRE SERVICE	FS
PROPOSED BACKFLOW PREVENTER	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER	S
PROPOSED STORM DRAIN	SD
PROPOSED INLET/JUNCTION STRUCTURE	
PROPOSED DRY UTILITY	G/E/CATV
REMOVE/ABANDON EXISTING UTILITY	

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:		DATE
DESIGNED BY:		DATE
CHECKED BY:		DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

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949-5886707
J-18459
rickengineering.com
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APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.
C4.3
DRAWING NO.

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

EX 42" WATER

EX 16" WATER

EX 16" WATER

EX 8" VCP SEWER

EX 10" VCP SEWER

EX 12" WATER

SUBDIVISION BOUNDARY

R/W

SEE SHEET C4.3

MATCH LINE

8" SEWER @ 0.8%

SEW MH
349.0 IE

LOT 8

8" SEWER @ 0.8%

EX SEW MH
(358.56) RIM
(348.00) IE

CONNECT TO EX SEWER

CALLE DE LOS CABALLEROS

OAKBROOK VILLAGE

UNDERGROUND HMP STORAGE STRUCTURE

MATCH LINE

SEE SHEET C4.8

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
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- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
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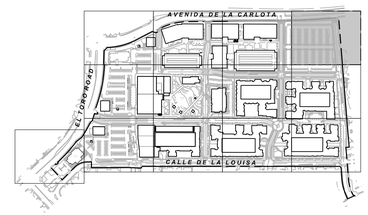
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.4

DRAWING NO.

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SEE SHEET C4.1

MATCH LINE

EX 12" WATER

CONNECT TO EX SEWER

CONNECT TO EX WATER

12" WATER

SEW MH (357.50 RIM (347.47) IE

8" SEWER

UNDERGROUND HMP STORAGE STRUCTURE

EX 12" WATER

EX 8" VCP SEWER

UNDERGROUND HMP STORAGE STRUCTURE

18"FL 348.75

EX SEW MH (355.79) RIM (345.87) IE

CONNECT TO EX SEWER

8" SEWER

12" WATER

18" STORM DRAIN @ 2%

EX 12" WATER

EX 8" VCP SEWER TO REMAIN

CALLE DE LA PLATA

UNDERGROUND HMP STORAGE STRUCTURE

EX 12" WATER

24" STORM DRAIN @ 1%

18"FL 345.30

24"FL 344.80

SEW CO 346.0 IE

6" SEWER @9.0%

EL TORO RD

ASPH

PAD 2
± 7,900 SF
FF: 358.50

SEW CO 354.00 IE

6" SEWER @ 4.0%

MATCH LINE

THE VILLAGE DRIVE

SEE SHEET C4.10

LOT 1
ANCHOR 1
±28,000 SF
FF 355.50

ANCHOR 2
±40,000 SF
FF 355.50

SEE SHEET C4.6

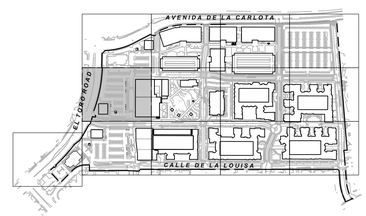
MATCH LINE

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
- EXISTING DRY UTILITY — G/E/CATV
- PROPOSED WATER — W
- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
- PROPOSED STORM DRAIN — SD
- PROPOSED INLET/JUNCTION STRUCTURE
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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San Diego, CA 92121

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD

RCE NO. 33496 EXP. _____

DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.5

DRAWING NO.

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SEE SHEET C4.2

MATCH LINE

5 FLR / 745 STALLS

CALLE ZOCALO

UNDERGROUND HMP STORAGE STRUCTURE

LOT LINE

12" WATER

18" FL 347.50

SEW CO 352.0 IE

6" SEWER @ 7.0%

8" SEWER @ 2.0%

SEW MH 349.3 IE

8" SEWER @ 1.5%

SEW MH 348.0 IE

4" SEWER @ 2.0 %

348.9 IE

347.30 IE

SEWER CO 348.0 IE

SEW CO 349.00 IE

FF 354.50

FF 354.50

FF 355.00

FF 355.30

FF 355.65

SHOPS 1
±9,000 SF

SHOPS 4
±9,000 SF

FF 354.14

FF 354.60

FF 355.05

FF 355.50

FF 355.50

FF 355.50

FF 355.50

FF 355.50

SEE SHEET C4.5

MATCH LINE

UNDERGROUND HMP STORAGE STRUCTURE

VILLAGE PARK

SD

18" STORM DRAIN

CALLE DE LA MAGDALENA

8" SEWER @ 2.0%

343.46 IE

6" SEWER @ 7.0%

348.0 IE

340.50 IE

LOT 9/10

HOTEL
100-150 ROOMS

FF: 355.00

FF 354.75

FF 354.35

FF 354.20

RETAIL
±10,805 SF

SEE SHEET C4.7

MATCH LINE

EX SEW MH (353.76) RIM

SHUTTLE DROP OFF

EX SEW MH (354.04) RIM

MATCH LINE

18" STORM DRAIN

18" FL 345.50

SEE SHEET C4.11

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
- EXISTING DRY UTILITY — G/E/CATV
- PROPOSED WATER — W
- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
- PROPOSED STORM DRAIN — SD
- PROPOSED INLET/JUNCTION STRUCTURE
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

AVENIDA DE LA CARLOTA

EL TORO ROAD

CALLE DE LA LOUISA

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KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.6

DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C4.3

MATCH LINE

LOT 7

UNDERGROUND HMP STORAGE STRUCTURE

CALLE ZOCALO

UNDERGROUND HMP STORAGE STRUCTURE

LOT LINE

12" WATER

12" WATER

69" STORM DRAIN

FL 341.00

LOT LINE

REMOVE EX 69" STORM DRAIN

FF: 356.30

FF: 356.30

16" WATER

SEE SHEET C4.6

MATCH LINE

LOT LINE

RESIDENTIAL II
229 UNITS & PARKING

UNDERGROUND HMP STORAGE STRUCTURE

69" STORM DRAIN

FL 339.85

LOT LINE

HEALTH CENTER DRIVE

REMOVE EX 12" WATER

LOT 11

LOT 12

FF: 356.30

FF: 356.30

FF: 356.30

FF: 356.30

FF: 356.30

16" WATER

69" STORM DRAIN

16" WATER

SPA

POOL

SEW CO (348.00 IE)

8" SEWER @ 5.0%

SEE SHEET C4.12

SEE SHEET C4.8

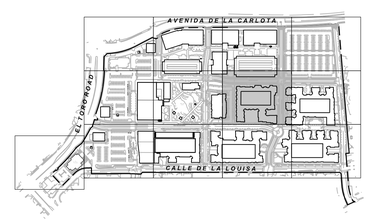
MATCH LINE

LEGEND:

EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY RESERVATION	
EXISTING CONTOUR	560
EXISTING WATER	W
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING DRY UTILITY	G/E/CATV
PROPOSED WATER	W
PROPOSED FIRE SERVICE	FS
PROPOSED BACKFLOW PREVENTER	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER	S
PROPOSED STORM DRAIN	SD
PROPOSED INLET/JUNCTION STRUCTURE	
PROPOSED DRY UTILITY	G/E/CATV
REMOVE/ABANDON EXISTING UTILITY	

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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TECHNICAL SITE PLAN
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PERMIT NO.

C4.7

DRAWING NO.

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SEE SHEET C4.4

MATCH LINE

UNDERGROUND HMP STORAGE STRUCTURE

LOT 8

CALLE ZOCALO

UNDERGROUND HMP STORAGE STRUCTURE

LOT LINE

SEE SHEET C4.7

MATCH LINE

12

LOT 12
RESIDENTIAL III
300 UNITS & PARKING

UNDERGROUND HMP STORAGE STRUCTURE

FF: 356.30

SPA

POOL

MATCH LINE

SEE SHEET C4.13

OAKBROOK VILLAGE

CALLE DE LOS CABALLEROS

EX 10"VCP SEWER

EX 12" WATER

EX 8"VCP SEWER @ 0.7%

CONNECT TO EX SEWER

8" SEWER @ 6.0%

SEWER CO 347.0 IE

EX SEW MH (351.8) RIM (342.50) IE

EX SEW MH (351.14) RIM (342.33) IE ADJUST RIM TO GRADE

EX SEW MH (351.04) RIM (342.35) IE ADJUST RIM TO GRADE

EX 10"VCP SEWER

EX 12" WATER

CONNECT TO EX WATER

SUBDIVISION BOUNDARY

OHE

LEGEND:

EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY RESERVATION	
EXISTING CONTOUR	560
EXISTING WATER	W
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING DRY UTILITY	G/E/CATV
PROPOSED WATER	W
PROPOSED FIRE SERVICE	FS
PROPOSED BACKFLOW PREVENTER	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER	S
PROPOSED STORM DRAIN	SD
PROPOSED INLET/JUNCTION STRUCTURE	
PROPOSED DRY UTILITY	G/E/CATV
REMOVE/ABANDON EXISTING UTILITY	

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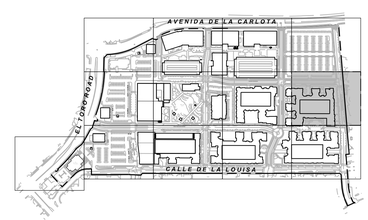

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C4.8

DRAWING NO.

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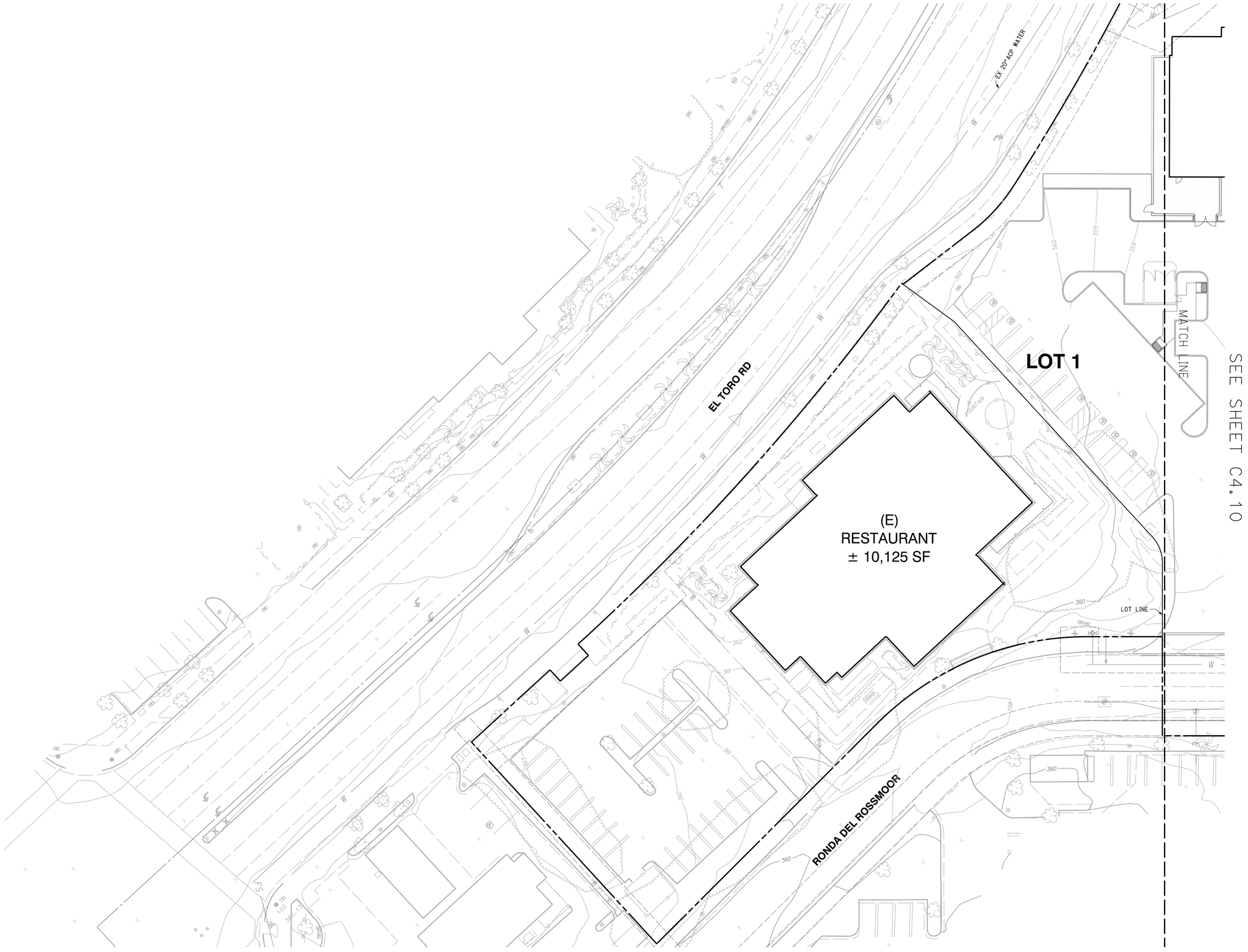
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

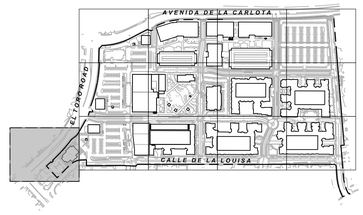


LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
- EXISTING DRY UTILITY — G/E/CATV
- PROPOSED WATER — W
- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
- PROPOSED STORM DRAIN — SD
- PROPOSED INLET/JUNCTION STRUCTURE
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
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IRVINE, CA 92618
949-5880707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.
C4.9
DRAWING NO.

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29-AUG-2020 11:04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C4.5

MATCH LINE

THE VILLAGE DRIVE

6" SEWER @ 4.0%

EX SEW MH (358.8) RIM (352.0 IE)

CONNECT TO EX SEWER

6" SEWER @ 3.0%

EX 8" VCP SEWER

LOT LINE

EX SEW MH (353.72) RIM (342.82) IE

EX SEW MH (352.88) RIM (342.52) IE

EX 8" VCP SEWER

LOT LINE

6" SEWER @9.0%

(IE 342.21) CONNECT TO EX SEWER

12" WATER

EX 16" WATER

CONNECT TO EX WATER

EX 12" WATER

CONNECT TO EX WATER

CONNECT TO EX WATER

SEW CO 354.00 IE

PAD 1
± 8,100 SF
FF: 358.00

RETAIL
±14,500 SF
FF 352.90

EX 12" WATER

PRIVATE ROAD "A" 24' (2019)

LOT LINE

LOT 15/16

RETAIL
±13,500 SF
FF 351.80

CALLE DE LA PLATA

24" FL 341.90

SEE SHEET C4.9

MATCH LINE

SEE SHEET C4.11

MATCH LINE

EX 12" WATER

UNDERGROUND HMP STORAGE STRUCTURE

LOT LINE

RETAIL
±12,000 SF
FF 351.00

CONNECT TO EX DRAINAGE STRUCTURE

CONVERT INLET TO JUNCTION STRUCTURE

(FL 339.5)

EX 39" RCP

SD MH RIM 349.5 FL 340.50

30" STORM DRAIN @1.4%

EX 6" VCP SEWER

LOT LINE

EX 8" ACP WATER

RONDA DEL ROSSMOOR

EX 8" ACP WATER

EX 12" ACP WATER

EX 12" ACP WATER

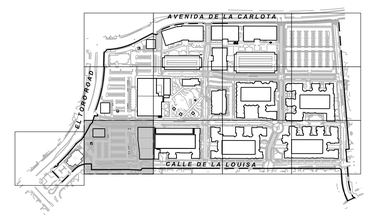
EX SEW MH (351.9) RIM

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
- EXISTING DRY UTILITY — G/E/CATV
- PROPOSED WATER — W
- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
- PROPOSED STORM DRAIN — SD
- PROPOSED INLET/JUNCTION STRUCTURE
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

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949-5880707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

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MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD

RCE NO. 33496 EXP. _____

DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.10

DRAWING NO.

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26-AUG-2020 11:04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C4.6

MATCH LINE

EX SEW MH (353.76) RIM (348.78) IE

SHUTTLE DROP OFF

EX SEW MH (354.04) RIM (340.94) IE

EX 8" VCP SEWER

THE VILLAGE DRIVE

LOT LINE

16" WATER

12" WATER

EX 16" WATER

18" STORM DRAIN

18" FL 345.50

CONNECT TO EX SEWER

8" SEWER @ 2.0%

EX 16" WATER

EX SEW MH (353.40) RIM (339.26) IE

24" FL 345.00

18" FL 345.20

24" STORM DRAIN

EX 8" SEWER @ 0.5%

FF 355.25 | FF 355.50 | FF 355.75 | FF 355.75 | FF 355.50 | FF 355.25 | FF 355.00 | FF 354.75 | FF 354.50

FF 354.00

SHOPS 2
±17,500 SF

FF: 354.50

EX SEW MH (350.39) RIM (338.20) IE

LOT 14

LOT 15/16
RESIDENTIAL I
358 UNITS & PARKING

UNDERGROUND HMP STORAGE STRUCTURE

CONNETC TO EX SEWER (337.73 IE)

6" SEWER @7.0%

SEW CO 346.0 IE

CALLE DE LA MAGDALENA

UNDERGROUND HMP STORAGE STRUCTURE

UNDERGROUND HMP STORAGE STRUCTURE

FF: 354.50

SEE SHEET C4.10

MATCH LINE

CONNECT TO EX SEW MH (338.3) IE

FF 354.00

FF 354.00

FF 354.00

LOT LINE

CONNECT TO EX STORM DRAIN

CONNECT TO EX STORM DRAIN

EX 39"RCP

EX 39"RCP

EX 8" VCP SEWER

BUS STOP

CONNECT TO EX STORM DRAIN

EX 8" VCP SEWER

EX 8" VCP SEWER

EX SEW MH (349.09) RIM (338.92) IE

EX SEW MH (348.97) RIM (337.81) IE

EX 8" VCP SEWER

EX SEW MH (348.64) RIM (338.15) IE

EX 8" VCP SEWER

CALLE DE LA LOUISA

EX SEW MH (348.02) RIM (337.10) IE

EX SEW MH (347.79) RIM (336.81) IE

EX SEW MH (347.55) RIM (336.39) IE

EX 8" VCP SEWER

EX 12" ACP WATER

EX 12" ACP WATER

SEE SHEET C4.12

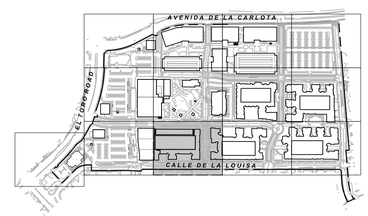
MATCH LINE

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- EXISTING CONTOUR — 560
- EXISTING WATER — W
- EXISTING SEWER — S
- EXISTING STORM DRAIN — SD
- EXISTING DRY UTILITY — G/E/CATV
- PROPOSED WATER — W
- PROPOSED FIRE SERVICE — FS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER — S
- PROPOSED STORM DRAIN — SD
- PROPOSED INLET/JUNCTION STRUCTURE
- PROPOSED DRY UTILITY — G/E/CATV
- REMOVE/ABANDON EXISTING UTILITY

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:		DATE
DESIGNED BY:		DATE
CHECKED BY:		DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

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J-18459
rickengineering.com
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APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.11

DRAWING NO.

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26-AUG-2020 11:04

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C4.7

MATCH LINE

SEE SHEET C4.11

MATCH LINE

SEE SHEET C4.13

MATCH LINE

SEW CO
(348.00 IE)

8"SEWER @ 5.0%

8"SEWER @ 2.0%

THE VILLAGE DRIVE

SEW MH
352.8 RIM
343.80 IE

24"STORM DRAIN @0.5%

24"FL 342.30

30"FL 342.00

30"STORM DRAIN
@1%

LOT LINE

CONNECT TO
EX WATER

30"FL 340.8

69"FL 338.20

EX 16"WATER

69"STORM DRAIN

POOL

SPA

FF: 354.50

FF: 353.50

HEALTH CENTER DRIVE

LOT 13

LOT 14

RESIDENTIAL V
275 UNITS & PARKING

UNDERGROUND HMP STORAGE STRUCTURE

UNDERGROUND HMP
STORAGE STRUCTURE

RELOCATE EX
STORM DRAIN

EX 51"RCP

CONNECT TO EX
STORM DRAIN

REMOVE INLET

BUS STOP

EX 8"VCP SEWER

EX SEW MH
(347.15) RIM
(335.67) IE

CALLE DE LA LOUISA

EX 12"ACP WATER

CONNECT TO
EX WATER

EX 10"ACP
WATER

EX SEW MH
(346.46) RIM
(333.74) IE

EX SEW MH
(346.09) RIM
(335.35) IE

EX 10"VCP SEWER

EX 69"STORM
DRAIN

(FL 335.7)

EXISTING BUS STOP
TO REMAIN

EX SEW MH

LEGEND:

EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY RESERVATION	
EXISTING CONTOUR	560
EXISTING WATER	W
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING DRY UTILITY	G/E/CATV
PROPOSED WATER	W
PROPOSED FIRE SERVICE	FS
PROPOSED BACKFLOW PREVENTER	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER	S
PROPOSED STORM DRAIN	SD
PROPOSED INLET/JUNCTION STRUCTURE	
PROPOSED DRY UTILITY	G/E/CATV
REMOVE/ABANDON EXISTING UTILITY	

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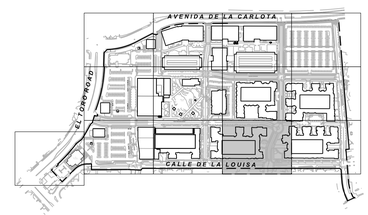
GRAPHIC SCALE 1" = 20'



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THE VILLAGE AT LAGUNA HILLS

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ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.
C4.12
DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET C4.8

MATCH LINE

SEE SHEET C4.12

MATCH LINE

LOT 11

LOT 13
RESIDENTIAL IV
338 UNITS & PARKING

UNDERGROUND HMP STORAGE STRUCTURE

LOT LINE

CALLE DE LOS CABALLEROS

CALLE DE LA LOUISA

SUBDIVISION BOUNDARY

POOL

SPA

FF: 356.30

FF: 353.50

CONNECT TO EX WATER

EX 10" W

EX 10" VCP SEWER

8" SEWER @5.0%

EX SEW MH (E 340.7)

SEW CO 345.0 IE

18" STORM DRAIN

EX 12" ACP WATER

EX SEW MH

STOP

TREES

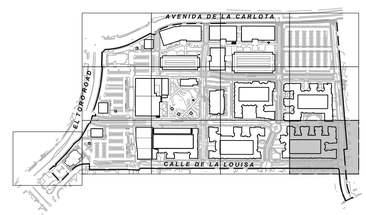
OHE

LEGEND:

EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY RESERVATION	
EXISTING CONTOUR	560
EXISTING WATER	W
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING DRY UTILITY	G/E/CATV
PROPOSED WATER	W
PROPOSED FIRE SERVICE	FS
PROPOSED BACKFLOW PREVENTER	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER	S
PROPOSED STORM DRAIN	SD
PROPOSED INLET/JUNCTION STRUCTURE	
PROPOSED DRY UTILITY	G/E/CATV
REMOVE/ABANDON EXISTING UTILITY	

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'



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RCE NO. 33496 EXP. _____
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CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
PRELIMINARY UTILITY PLAN

PERMIT NO.

C4.13

DRAWING NO.

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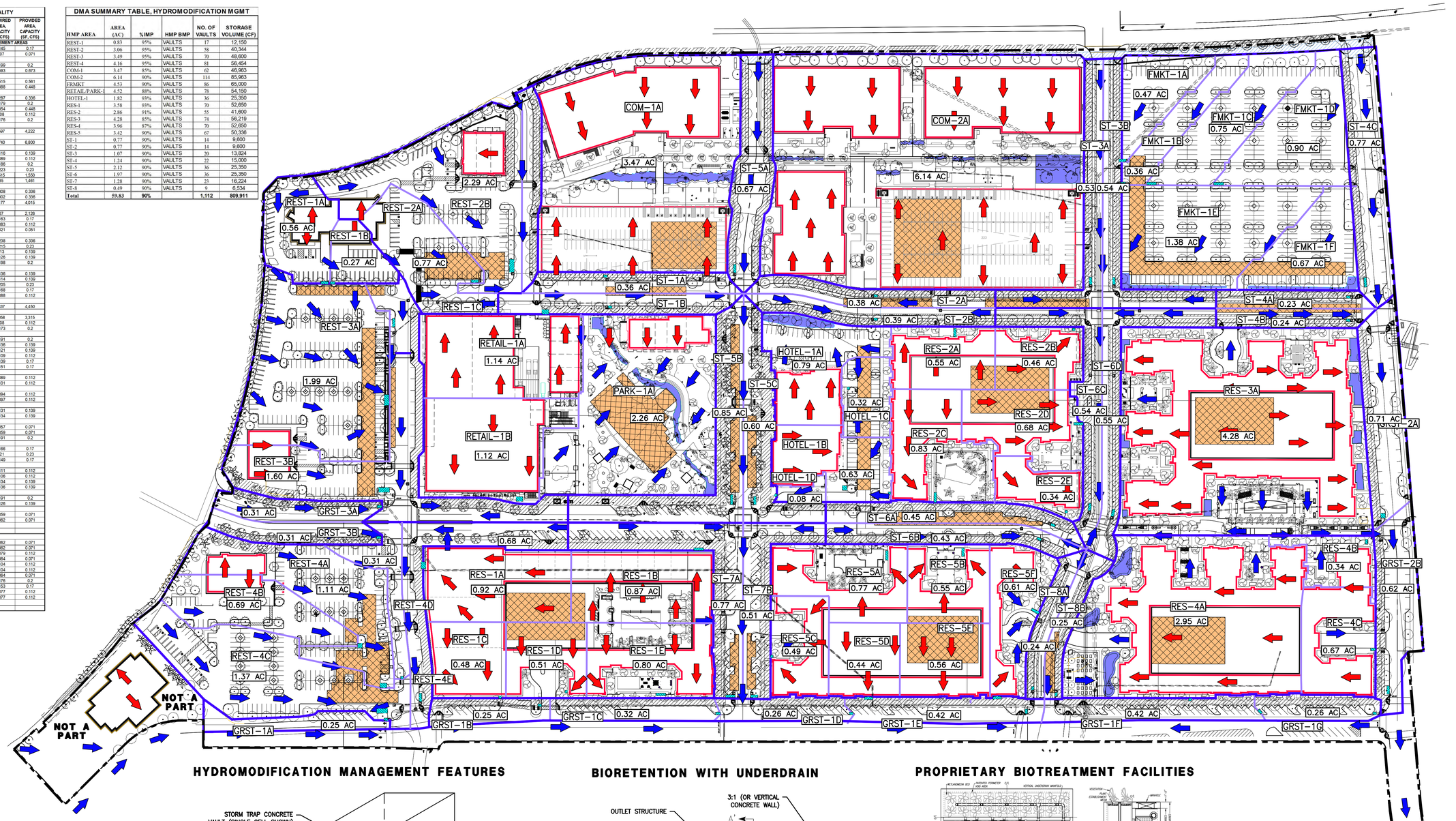
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

DMA SUMMARY TABLE, WATER QUALITY

DMA, BMP ID	AREA (ACRES)	IMP. %	BMP TYPE	REQUIRED AREA, CAPACITY (SF, CFS)	PROVIDED AREA, CAPACITY (SF, CFS)
WATER QUALITY AND HYDROMODIFICATION MANAGEMENT AREAS					
REST-1A	0.56	0.95	MWS-L-4-15	0.145	0.17
REST-1B	0.27	0.95	MWS-L-4-6	0.07	0.071
SUB TOTAL	**0.83**	**0.95**			
REST-2A	0.77	0.95	MWS-L-4-17	0.199	0.2
REST-2B	2.29	0.95	MWS-L-8-24	0.593	0.673
SUB TOTAL	**3.06**	**0.95**			
REST-3A	1.99	0.95	MWS-L-8-20	0.515	0.561
REST-3B	1.5	0.95	MWS-L-8-16	0.388	0.448
SUB TOTAL	**3.49**	**0.95**			
REST-4A	1.11	0.95	MWS-L-8-12	0.287	0.336
REST-4B	0.69	0.95	MWS-L-4-17	0.179	0.2
REST-4C	1.37	0.95	MWS-L-8-16	0.354	0.448
REST-4D	0.31	0.95	MWS-L-4-8	0.08	0.112
REST-4E	0.68	0.95	MWS-L-4-17	0.176	0.2
SUB TOTAL	**4.16**	**0.95**			
COM-1A	3.47	0.85	BIORETENT. W/DRAIN	3,597	4,222
SUB TOTAL	**3.47**	**0.85**			
COM-2A	6.14	0.9	BIORETENT. W/DRAIN	6,740	6,800
SUB TOTAL	**6.14**	**0.9**			
FMKT-1A	0.47	0.9	MWS-L-4-13	0.116	0.139
FMKT-1B	0.36	0.9	MWS-L-4-8	0.089	0.112
FMKT-1C	0.75	0.9	MWS-L-4-17	0.186	0.2
FMKT-1D	0.9	0.9	MWS-L-4-19	0.223	0.23
FMKT-1E	1.38	0.9	BIORETENT. W/DRAIN	1,515	1,550
FMKT-1F	0.67	0.9	BIORETENT. W/DRAIN	735	1,461
SUB TOTAL	**4.53**	**0.9**			
RETAIL-1A	1.14	1	MWS-L-8-12	0.308	0.336
RETAIL-1B	1.12	1	MWS-L-8-12	0.302	0.336
PARK-1A	2.26	0.75	BIORETENT. W/DRAIN	2,177	4,015
SUB TOTAL	**4.52**	**0.88**			
HOTEL-1A	0.79	0.9	BIORETENT. W/DRAIN	867	2,128
HOTEL-1B	0.63	0.95	MWS-L-4-15	0.163	0.17
HOTEL-1C	0.32	0.95	MWS-L-4-8	0.083	0.112
HOTEL-1D	0.08	0.95	MWS-L-4-4	0.021	0.051
SUB TOTAL	**1.82**	**0.93**			
RES-1A	0.92	0.95	MWS-L-8-12	0.238	0.336
RES-1B	0.87	0.9	MWS-L-4-19	0.215	0.23
RES-1C	0.48	1	MWS-L-4-13	0.13	0.139
RES-1D	0.51	0.9	MWS-L-4-13	0.126	0.139
RES-1E	0.8	0.9	MWS-L-4-17	0.198	0.2
SUB TOTAL	**3.58**	**0.93**			
RES-2A	0.55	0.9	MWS-L-4-13	0.136	0.139
RES-2B	0.46	0.9	MWS-L-4-13	0.114	0.139
RES-2C	0.83	0.9	MWS-L-4-19	0.205	0.23
RES-2D	0.68	0.9	MWS-L-4-15	0.168	0.17
RES-2E	0.34	0.95	MWS-L-4-8	0.088	0.112
SUB TOTAL	**2.86**	**0.91**			
RES-3A	4.28	0.85	BIORETENT. W/DRAIN	4,437	4,450
SUB TOTAL	**4.28**	**0.85**			
RES-4A	2.95	0.85	BIORETENT. W/DRAIN	3,098	3,315
RES-4B	0.34	0.85	MWS-L-4-8	0.08	0.112
RES-4C	0.67	0.95	MWS-L-4-17	0.173	0.2
SUB TOTAL	**3.96**	**0.87**			
RES-5A	0.77	0.9	MWS-L-4-17	0.191	0.2
RES-5B	0.55	0.9	MWS-L-4-13	0.136	0.139
RES-5C	0.49	0.9	MWS-L-4-13	0.121	0.139
RES-5D	0.44	0.9	MWS-L-4-8	0.109	0.112
RES-5E	0.56	0.9	MWS-L-4-15	0.139	0.17
RES-5F	0.61	0.9	MWS-L-4-15	0.151	0.17
SUB TOTAL	**3.42**	**0.9**			
ST-1A	0.36	0.9	MWS-L-4-8	0.089	0.112
ST-1B	0.41	0.9	MWS-L-4-8	0.101	0.112
SUB TOTAL	**0.77**	**0.9**			
ST-2A	0.38	0.9	MWS-L-4-8	0.094	0.112
ST-2B	0.39	0.9	MWS-L-4-8	0.097	0.112
SUB TOTAL	**0.77**	**0.9**			
ST-3A	0.53	0.9	MWS-L-4-13	0.131	0.139
ST-3B	0.54	0.9	MWS-L-4-13	0.134	0.139
SUB TOTAL	**1.07**	**0.9**			
ST-4A	0.23	0.9	MWS-L-4-6	0.057	0.071
ST-4B	0.24	0.9	MWS-L-4-6	0.059	0.071
ST-4C	0.77	0.9	MWS-L-4-17	0.191	0.2
SUB TOTAL	**1.24**	**0.9**			
ST-5A	0.67	0.9	MWS-L-4-15	0.166	0.17
ST-5B	0.85	0.9	MWS-L-4-19	0.21	0.23
ST-5C	0.6	0.9	MWS-L-4-15	0.149	0.17
SUB TOTAL	**2.12**	**0.9**			
ST-6A	0.45	0.9	MWS-L-4-8	0.111	0.112
ST-6B	0.43	0.9	MWS-L-4-8	0.106	0.112
ST-6C	0.54	0.9	MWS-L-4-13	0.134	0.139
ST-6D	0.55	0.9	MWS-L-4-13	0.136	0.139
SUB TOTAL	**1.97**	**0.9**			
ST-7A	0.77	0.9	MWS-L-4-17	0.191	0.2
ST-7B	0.51	0.9	MWS-L-4-13	0.126	0.139
SUB TOTAL	**1.28**	**0.9**			
ST-8A	0.24	0.9	MWS-L-4-6	0.059	0.071
ST-8B	0.25	0.9	MWS-L-4-6	0.062	0.071
SUB TOTAL	**0.49**	**0.9**			
HM TOTAL	**59.83**	**0.9**			
			GREEN STREET AREAS		
GRST-1A	0.25	0.9	MWS-L-4-6	0.062	0.071
GRST-1B	0.25	0.9	MWS-L-4-6	0.062	0.071
GRST-1C	0.32	0.9	MWS-L-4-8	0.079	0.112
GRST-1D	0.26	0.9	MWS-L-4-6	0.064	0.071
GRST-1E	0.42	0.9	MWS-L-4-8	0.104	0.112
GRST-1F	0.42	0.9	MWS-L-4-8	0.104	0.112
GRST-1G	0.26	0.9	MWS-L-4-6	0.064	0.071
GRST-2A	0.71	0.9	MWS-L-4-17	0.176	0.2
GRST-2B	0.62	0.9	MWS-L-4-15	0.153	0.17
GRST-3A	0.31	0.9	MWS-L-4-8	0.077	0.112
GRST-3B	0.31	0.9	MWS-L-4-8	0.077	0.112
GS TOTAL	**4.13**	**0.9**			
SITE TOTAL	**63.96**				

DMA SUMMARY TABLE, HYDROMODIFICATION MGMT

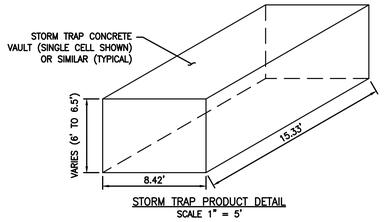
HMP AREA	AREA (AC)	%IMP	HMP BMP	NO. OF VAULTS	STORAGE VOLUME (CF)
REST-1	0.83	95%	VAULTS	17	12,150
REST-2	3.06	95%	VAULTS	58	40,344
REST-3	3.49	95%	VAULTS	70	48,600
REST-4	4.16	95%	VAULTS	81	56,454
COM-1	3.47	85%	VAULTS	62	46,963
COM-2	6.14	90%	VAULTS	114	85,963
FRMKT	4.53	90%	VAULTS	86	65,000
RETAIL/PARK-1	4.52	88%	VAULTS	78	54,150
HOTEL-1	1.82	93%	VAULTS	36	25,350
RES-1	3.58	93%	VAULTS	70	52,650
RES-2	2.86	91%	VAULTS	55	41,600
RES-3	4.28	85%	VAULTS	74	56,219
RES-4	3.96	87%	VAULTS	70	52,650
RES-5	3.42	90%	VAULTS	67	50,336
ST-1	0.77	90%	VAULTS	14	9,600
ST-2	0.77	90%	VAULTS	14	9,600
ST-3	1.07	90%	VAULTS	20	13,824
ST-4	1.24	90%	VAULTS	22	15,000
ST-5	2.12	90%	VAULTS	36	25,350
ST-6	1.97	90%	VAULTS	36	25,350
ST-7	1.28	90%	VAULTS	23	16,224
ST-8	0.49	90%	VAULTS	9	6,534
Total	**59.83**	**90%**		**1,112**	**809,911**



LEGEND

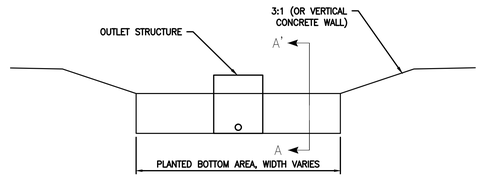
- PROPERTY BOUNDARY
- MAJOR DRAINAGE BOUNDARY (AREA DRAINS TO SINGLE HYDROMOD. MGMT. FEATURE)
- DRAINAGE BOUNDARY (WATER QUALITY FEATURES)
- 2.50 AC — DRAINAGE AREA
- RES-2A — DRAINAGE MANAGEMENT AREA DESIGNATION
- SURFACE FLOW DIRECTION
- ROOF FLOW DIRECTION
- BUILDING PROPOSED
- BUILDING EXISTING
- PROPRIETARY BIOTREATMENT FACILITY PROPOSED
- BIORETENTION WITH UNDERDRAIN PROPOSED
- UNDERGROUND HYDROMOD. MANAGEMENT AREA PROPOSED

HYDROMODIFICATION MANAGEMENT FEATURES

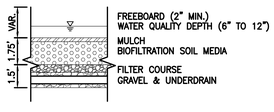


STORM TRAP PRODUCT DETAIL
SCALE 1" = 5'

BIORETENTION WITH UNDERDRAIN

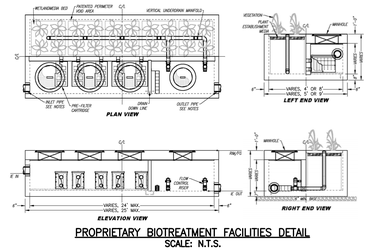


BASIN DETAIL
SCALE: 1"=5'



SECTION A-A' DETAIL
SCALE: 1"=4'

PROPRIETARY BIOTREATMENT FACILITIES



PROPRIETARY BIOTREATMENT FACILITIES DETAIL
SCALE: N.T.S.

80 40 0 80 160 240
GRAPHIC SCALE: 1"=80'

PRELIMINARY STORMWATER PLAN

C-5

MerloneGeier Partners

THE VILLAGE AT LAGUNA HILLS

Laguna Hills, CA
Preliminary Design Package 08/28/2020

RICK ENGINEERING COMPANY
36 DISCOVERY
SUITE 240
IRVINE, CA 92618
949-588-0707
San Diego - Riverside - Orange - Sacramento
San Luis Obispo - Phoenix - Tucson - Denver
rickeng.com

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CITY OF LAGUNA HILLS EROSION CONTROL NOTES

1. IN THE CASE OF EMERGENCY, CALL <TBD> AT WORK PHONE #<TBD>, HOME PHONE #<TBD>, OR CELLULAR PHONE #<TBD>.

2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30 EACH YEAR). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES AT ALL TIME.

3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.

4. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, BERMS, AND BASINS.

6. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.

7. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

8. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

9. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES AND THE PROPERTY OWNERS THAT DUMPING OF POLLUTANTS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

10. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, DYES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

11. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

12. FOR SITES OVER ONE ACRE IN SIZE, THE CONTRACTOR IS REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWQCB) AND PREPARE AND HAVE ON SITE AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

13. THE CONTRACTOR SHALL HAVE ON SITE AN APPROVED WATER QUALITY MANAGEMENT PLAN (WQMP), AS REQUIRED BY THE CITY ENGINEERING DEPARTMENT.

14. THE CONTRACTOR SHALL COMPLY WITH SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD ORDER NO. R9-2013-0001 AS AMENDED BY ORDER NOS. R9-2015-0001 AND R9-2015-0100 AND SANTA ANA REGIONAL WATER QUALITY BOARD ORDER NO. R8-2009-0030 AS AMENDED BY ORDER NO. R8-2010-0062, AS APPLICABLE.

15. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. OPERATIONS SHALL COMPLY WITH AQMD RULE 403. FUGITIVE DUST.

16. IMPORT AND EXPORT HAULING SHALL BE LIMITED TO THE HOURS OF 9:00AM TO 4:00PM. ANY TRACKING OF MATERIAL ON THE PUBLIC WAYS SHALL BE IMMEDIATELY REMOVED BY MECHANICAL SWEEPING.

DRY SEASON REQUIREMENTS (MAY 1 THRU SEPTEMBER 30)

17. WIND EROSION BMPS (DUST CONTROL) SHALL BE IMPLEMENTED.

18. SEDIMENT CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED AT ALL OPERATIONAL STORM DRAIN INLETS.

19. BMPS TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.

20. APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPS SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.

21. APPROPRIATE NON-STORM WATER BMPS SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.

22. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPS AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM EVENT IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).

23. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY SEDIMENT CONTROL BMPS (AT THE SITE PERIMETER, SITE SLOPES AND OPERATIONAL INLETS WITHIN THE SITE) NECESSARY TO PREVENT SEDIMENT DISCHARGES FROM EXPOSED PORTIONS OF THE SITE SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATIONS BMPS AS DESCRIBED IN ITEM H BELOW ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

24. DEPLOYMENT OF PERMANENT EROSION CONTROL BMPS (PHYSICAL OR VEGETATION) SHOULD COMMENCE AS SOON AS PRACTICAL ON SLOPES THAT ARE COMPLETED FOR ANY PORTION OF THE SITE. STANDBY BMP MATERIALS SHOULD NOT BE RELIED UPON TO PREVENT EROSION OF SLOPES THAT HAVE BEEN COMPLETED.

25. PHASING TO BE USED TO MAINTAIN STABILIZED AREAS (VEGETATION OR IMPERVIOUS COVER) AS MUCH AS POSSIBLE DURING CONSTRUCTION. DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS PRACTICAL. SLOPES INACTIVE FOR UP TO TWO WEEKS SHALL BE STABILIZED WITH SEEDING, SOIL BINDERS, MULCHING, GEOTEXTILES, OR MATS, ETC. IN ORDER TO REDUCE THE EROSIVE IMPACT OF RAIN OR RUNOFF.

WET SEASON REQUIREMENTS (OCTOBER 1 THRU APRIL 30)

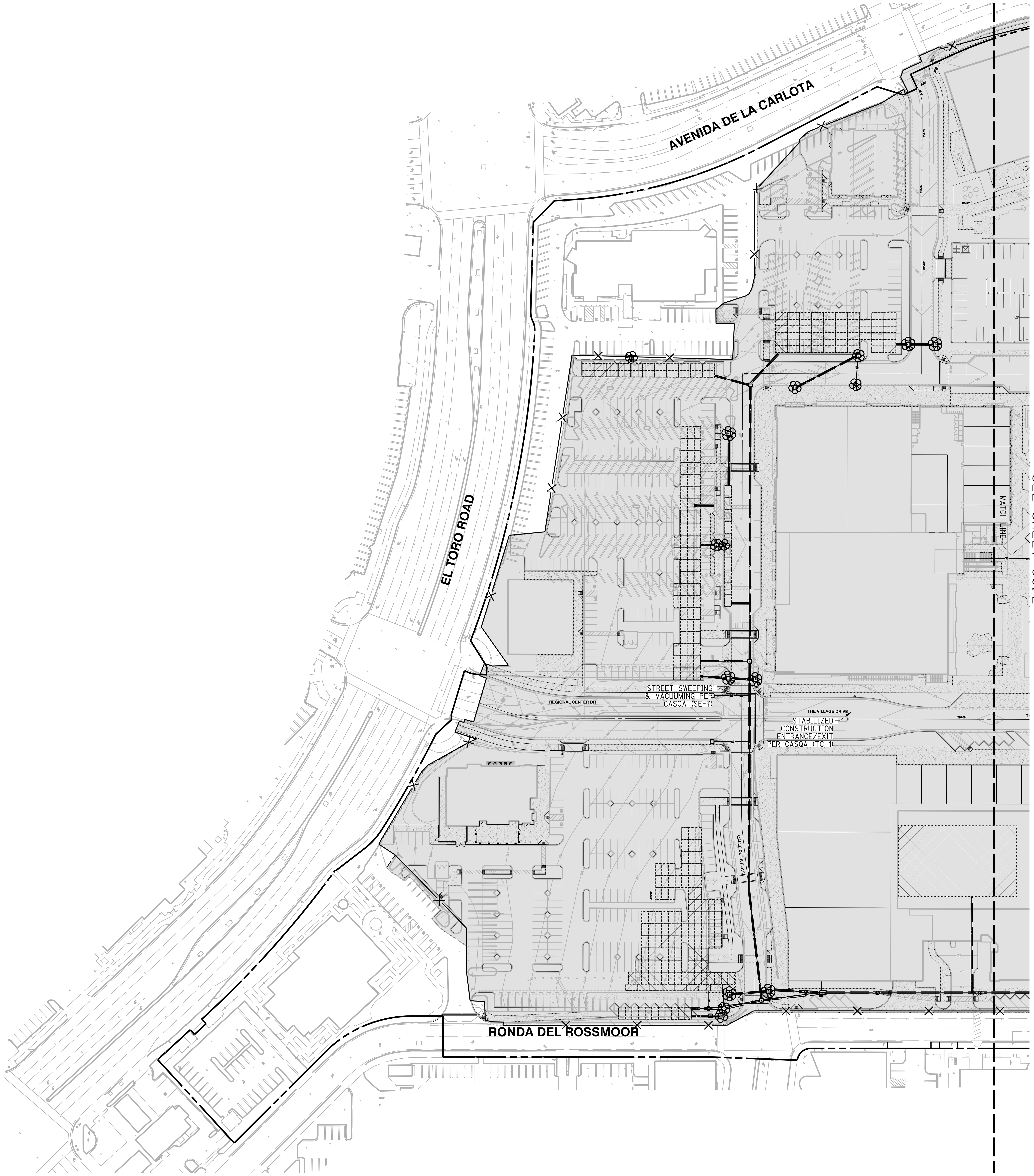
26. SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FOR STORMS LIKELY TO OCCUR DURING THE RAINY SEASON.

27. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMP'S (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED FOR ALL COMPLETED SLOPES PRIOR TO THE START OF THE RAINY SEASON. THESE BMP'S MUST BE MAINTAINED THROUGHOUT THE RAINY SEASON. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMP'S SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.

28. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMP'S PRIOR TO A PREDICTED RAINSTORM.

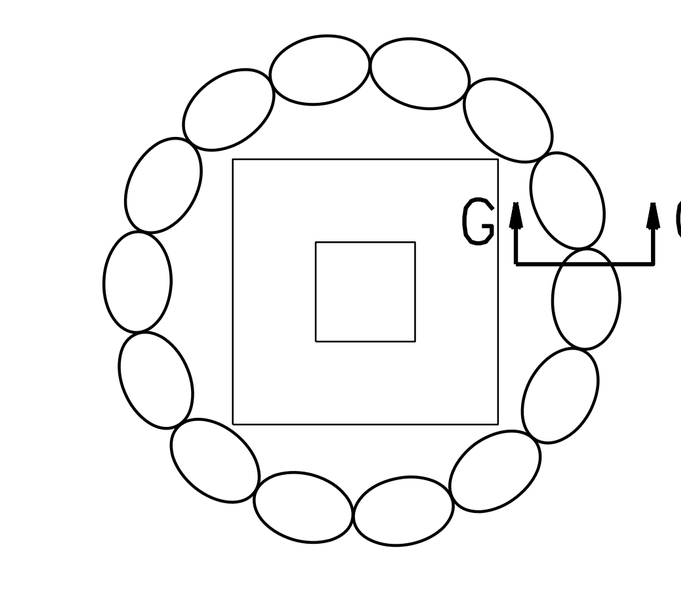
29. A DISTURBED AREA THAT IS NOT COMPLETED BUT THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA) SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMP'S (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMP'S MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS AND SLOPES.

30. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMP'S NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FOR EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMP'S ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

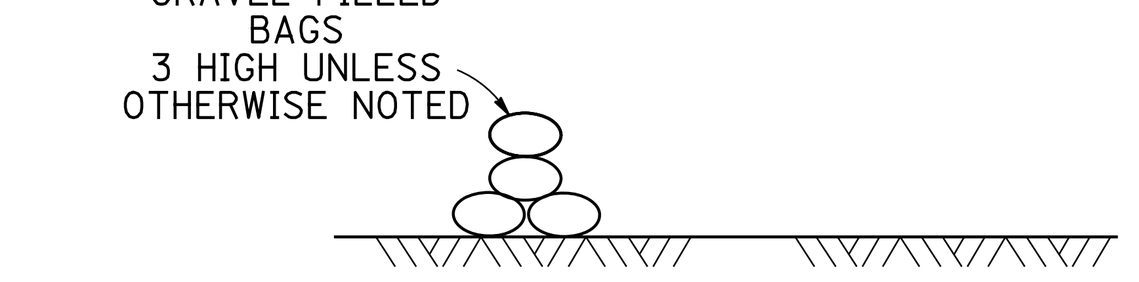


LEGEND

- PROPERTY BOUNDARY / RIGHT-OF-WAY
- CONSTRUCTION SITE PERIMETER
- FLOW DIRECTION
- GRAVEL BAGS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE
- STORM DRAIN INLET PROTECTION
- PROPOSED STORM DRAIN
- NON-IRRIGATED HYDROSEED MIX
- UNDERGROUND STORM WATER STORAGE STRUCTURE

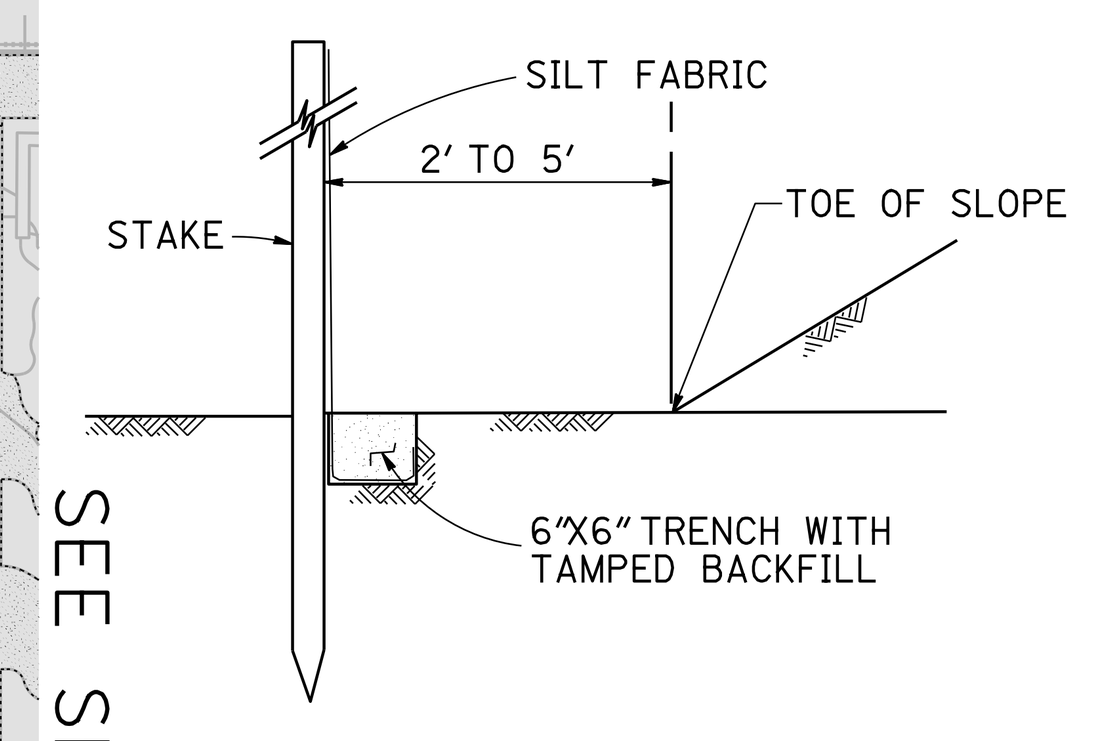


GRAVEL BAGS AROUND AREA DRAINS
NO SCALE



NOTE:
TOP ELEVATIONS OF GRAVEL BAGS SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION

SECTION G-G
NO SCALE



TYPICAL SECTION FOR SILT FENCE
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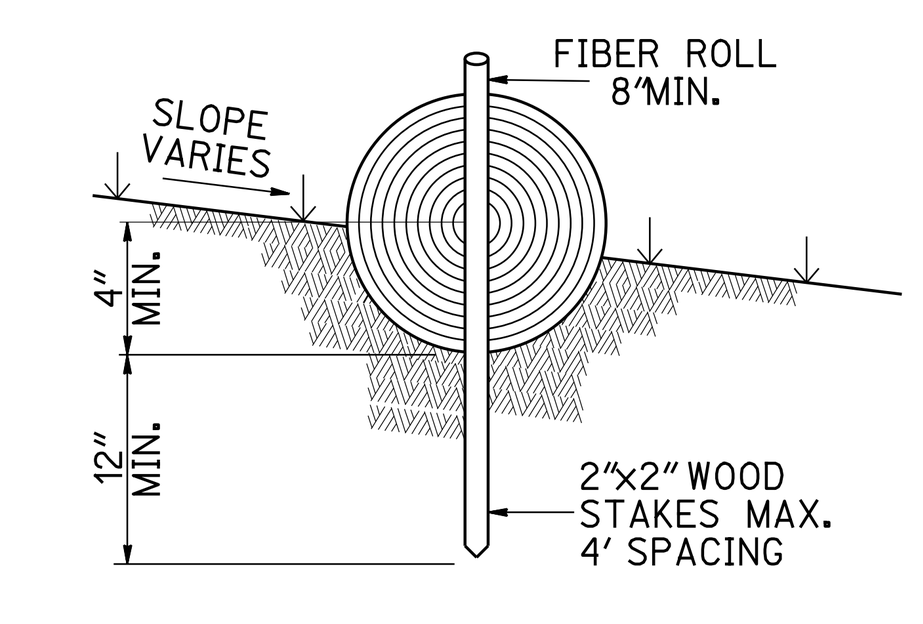

TYPICAL SECTION FOR FIBER ROLL
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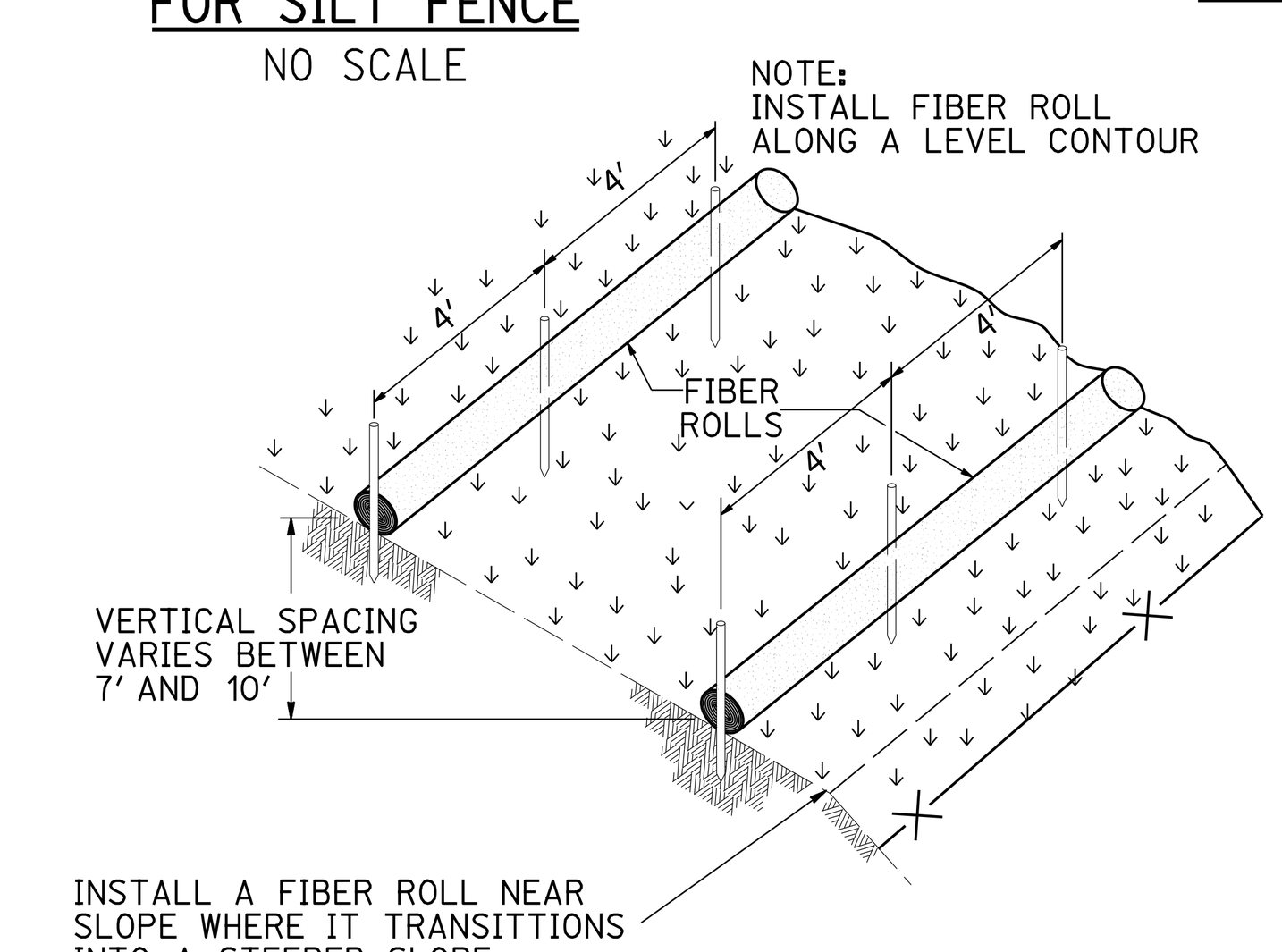

TYPICAL FIBER ROLL INSTALLATION
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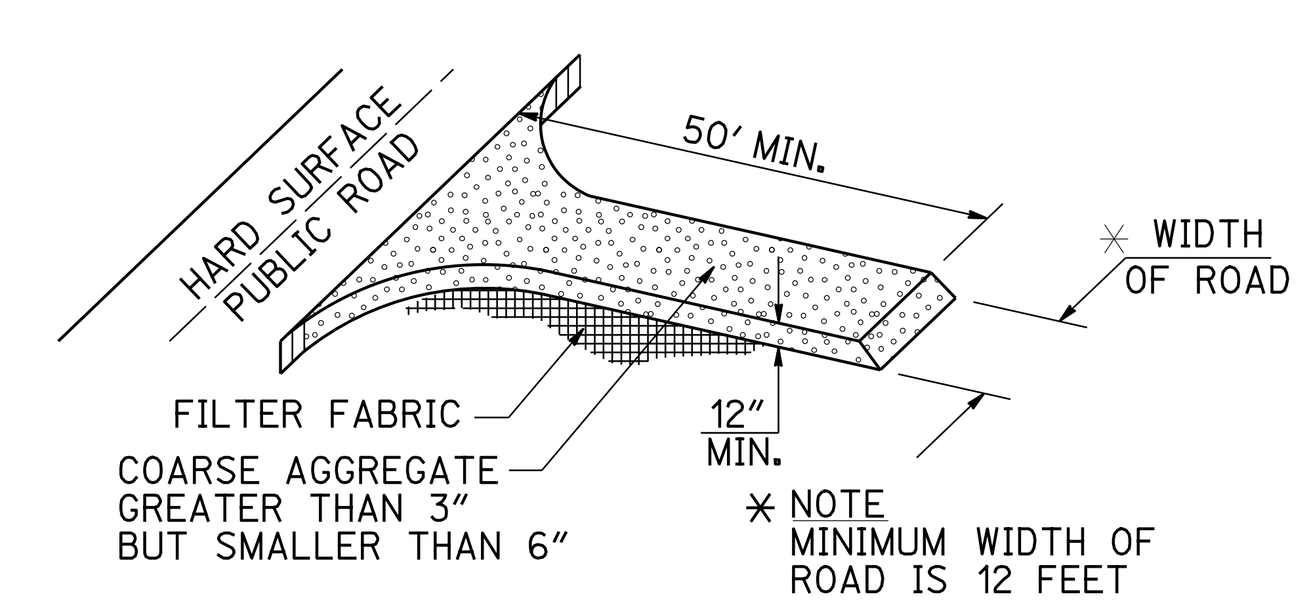
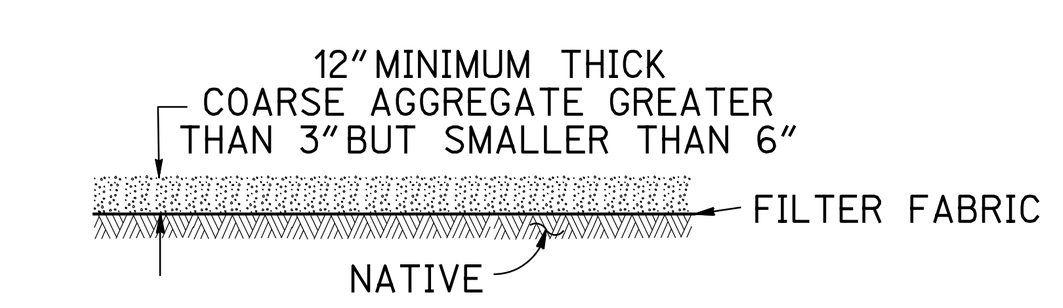


STABILIZED CONSTRUCTION ENTRANCE/EXIT
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE/EXIT
NO SCALE

60 30 0 60 120 180
GRAPHIC SCALE 1" = 60'

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

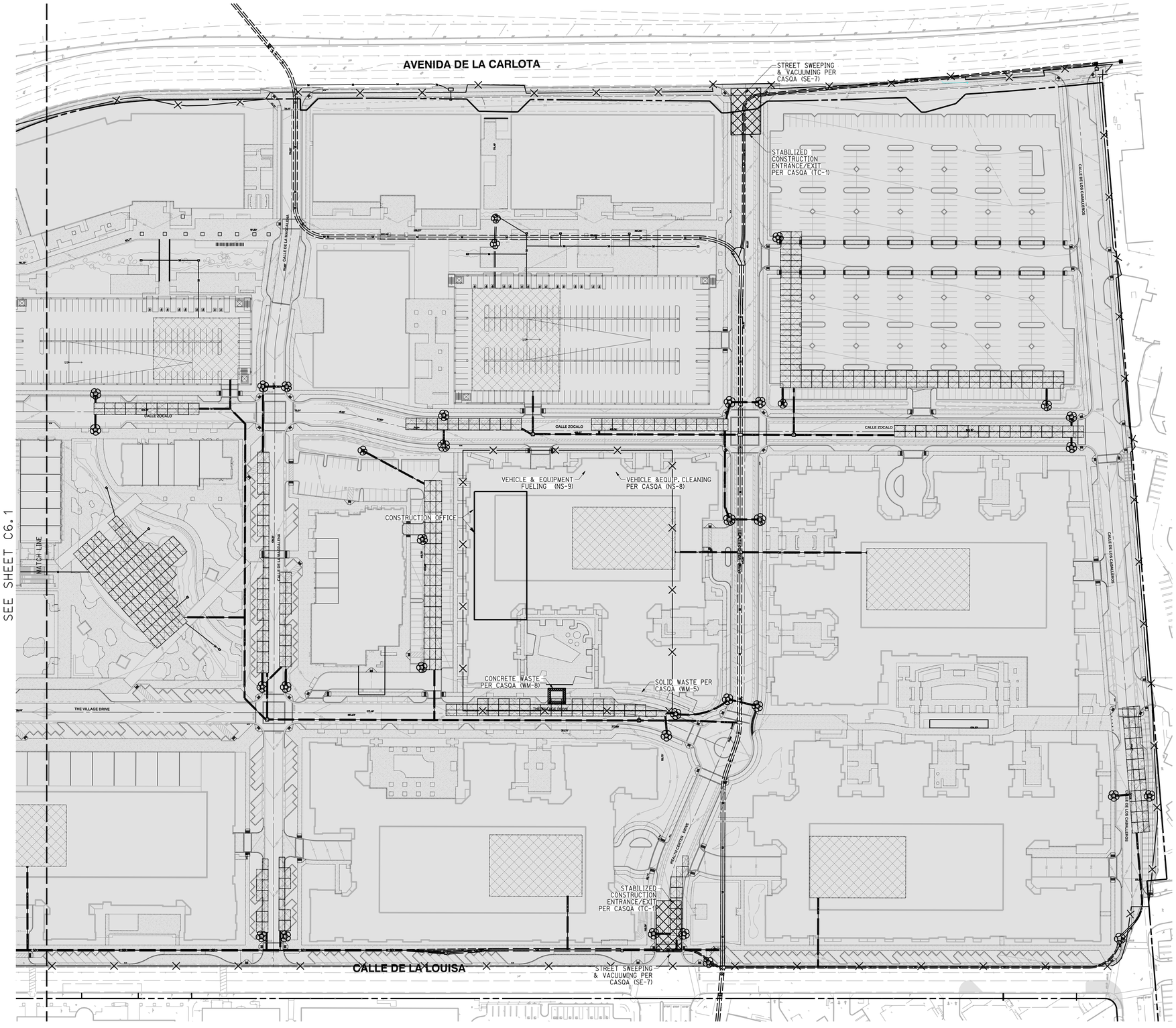
CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
EROSION CONTROL PLAN

PERMIT NO.
C6.1
DRAWING NO.

\\irvfile1\c_orn_o\18459_LagunaVillage\Civil\Sheets_Entitlement\18459Technical_C6.1_EC.dgn
\\irvfile1\c_orn_o\18459_LagunaVillage\Civil\Sheets_Entitlement\ORN CorpStds 2005.dscript
26-AUG-2020 17:55

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



LEGEND

- PROPERTY BOUNDARY / RIGHT-OF-WAY
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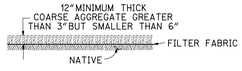
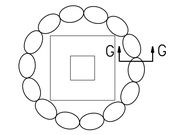


STABILIZED CONSTRUCTION ENTRANCE/EXIT
NO SCALE



GRAVEL BAGS AROUND AREA DRAINS
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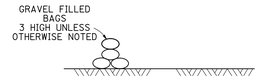
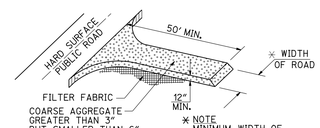


SECTION G-G
NO SCALE



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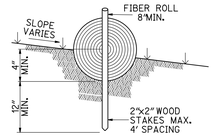

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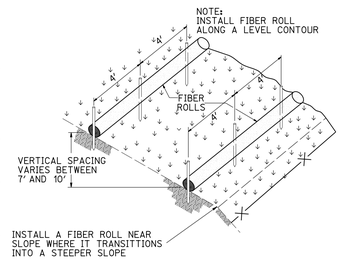
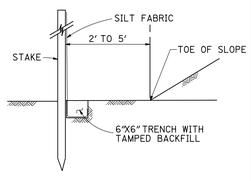
NO SCALE



TYPICAL FIBER ROLL INSTALLATION
NO SCALE



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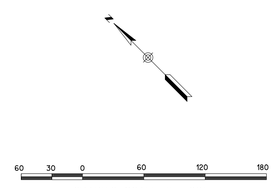
NO SCALE



GRAPHIC SCALE 1" = 60'

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UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

THE VILLAGE AT LAGUNA HILLS

DRAWN BY:		DATE
DESIGNED BY:		DATE
CHECKED BY:		DATE

ENGINEER: _____ _____
BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

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San Diego, CA 92121

APPROVED BY:
_____
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS
24155 LAGUNA HILLS MALL
TECHNICAL SITE PLAN
EROSION CONTROL PLAN

PERMIT NO.
C6.2
DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

CITY OF LAGUNA HILLS EROSION CONTROL NOTES

1. IN THE CASE OF EMERGENCY, CALL <TBD> AT WORK PHONE #<TBD>, HOME PHONE #<TBD>, OR CELLULAR PHONE #<TBD>.

2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30 EACH YEAR). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES AT ALL TIME.

3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.

4. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, BERMS, AND BASINS.

6. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.

7. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

8. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

9. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES AND THE PROPERTY OWNERS THAT DUMPING OF POLLUTANTS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

10. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, DYES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

11. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

12. FOR SITES OVER ONE ACRE IN SIZE, THE CONTRACTOR IS REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWQCB) AND PREPARE AND HAVE ON SITE AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

13. THE CONTRACTOR SHALL HAVE ON SITE AN APPROVED WATER QUALITY MANAGEMENT PLAN (WQMP), AS REQUIRED BY THE CITY ENGINEERING DEPARTMENT.

14. THE CONTRACTOR SHALL COMPLY WITH SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD ORDER NO. R9-2013-0001 AS AMENDED BY ORDER NOS. R9-2015-0001 AND R9-2015-0100 AND SANTA ANA REGIONAL WATER QUALITY BOARD ORDER NO. R8-2009-0030 AS AMENDED BY ORDER NO. R8-2010-0062, AS APPLICABLE.

15. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. OPERATIONS SHALL COMPLY WITH AQMD RULE 403. FUGITIVE DUST.

16. IMPORT AND EXPORT HAULING SHALL BE LIMITED TO THE HOURS OF 9:00AM TO 4:00PM. ANY TRACKING OF MATERIAL ON THE PUBLIC WAYS SHALL BE IMMEDIATELY REMOVED BY MECHANICAL SWEEPING.

DRY SEASON REQUIREMENTS (MAY 1 THRU SEPTEMBER 30)

17. WIND EROSION BMPS (DUST CONTROL) SHALL BE IMPLEMENTED.

18. SEDIMENT CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED AT ALL OPERATIONAL STORM DRAIN INLETS.

19. BMPS TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.

20. APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPS SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.

21. APPROPRIATE NON-STORM WATER BMPS SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.

22. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPS AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM EVENT IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).

23. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY SEDIMENT CONTROL BMPS (AT THE SITE PERIMETER, SITE SLOPES AND OPERATIONAL INLETS WITHIN THE SITE) NECESSARY TO PREVENT SEDIMENT DISCHARGES FROM EXPOSED PORTIONS OF THE SITE SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATIONS BMPS AS DESCRIBED IN ITEM H BELOW ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

24. DEPLOYMENT OF PERMANENT EROSION CONTROL BMPS (PHYSICAL OR VEGETATION) SHOULD COMMENCE AS SOON AS PRACTICAL ON SLOPES THAT ARE COMPLETED FOR ANY PORTION OF THE SITE. STANDBY BMP MATERIALS SHOULD NOT BE RELIED UPON TO PREVENT EROSION OF SLOPES THAT HAVE BEEN COMPLETED.

25. PHASING TO BE USED TO MAINTAIN STABILIZED AREAS (VEGETATION OR IMPERVIOUS COVER) AS MUCH AS POSSIBLE DURING CONSTRUCTION. DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS PRACTICAL. SLOPES INACTIVE FOR UP TO TWO WEEKS SHALL BE STABILIZED WITH SEEDING, SOIL BINDERS, MULCHING, GEOTEXTILES, OR MATS, ETC. IN ORDER TO REDUCE THE EROSIVE IMPACT OF RAIN OR RUNOFF.

WET SEASON REQUIREMENTS (OCTOBER 1 THRU APRIL 30)

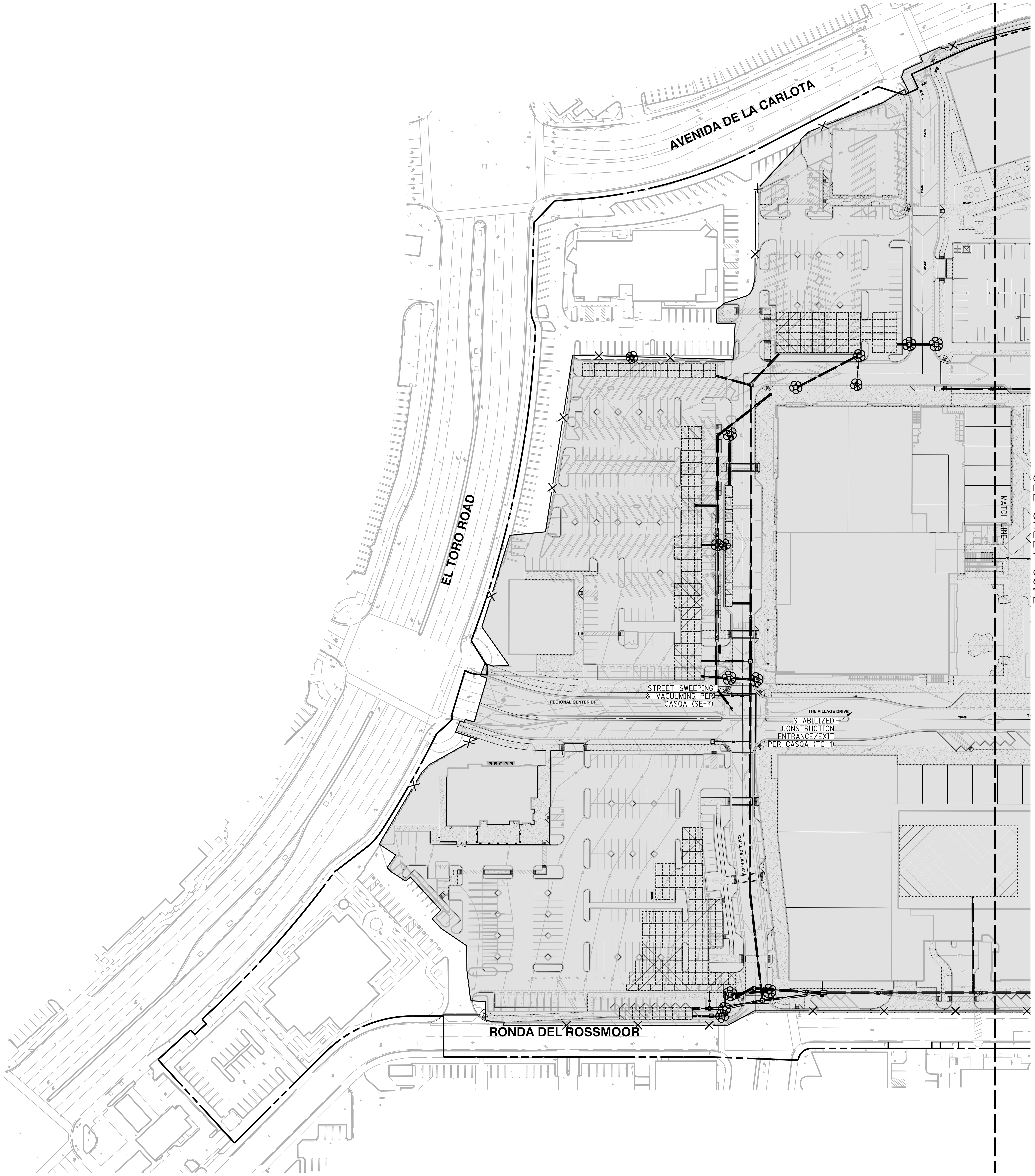
26. SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FOR STORMS LIKELY TO OCCUR DURING THE RAINY SEASON.

27. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMP'S (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED FOR ALL COMPLETED SLOPES PRIOR TO THE START OF THE RAINY SEASON. THESE BMP'S MUST BE MAINTAINED THROUGHOUT THE RAINY SEASON. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMP'S SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.

28. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMP'S PRIOR TO A PREDICTED RAINSTORM.

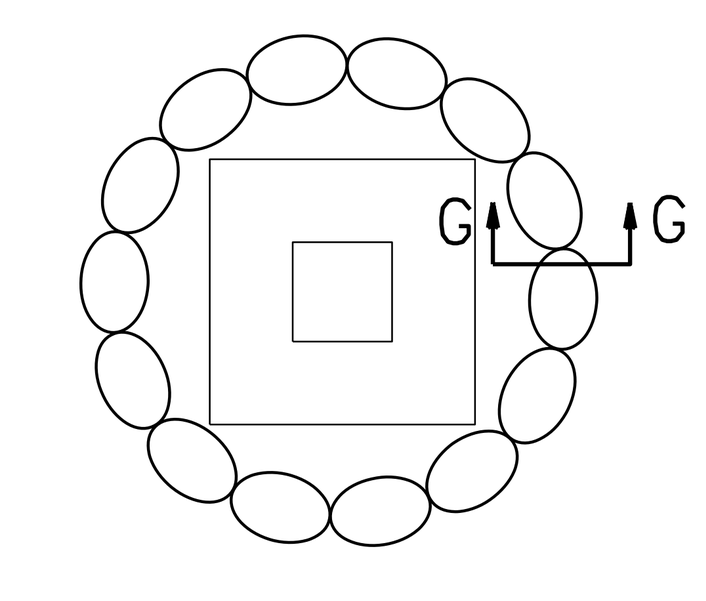
29. A DISTURBED AREA THAT IS NOT COMPLETED BUT THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA) SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMP'S (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMP'S MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS AND SLOPES.

30. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMP'S NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FOR EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMP'S ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

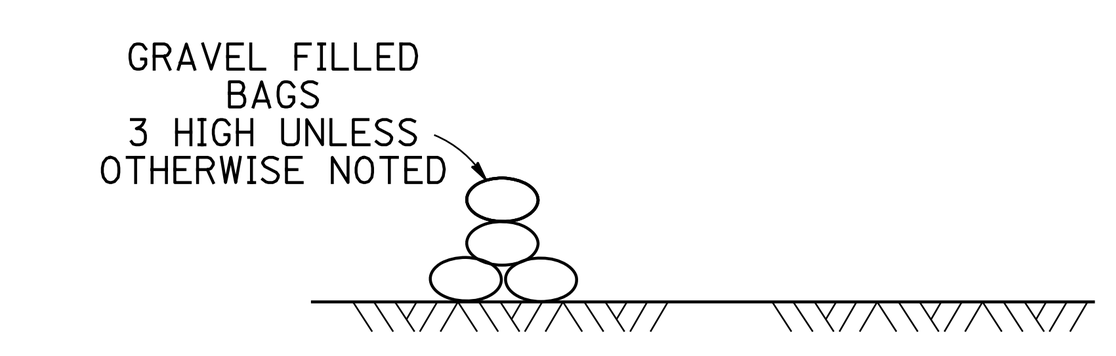


LEGEND

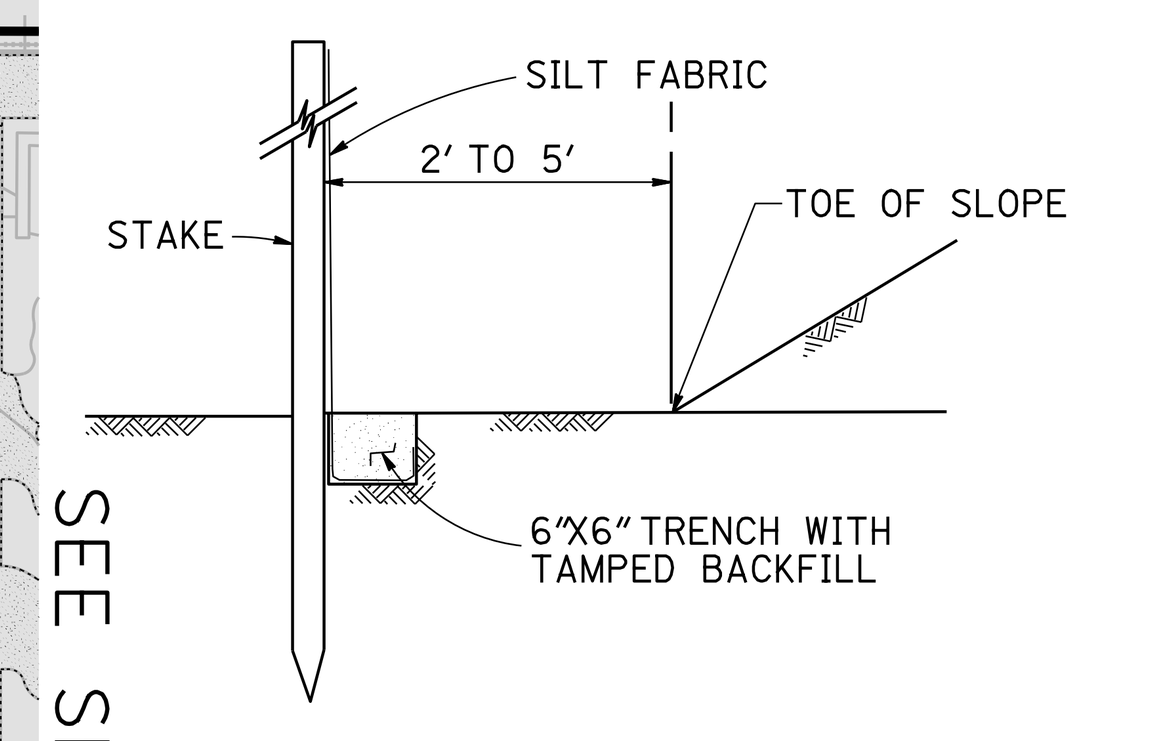
- PROPERTY BOUNDARY / RIGHT-OF-WAY
- CONSTRUCTION SITE PERIMETER
- FLOW DIRECTION
- GRAVEL BAGS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE
- STORM DRAIN INLET PROTECTION
- PROPOSED STORM DRAIN
- NON-IRRIGATED HYDROSEED MIX
- UNDERGROUND STORM WATER STORAGE STRUCTURE



GRAVEL BAGS AROUND AREA DRAINS
NO SCALE



SECTION G-G
NO SCALE



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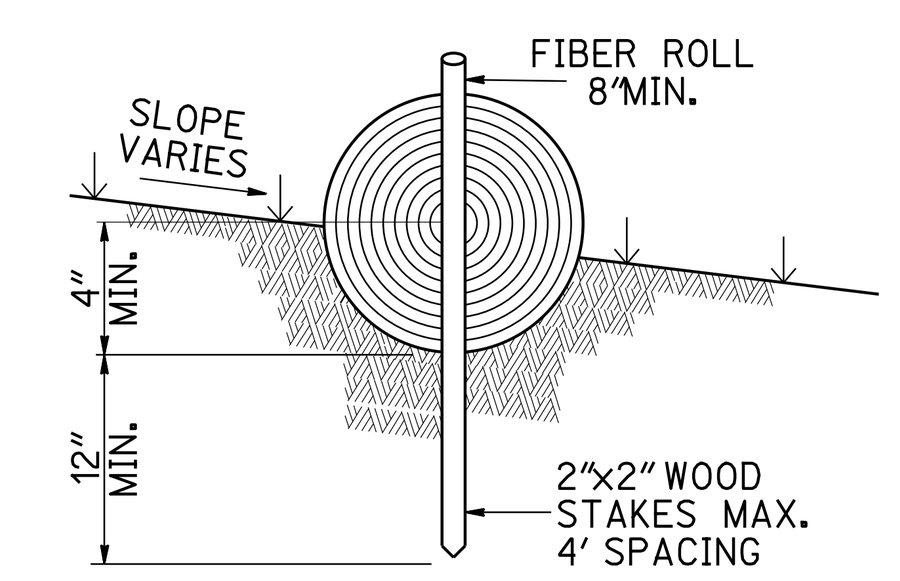

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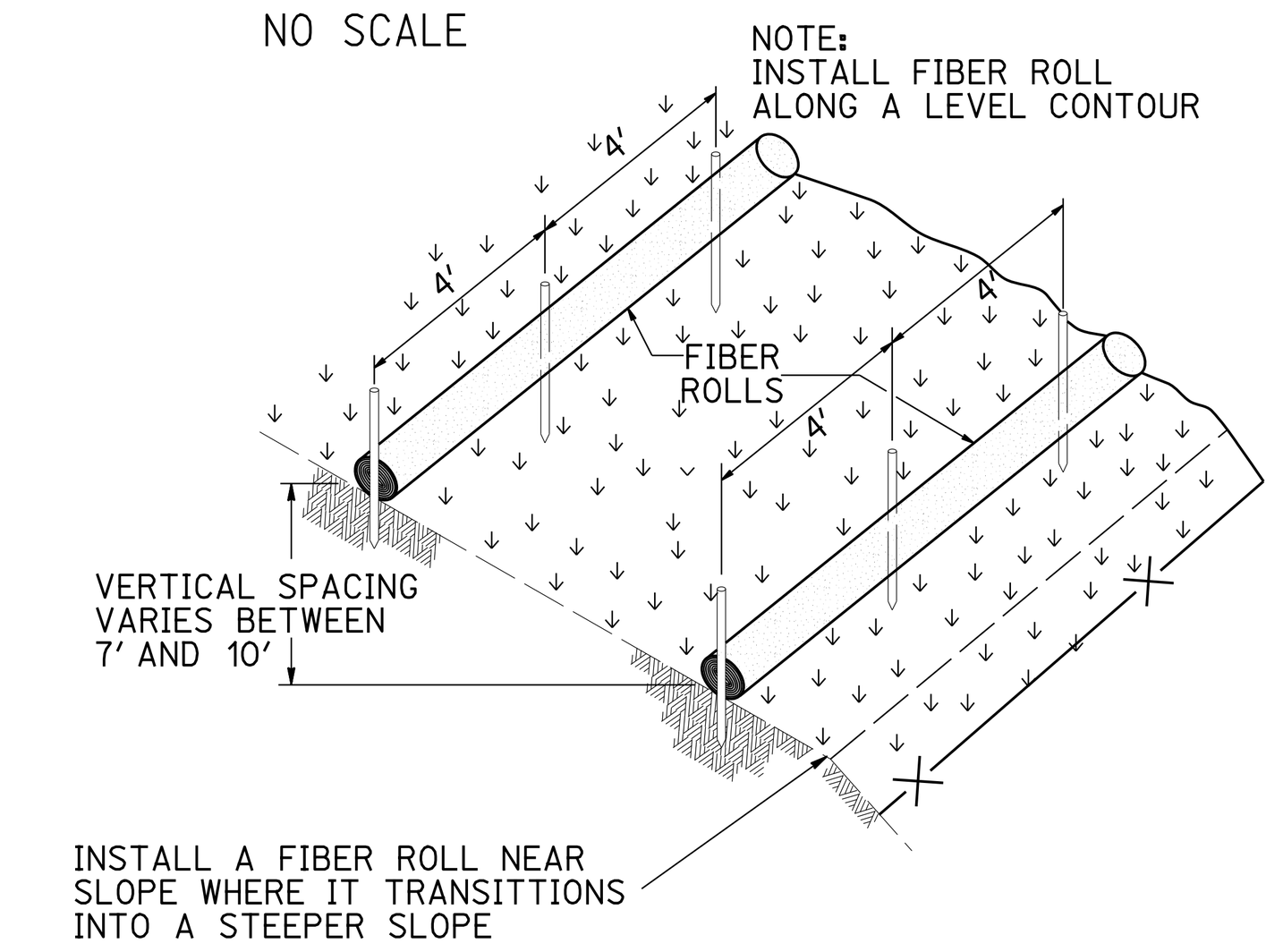

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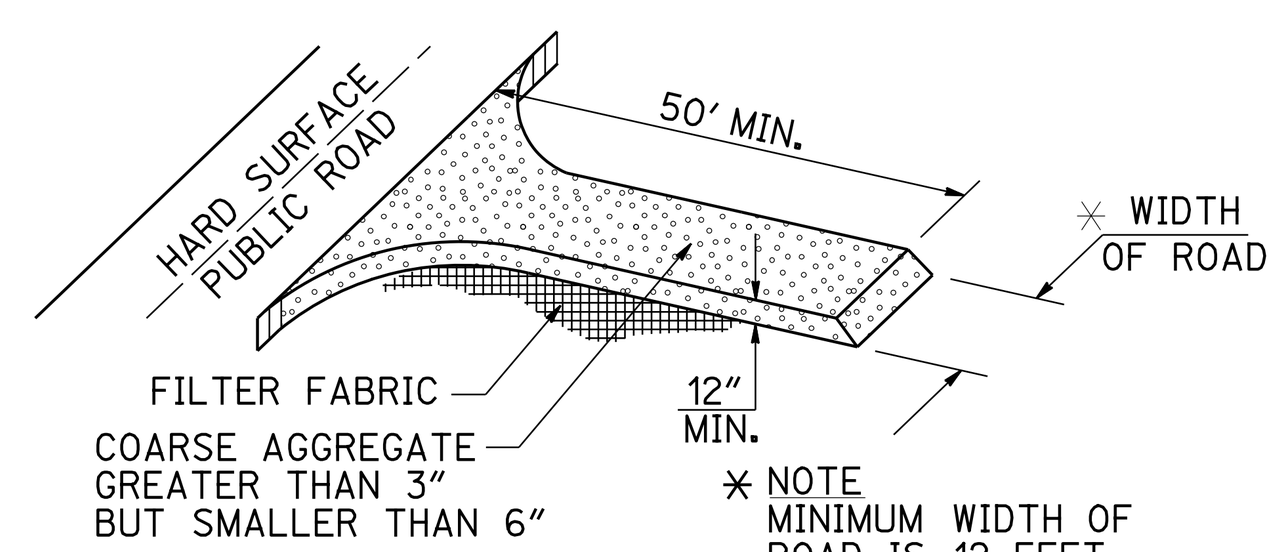

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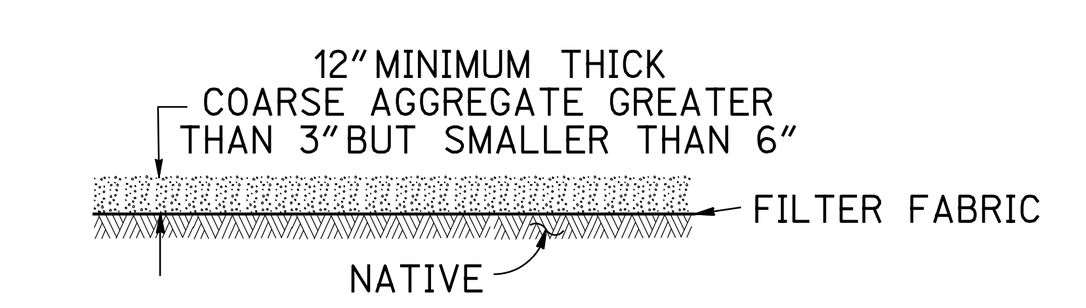

STABILIZED CONSTRUCTION ENTRANCE/EXIT
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GRAPHIC SCALE 1" = 60'

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THE VILLAGE AT LAGUNA HILLS

DRAWN BY:	XXX	DATE	XX/XX/XX
DESIGNED BY:	XXX	DATE	XX/XX/XX
CHECKED BY:	XXX	DATE	XX/XX/XX

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. XX/XX/XX
DATE XX/XX/XX

CITY OF LAGUNA HILLS
STORMWATER POLLUTION PREVENTION PLAN
24155 LAGUNA HILLS MALL

PERMIT NO.
SHT 1 OF 2
DRAWING NO.

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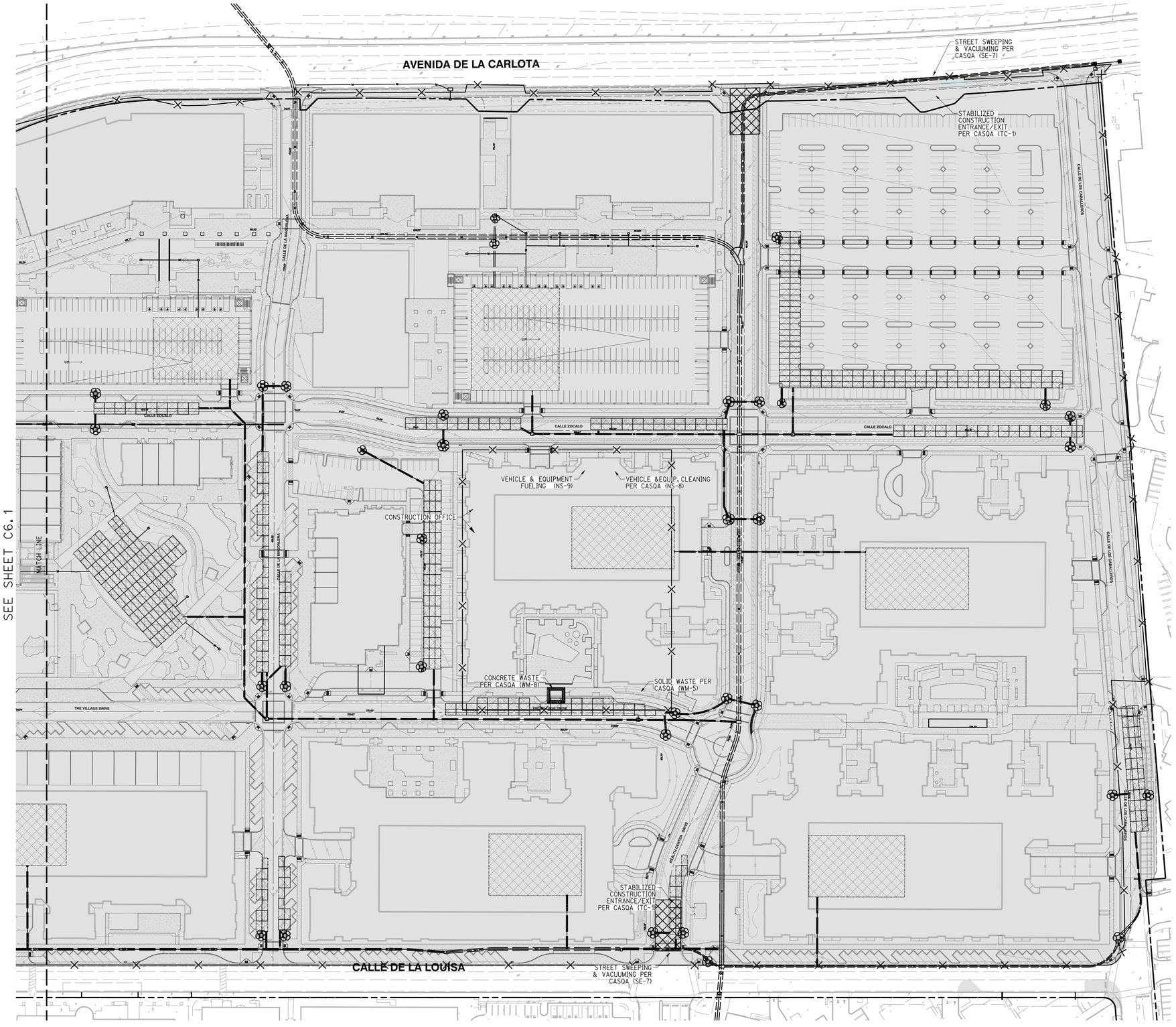
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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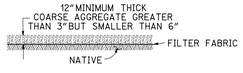

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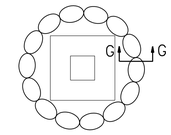

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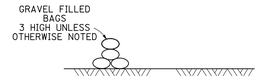
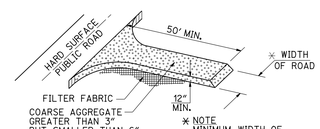


NOTE:
TOP ELEVATIONS OF GRAVEL BAGS SHALL BE EQUAL TO ADJACENT TOP OF CURB ELEVATION

SECTION G-G
NO SCALE



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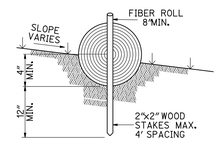

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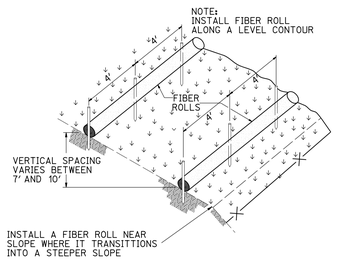

TYPICAL FIBER ROLL INSTALLATION
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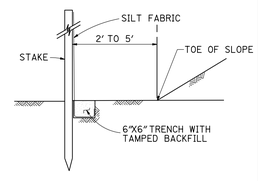

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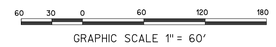

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ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

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DATE XX/XX/XX

CITY OF LAGUNA HILLS

STORMWATER POLLUTION PREVENTION PLAN
24155 LAGUNA HILLS MALL

PERMIT NO.
SHT 2 OF 2
DRAWING NO.

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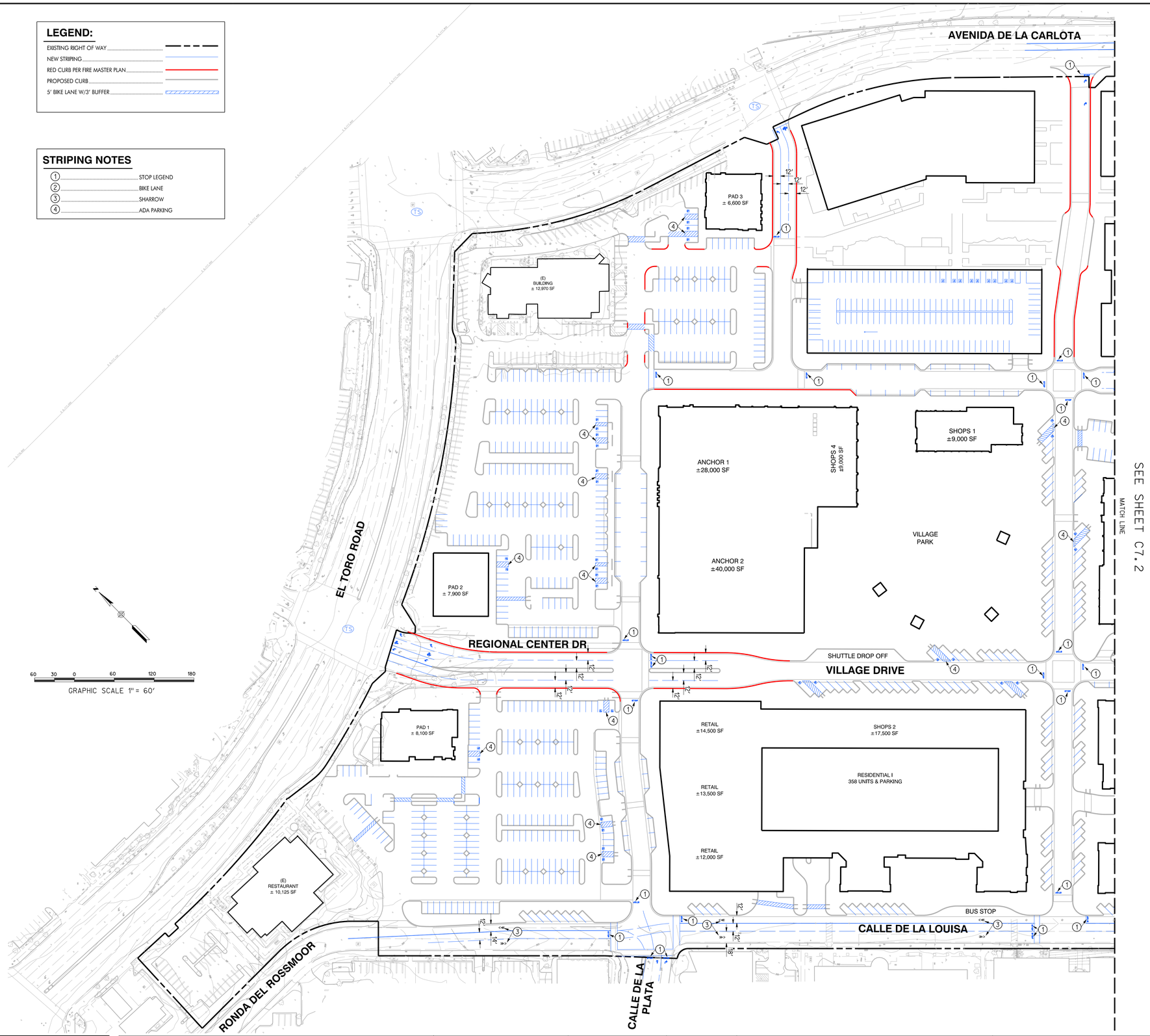
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

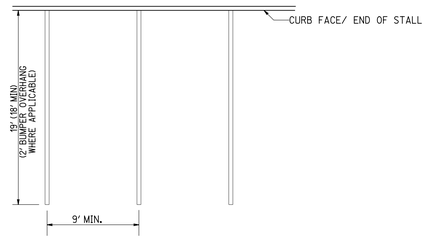
LEGEND:

- EXISTING RIGHT OF WAY
- NEW STRIPING
- RED CURB PER FIRE MASTER PLAN
- PROPOSED CURB
- 5' BIKE LANE W/3' BUFFER

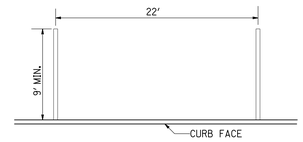
STRIPING NOTES

1. STOP LEGEND
2. BIKE LANE
3. SHARROW
4. ADA PARKING

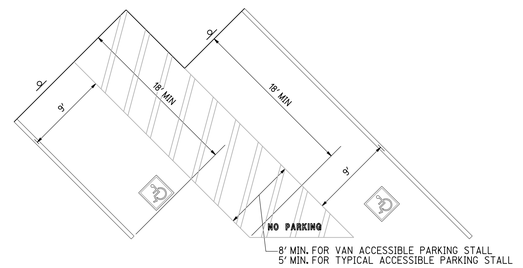




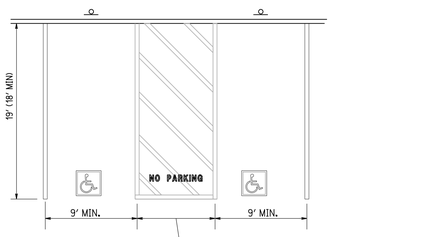
1 STANDARD PARKING STALL DETAIL
NOT TO SCALE



2 STANDARD PARALLEL PARKING STALL DETAIL
NOT TO SCALE



8' MIN. FOR VAN ACCESSIBLE PARKING STALL
5' MIN. FOR TYPICAL ACCESSIBLE PARKING STALL



8' MIN. FOR VAN ACCESSIBLE PARKING STALL
5' MIN. FOR TYPICAL ACCESSIBLE PARKING STALL

3 ACCESSIBLE PARKING STALL DETAILS
NOT TO SCALE

DIG ALERT
CALL BEFORE YOU DIG
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

THE VILLAGE AT LAGUNA HILLS

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-58840707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
C7.1
DRAWING NO.

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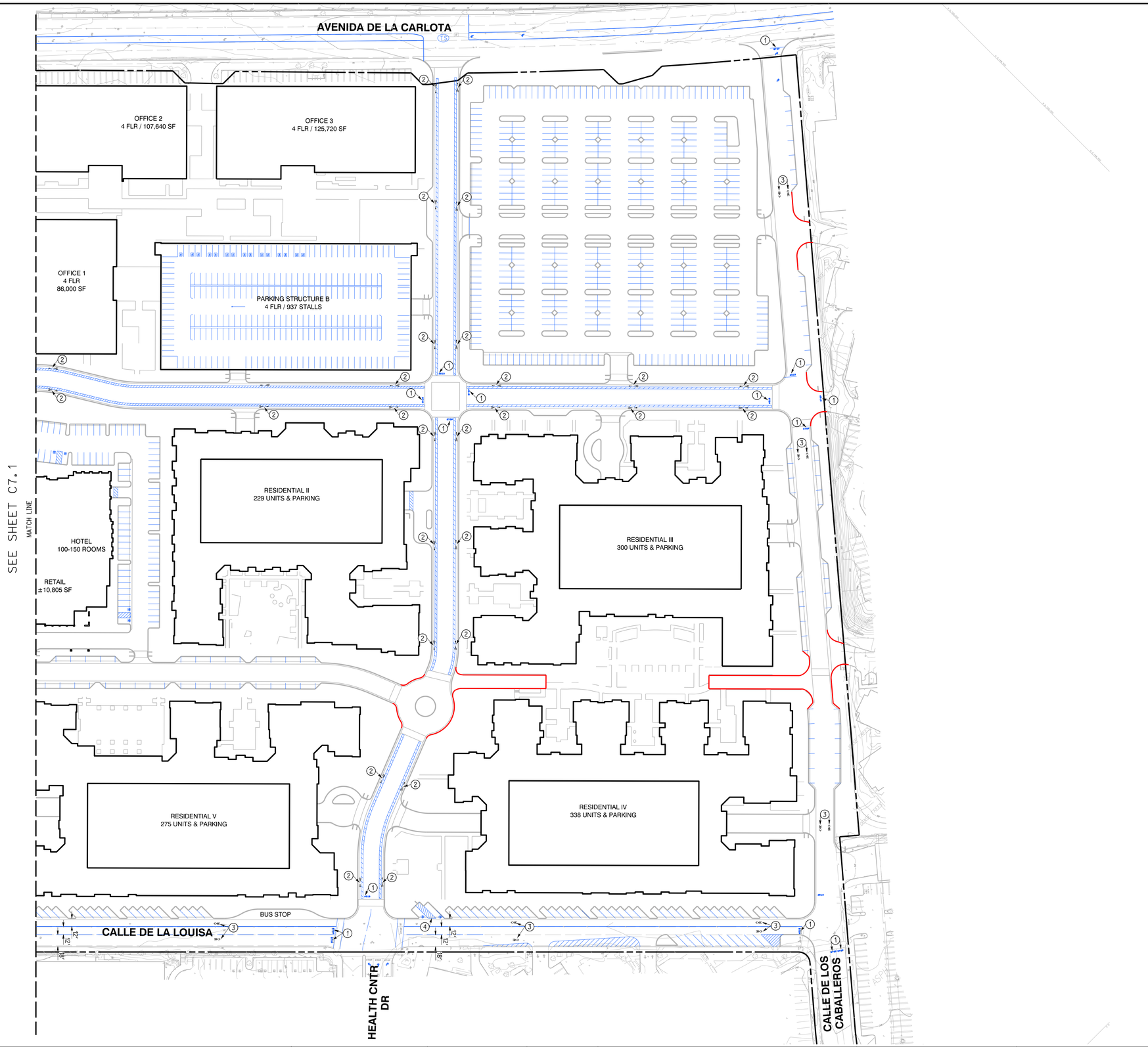
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



LEGEND:

- EXISTING RIGHT OF WAY
- NEW STRIPING
- RED CURB PER FIRE MASTER PLAN
- PROPOSED CURB
- 5' BIKE LANE W/3' BUFFER

STRIPING NOTES

1. STOP LEGEND
2. BIKE LANE
3. SHARROW
4. ADA PARKING

GRAPHIC SCALE 1" = 60'

DIG ALERT
CALL BEFORE YOU DIG
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

THE VILLAGE AT LAGUNA HILLS

DRAWN BY:		DATE
DESIGNED BY:		DATE
CHECKED BY:		DATE

ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-5880707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

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4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

TECHNICAL SITE PLAN
24155 LAGUNA HILLS MALL
SITE LAYOUT

PERMIT NO.
C7.2
DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

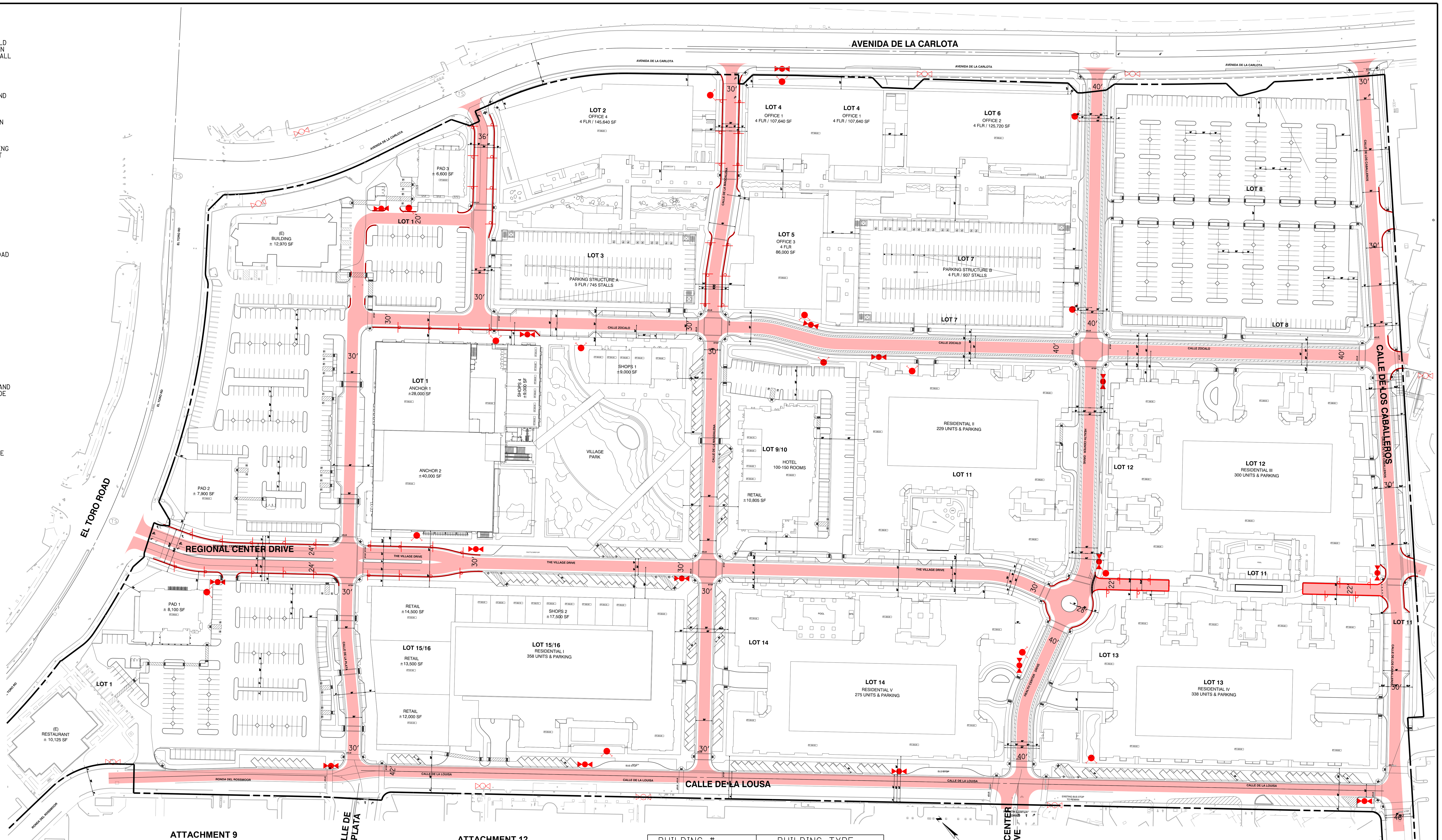
OCFA FIRE MASTER PLAN NOTES

INSPECTION REQUIREMENTS

1. OCFA SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL OCFA INSPECTION SCHEDULING AT (714) 573-6150.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 94,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CONTACT INSPECTION SCHEDULING TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE.
5. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED OCFA FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE OCFA PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
10. BUILDINGS OF FOUR OR MORE STORIES SHALL BE PROVIDED WITH STAIRS AND A STANDPIPE BEFORE REACHING 40 FEET IN HEIGHT.

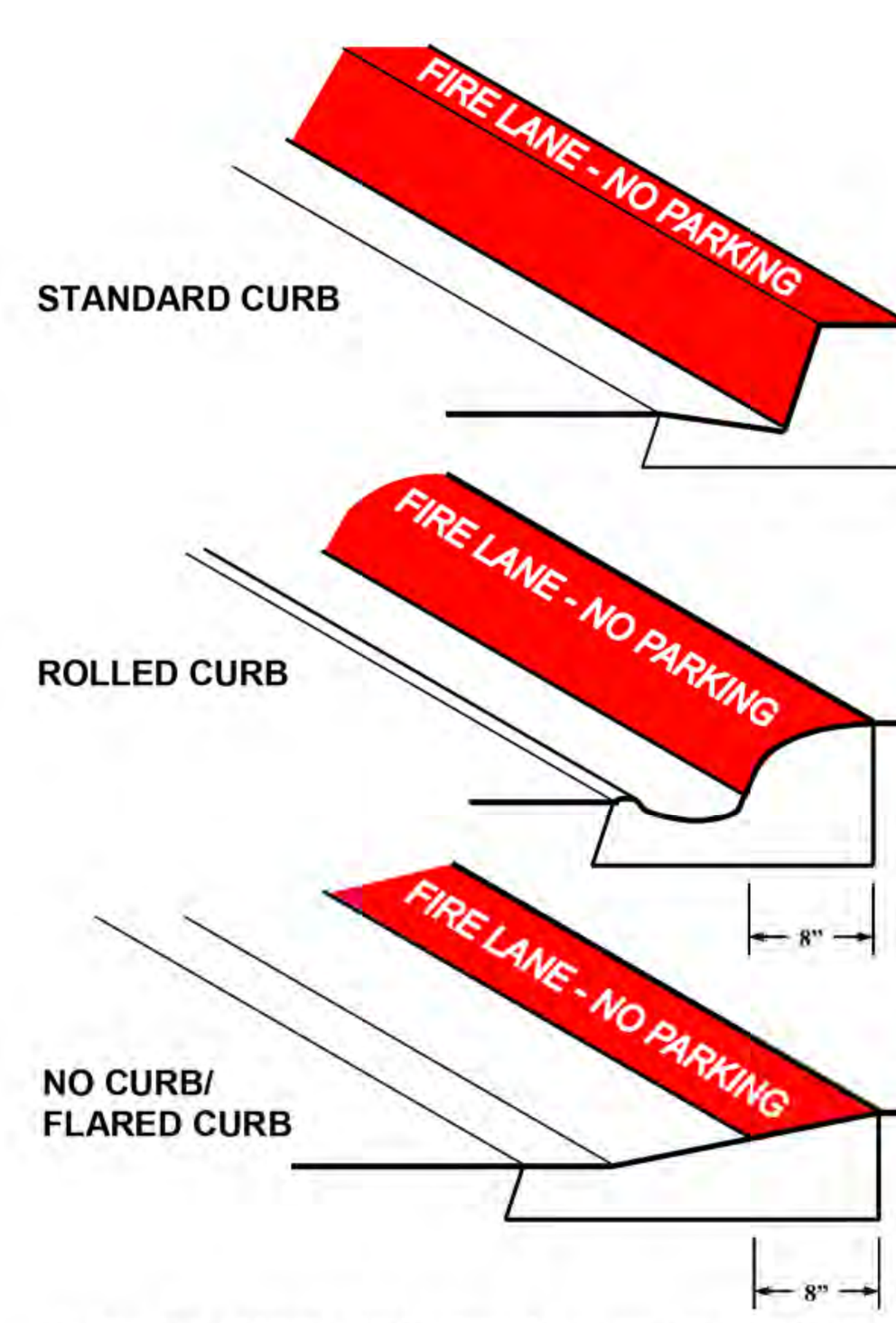
GENERAL REQUIREMENTS

11. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED OCFA FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN OCFA GUIDELINE B-09 FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
12. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
13. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN OCFA GUIDELINE B-09 AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
14. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE OCFA STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
15. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH OCFA GUIDELINE B-09. WAYFINDING SIGNS, WHEN REQUIRED BY THE LOCAL AHJ, SHALL COMPLY WITH THE STANDARDS OF THAT AGENCY. WHEN WAYFINDING SIGNS ARE ALSO REQUIRED BY THE OCFA, THEY MAY BE DESIGNED TO LOCAL AHJ REQUIREMENTS PROVIDED THAT SUCH STANDARDS FACILITATE LOCATION OF STRUCTURES, SUITES, AND DWELLING UNITS BY EMERGENCY PERSONNEL.
16. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND OCFA GUIDELINES.
17. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
18. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
19. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
20. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE OCFA.
21. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN OCFA GUIDELINE B-09 AND RELATED PORTIONS OF THE 2016 CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.
22. AN UNDERGROUND PIPING PLAN IS REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FOR A PRIVATE FIRE HYDRANT SYSTEM. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
23. AN ARCHITECTURAL PLAN IS REQUIRED TO BE SUBMITTED TO THE OCFA FOR REVIEW ANd APPROVAL FOR PROJECTS CONTAINING A, C, E, F, H, I, L, AND R-4 OCCUPANCIES. A PLAN MAY ALSO BE REQUIRED FOR R-1 AND R-2 OCCUPANCIES OVER TWO STORIES OR THOSE UTILIZING SPRINKLERS OR FIRE WALLS TO INCREASE THE MAXIMUM BUILDING SIZE ALLOWEDSEE OCFA INFO BULLETIN 02-13.
24. A CHEMICAL CLASSIFICATION AND HAZARDOUS MATERIALS COMPLIANCE PLAN SHALL BE APPROVED BY THE OCFA PRIOR TO ANY HAZARDOUS MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
25. BUILDINGS USED FOR HIGH-PILED STORAGE SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF MATERIALS WILL BE STORED HIGHER THAN 12 FEET FOR LOWER-HAZARD COMMODITIES, OR HIGHER THAN SIX FEET FOR HIGH-HAZARD COMMODITIES SUCH AS PLASTICS, RUBBER, FLAMMABLE/COMBUSTIBLE LIQUIDS, TIRES, CARPET, ETC.
26. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE LISTED IN CFC 903.4, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
27. BUILDINGS CONTAINING INDUSTRIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH CFC REQUIREMENTS. A SEPARATE PLAN SUBMITTAL IS REQUIRED IF REFRIGERANT QUANTITIES EXCEED THRESHOLDS.
28. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
29. STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2016 CBC AND/OR SECTION 337 OF THE 2016 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT.
30. ONE OR MORE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY THE OCFA.
31. PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A.
32. STRUCTURES MEETING THE CRITERIA IN CFC 510.1 SHALL BE PROVIDED WITH AN EMERGENCY RESPONDER RADIO SYSTEM. REFER TO CFC 510.2 THROUGH 510.6.3 AND DAS/BDA GUIDELINES PUBLISHED BY OC SHERIFF'S COMMUNICATION AND TECHNOLOGY DIVISION FOR TECHNICAL AND SUBMITTAL INFORMATION.



ATTACHMENT 9

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

ATTACHMENT 12

Specifications for Fire Lane No Parking Signs

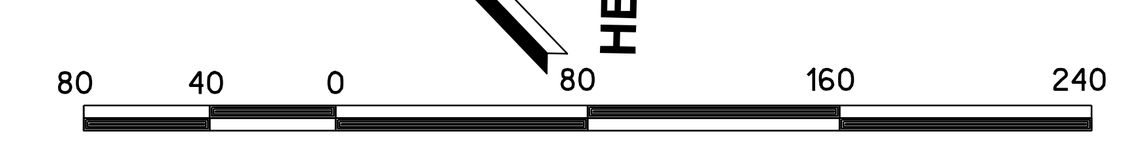


All sign and lettering dimensions shown are *minimums*. "Arial Narrow" font is used in sample above though other legible sans-serif fonts may be acceptable.

In areas where fire lane parking restrictions are enforced by the California Highway Patrol, "NO STOPPING—FIRE LANE" signs meeting Caltrans standards shall be used.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

BUILDING #	BUILDING TYPE
ANCHOR 1	I-B (SPRINKLED)
ANCHOR 2	I-B (SPRINKLED)
OFFICE 1	III-A (SPRINKLED)
OFFICE 2	III-A (SPRINKLED)
OFFICE 3	III-A (SPRINKLED)
OFFICE 4	III-A (SPRINKLED)
PAD 1	V-B (SPRINKLED)
PAD 2	V-B (SPRINKLED)
PAD 3	V-B (SPRINKLED)
PARKING STRUCTURE A	I-B (SPRINKLED)
PARKING STRUCTURE B	I-B (SPRINKLED)
RESIDENTIAL I	III-A (SPRINKLED) PODIUM COMPONENT: I-A (SPRINKLED) PARKING STRUCTURE: I-A (SPRINKLED)
RESIDENTIAL II	III-A (SPRINKLED) PARKING STRUCTURE: I-A (SPRINKLED)
RESIDENTIAL III	III-A (SPRINKLED) PARKING STRUCTURE: I-A (SPRINKLED)
RESIDENTIAL IV	III-A (SPRINKLED) PARKING STRUCTURE: I-A (SPRINKLED)
RESIDENTIAL V	III-A (SPRINKLED) PARKING STRUCTURE: I-A (SPRINKLED)
SHOPS 1	V-B (SPRINKLED)
SHOPS 2	II-B (SPRINKLED)
SHOPS 4	I-B (SPRINKLED)
HOTEL	III-B (SPRINKLED) PODIUM COMPONENT: I-A (SPRINKLED)



GRAPHIC SCALE 1" = 80'

CONSTRUCTION NOTES:

1. INSTALL FIRE LANE SIGN PER OCFA ATTACHMENT 12 (DETAIL THIS SHEET).
2. PAINT RED CURB WITH "NO PARKING-FIRE LANE PER OCFA ATTACHMENT 9 (DETAIL THIS SHEET).

LEGEND:

- EXISTING RIGHT-OF-WAY
- CENTER LINE
- EXISTING IMPROVEMENTS
- PROPOSED SITE PLAN IMPROVEMENTS
- PROPOSED FIRE LANE (20' WIDE MIN/ R= 20' MIN)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED RED CURBS
- PROPOSED FIRE LANE SIGN

DIG ALERT
CALL BEFORE YOU DIG!
1-800-422-4133
UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

THE VILLAGE AT LAGUNA HILLS

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY Orange
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San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

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4365 Executive Drive, Suite 1400 San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS
ENTITLEMENT PLAN
24155 LAGUNA HILLS MALL
FIRE MASTER PLAN

PERMIT NO.
F1.00
DRAWING NO.

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VESTING TENTATIVE TRACT MAP NO. 19123
FOR RESIDENTIAL & COMMERCIAL PURPOSES
VILLAGE AT LAGUNA HILLS
AUGUST 2020

GENERAL NOTES:

CONTACT INFORMATION:

OWNER/DEVELOPER .... MERLONE GEIER MANAGEMENT, LLC
4365 EXECUTIVE DRIVE, SUITE 1400
SAN DIEGO, CA 92121

DAVID GEISER
(858) 350-1977

SUBDIVIDER .... MERLONE GEIER MANAGEMENT, LLC
4365 EXECUTIVE DRIVE, SUITE 1400
SAN DIEGO, CA 92121

DAVID GEISER
(858) 350-1977

CIVIL ENGINEER .... RICK ENGINEERING COMPANY
36 DISCOVERY, SUITE 240
IRVINE, CA 92618

BARRY J. COWAN, PE
(949) 588-0707

SURVEYOR .... RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110

PAT MCMICHAEL, LS
(619) 291-0707

EXISTING CONDITIONS:

APN .... 621-051-38, 621-051-39, 621-051-41, 621-141-058, 621-221-02, 621-221-03, 621-221-04, 621-221-05, 621-221-06, 621-221-07, 621-221-08, 621-221-09, 621-221-10, 621-221-11, 621-221-12, 621-221-13, AND 621-221-14

THOMAS BROS. GUIDE .... LA PAGE 591/E5

FLOOD ZONE .... ZONE "X"-AREA DETERMINED TO BE OUTSIDE 2% ANNUAL CHANGE FLOODPLAIN, PER FEMA COMMUNITY PANEL NO. 06059 C047J, DATED: 12/3/2009

PUBLIC EASEMENTS .... THERE ARE PUBLIC UTILITY EASEMENTS ON THE PROPERTY (SEE SHEET 2)

AREA .... BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

NET: 2,871,944 SQ.FT. = 65.93 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA TO THE CENTERLINE OF THE ABUTTING PUBLIC STREET. NET IS DEFINED AS THE REMAINING SUBJECT PROPERTY AFTER SUBTRACTION OF ABUTTING PUBLIC STREET

TREES .... THERE ARE NO PROTECTED TREES ON THE SITE

HAZARD AREAS .... N/A

CURRENT ZONING PER CITY OF LAGUNA HILLS:

UVSP-URBAN VILLAGE SPECIFIC PLAN

BUILDING SETBACKS:

FRONT .... 10 FT MIN. (PARKING LOT)
20 FT MIN. (PARKING STRUCTURE)
20 FT MIN. (BUILDING)

SIDE (INTERIOR) .... 10 FT MIN. (ABUTTING RESIDENTIAL)
0 FT MIN. (COMMERCIAL ABUTTING RESIDENTIAL)

STREET SIDE .... 10 FT

REAR .... 20 FT MIN. (ABUTTING RESIDENTIAL)
10 FT MIN. (ABUTTING NON-RESIDENTIAL)

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

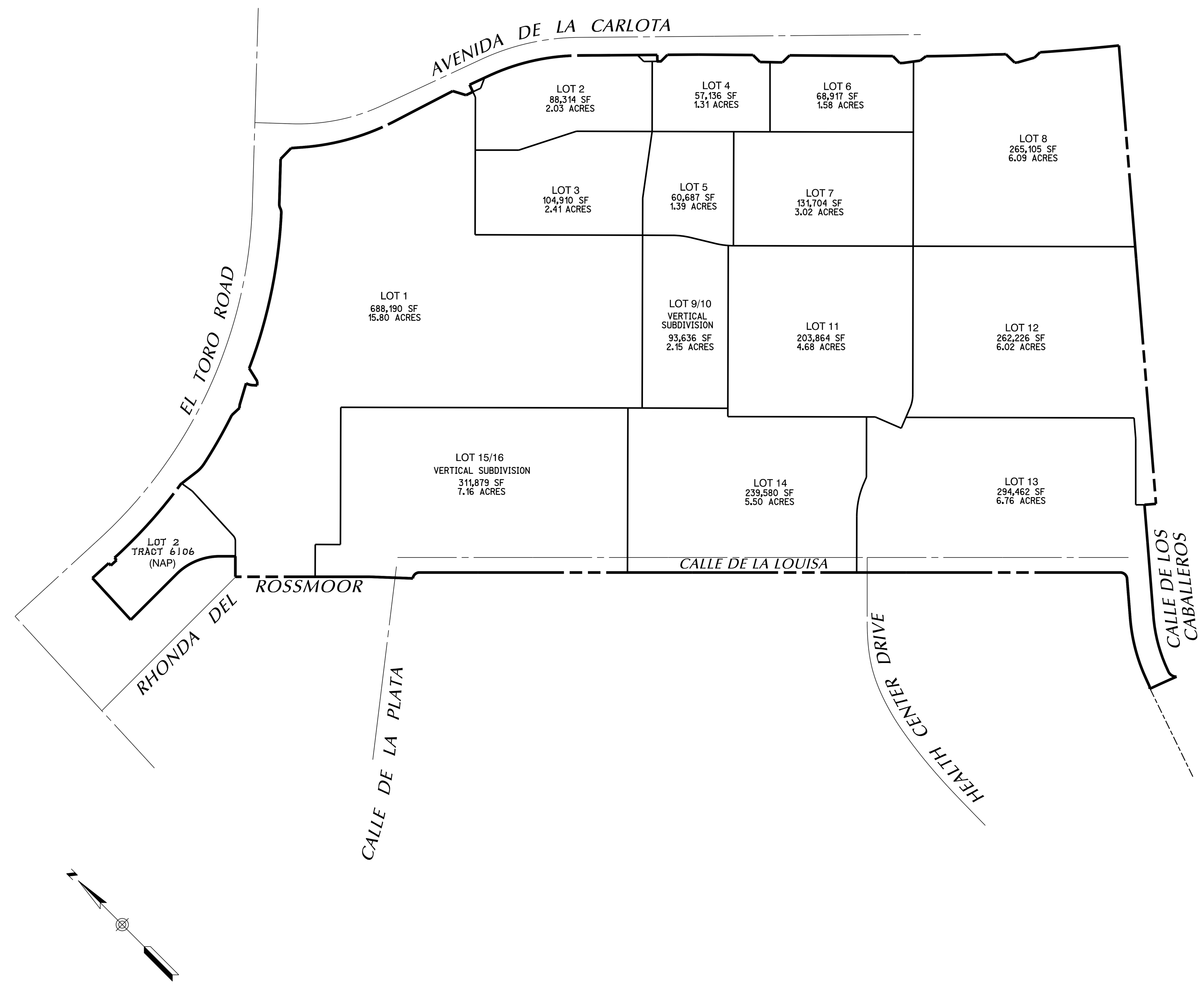
BEFORE A LEAD AGENCY ACCEPTS AS COMPLETE AN APPLICATION FOR ANY DEVELOPMENT PROJECT WHICH WILL BE USED BY ANY PERSON, THE APPLICANT SHALL CONSULT THE LISTS SENT TO THE APPROPRIATE CITY OR COUNTY AND SHALL SUBMIT A SIGNED STATEMENT TO THE LOCAL AGENCY INDICATING WHETHER THE PROJECT AND ANY ALTERNATIVES ARE LOCATED ON A SITE THAT IS INCLUDED ON ANY OF THE LISTS COMPILED PURSUANT TO THIS SECTION AND SHALL SPECIFY ANY LIST.

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 6, NAD83 (EPOCH 2017.50) BASED UPON THE GRID BEARING BETWEEN STATION 7701 AND STATION 7731, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON DECEMBER 27, 2018, BOTH STATIONS PER ORANGE COUNTY SURVEYOR HORIZONTAL CONTROL DATA SHEETS.

GRID BEARING STATION 7701 TO STATION 7731: N 2°51'32"ESTATION 7701 TO STATION 7731: N 2°51'32"E

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



200 100 0 200 400 600

GRAPHIC SCALE 1" = 200'

KEY MAP

SCALE: 1" = 200'

PROJECT PHASING:
MULTIPLE FINAL MAPS MAY BE RECORDED IN SUBSTANCIAL ACCORDANCE WITH THIS VTTM.

LEGAL DESCRIPTIONS:

REAL PROPERTY IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: 621-221-02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, & 14

LOTS 1 THROUGH 11 AND LOTS A AND B, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 978, PAGES 1 THROUGH 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 1/2 OF ALL GAS, OIL, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSES WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, IN THE DEED RECORDED DECEMBER 04, 1961 IN BOOK 5931, PAGE 586 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534, OF OFFICIAL RECORDS.

PARCEL 2: APN: 621-051-39

PARCEL "A" OF LOT LINE ADJUSTMENT LLA 3-16-3493, RECORDED AUGUST 04, 2016 AS INSTRUMENT NO. 2016000360834, OF OFFICIAL RECORDS, (PER PARCEL MAP DATED 3/05/2019).

PARCEL 3: 621-051-38, 41

PARCEL D OF LOT LINE ADJUSTMENT LLA 3-16-3493, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED AUGUST 04, 2016 AS INSTRUMENT NO. 2016000360834, OF OFFICIAL RECORDS, (PER PARCEL MAP DATED 3/05/2019).

PARCEL 4: APN: 621-141-058

LOT 2 OF TRACT NO. 6106, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 232, PAGES 6 THROUGH 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

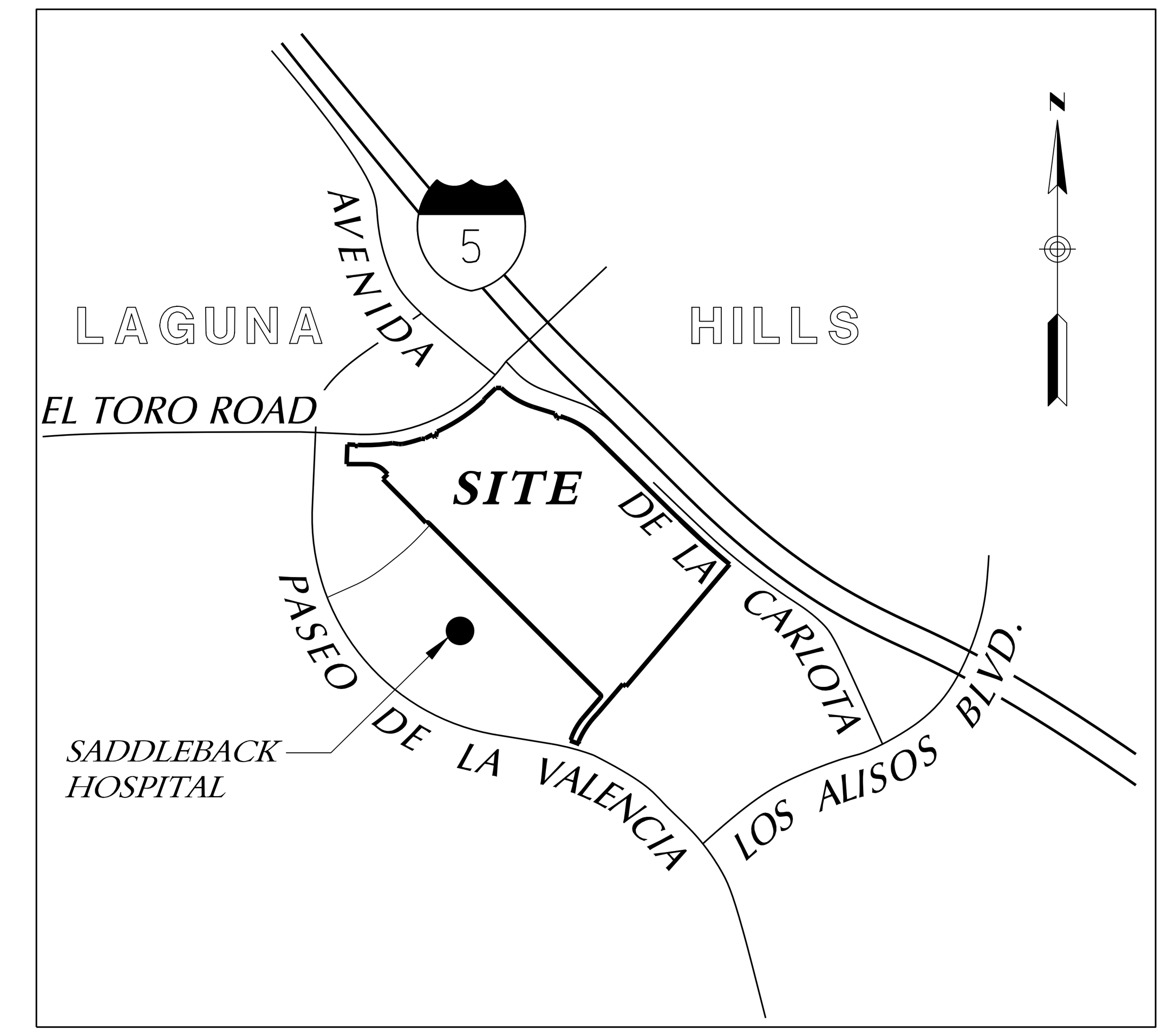
EXCEPTING THEREFROM THAT PORTION OF SAID LOT 2 LYING SOUTHEASTERLY AND EASTERLY OF THAT CERTAIN LINE DESCRIBED IN "CONSTRUCTION", "OPERATION AND RECIPROCAL EASEMENTS AGREEMENT" ALSO CALLED "REA" EXECUTED BY ROSSMOOR CORPORATION, A CALIFORNIA CORPORATION AND OTHERS, RECORDED FEBRUARY 29, 1972 IN BOOK 10018, PAGE 325 OF OFFICIAL RECORDS, SAID LINE BEING DESCRIBED AS FOLLOWS; "THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 45°00'00" EAST 90.81 FEET TO A TANGENT CURVE CONCAVE, NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THEREON NORTHEASTERLY 14.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°34'35" TO A TANGENT LINE; THENCE NORTH 02°25'25" EAST 153.15 FEET; THENCE NORTH 08°56'03" WEST 35.54 FEET RADIALLY TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1260.00 FEET, AND CURVE BEING CONCENTRIC WITH A SAID CURVE SHOWN ON MAP OF LOT 2 OF TRACT NO. 5061, AS SHOWN ON A MAP RECORDED IN BOOK 183, PAGE 4 OF MISCELLANEOUS MAPS OF ORANGE COUNTY, AS HAVING A RADIUS OF 1252.00 FEET AND BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IMPROVEMENTS OF EL TORO ROAD."

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAGUNA HILLS, A CALIFORNIA MUNICIPAL CORPORATION, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 18, 2006 AS INSTRUMENT NO. 2006000554765 OF OFFICIAL RECORDS.

EXCEPTING 1/2 OF ALL GAS, OIL, HYDROCARBON, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, IN THE DEED RECORDED DECEMBER 04, 1961 IN BOOK 5931, PAGE 586 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 11, 1961 IN BOOK 5939, PAGE 534 OF OFFICIAL RECORDS.

UTILITY INFORMATION:

UTILITY	SERVICE BY	TELEPHONE NO.
POWER	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
WATER	EL TORO WATER DISTRICT	(949) 837-7050
CABLE T.V.	COX COMMUNICATIONS	(800) 240-1212
TELEPHONE	AT&T	(949) 362-9978
GAS	SO. CALIFORNIA GAS COMPANY	(800) 427-2200
STORM DRAIN	CITY OF LAGUNA HILLS	(949) 707-2657
SEWER	EL TORO WATER DISTRICT	(949) 837-7050



VICINITY MAP

NO SCALE

	SHEET INDEX
SHEET NO.	TITLE
1	GENERAL NOTES, VICINITY MAP, KEY MAP
2	EASEMENT NOTES
3-4	EXISTING LOTS
5-6	PROPOSED LOTS
7-19	PRELIMINARY GRADING PLAN

PARCELS/LOT SUMMARY

LOT	SQ FT	ACRES
LOT 1	688,190	15.80
LOT 2	88,314	2.03
LOT 3	104,910	2.41
LOT 4	57,136	1.31
LOT 5	60,687	1.39
LOT 6	68,917	1.58
LOT 7	131,704	3.02
LOT 8	265,105	6.09
LOT 9/10	93,636	2.15
LOT 11	203,864	4.68
LOT 12	262,226	6.02
LOT 13	294,462	6.76
LOT 14	239,580	5.50
LOT 15/16	311,879	7.16
R/W RESERVATION	1,334	0.03
TOTAL AREA	2,871,944	65.93

ABBREVIATIONS

ACRE .... AC
BUILDING .... BLDG
CENTERLINE CL
DWELLING UNIT .... DU
EXISTING .... EX
FINISHED FLOOR .... FF
FLOW LINE .... FL
FINISH GRADE .... FG
FINISH SURFACE .... FS
HIGH POINT .... HP
INVERT ELEVATION .... IE
LANDSCAPE AREA .... LA
LOW POINT .... LP
PAD ELEVATION .... PE
PROPOSED .... PROP
PROPERTY LINE .... PL
PARCEL .... PCL
RIGHT OF WAY .... RW
SQUARE FEET .... SF
TYPICAL .... TYP

LEGEND:

TRACT BOUNDARY
PROPOSED RIGHT-OF-WAY
PROPOSED EASEMENT
CENTER LINE
PROPOSED LOT LINE
PROPOSED WATER .... W
PROPOSED SEWER .... S
PROPOSED STORM DRAIN .... SD
EXISTING WATER .... W
EXISTING SEWER .... S
EXISTING OVERHEAD TELEPHONE .... OHT
EXISTING OVERHEAD ELECTRIC .... OHE
EXISTING POWER POLE
EXISTING STORM DRAIN .... SD
EXISTING FIBER OPTIC .... FO
EXISTING FENCE LINE
EXISTING MAJOR CONTOUR 560
EXISTING MINOR CONTOUR 562

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REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS
VESTING TENTATIVE TRACT MAP
24155 LAGUNA HILLS MALL
TITLE SHEET

PERMIT NO.
SHEET 1 OF 19

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24-SEP-2020 15:38

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

TITLE REPORT ITEMS

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION	REMARKS
3	07-03-1963	BK 183, PG 4	DRAINAGE & SEWER EASEMENT	PLOTTED
4	01-15-1964 02-29-1972	BK 6885, P70,72 B10018, P258,261	WATER & SEWER EASEMENT MODIFICATIONS THEREOF	PLOTTED PLOTTED
6	09-16-1964	BK 7221, P 127	SOUTHERN COUNTIES GAS CO. OF CALIFORNIA EASEMENT	PLOTTED
7	02-24-1965	BK 7423, P 957	SOUTHERN COUNTIES GAS CO. OF CALIFORNIA EASEMENT	PLOTTED
8	06-14-1965	BK 7555, P 16	ROSSMOOR WATER COMPANY PIPE LINE EASEMENT	PLOTTED
9	08-13-1965	BK 7630, P 541	ROSSMOOR WATER COMPANY PIPE LINE EASEMENT	PLOTTED
12	11-04-1965	BK 7729, P 120	SOUTHERN CALIF. EDISON ESMT.	PLOTTED
14	TRACT NO. 6106		A. EXCLUSIVE USE LOTS	PLOTTED
15	08-17-1966	BK 8021, P 185	INGRESS & EGRESS EASEMENT IN FAVOR OF C & W COMPANY	PLOTTED
17	09-11-1968	BK 8717, P 812	INGRESS AND EGRESS IN FAVOR OF GOLDEN RAIN FOUNDATION OF LAGUNA HILLS	PLOTTED
18	11-26-1969	BK 9148, P 179	ROSSMOOR SANITATION SEWER PIPE LINE EASEMENT	PLOTTED
19	03-10-1971	BK 9566, P 948	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
21	10-29-1971	BK 9868, P 985	SOUTHERN CALIFORNIA GAS CO. EASEMENT	PLOTTED
23	11-17-1989	89-62069	MODIFICATIONS THEREOF	PLOTTED; SAME AS ITEM 42
26	03-20-1973	BK 10603, P 320	SOUTHERN CALIFORNIA GAS EASEMENT	PLOTTED
28	01-21-1974	BK 11060, P1142	CITY OF LAGUNA HILLS TRAFFIC SIGNAL EASEMENT	PLOTTED
30	04-26-1974	BK 11129, P 210	ROSSMOOR WATER CO. EASEMENT	PLOTTED
31	12-04-1975	BK 11586, P 817	ROSSMOOR SANITATION SEWER LINE EASEMENT	PLOTTED
33	05-26-1976	BK 11750, P1017	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
34	05-26-1976	BK 11750, P1020	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
35	05-26-1976	BK 11750, P1023	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
36	05-26-1976	BK 11750, P1026	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
37	05-26-1976	BK 11750, P1029	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
38	05-26-1976	BK 11750, P1033	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
39	05-25-1977	BK 12211, P1290	SOUTHERN CALIFORNIA GAS EASEMENT	PLOTTED
40	01-31-1986	86-045266	EL TORO WATER DIST. ESMT.	PLOTTED
42	11-17-1989	89-620610	ORANGE COUNTY TRANSIT DIST. VEHICULAR ACCESS EASEMENT	PLOTTED
43	09-03-1996 07-27-2010	19960448199 20100003571 59	EL TORO WATER DIST. ESMT. MODIFICATIONS THEREOF	PLOTTED PLOTTED
44	07-22-1997	19970346524	ABUTTER'S RIGHTS RELINQUISHED	PLOTTED
45	09-11-1997	19970444433	EL TORO WATER DIST. ESMT.	PLOTTED
46	03-26-1998	19980173326	EL TORO WATER DIST. ESMT.	PLOTTED
48	08-18-2006	20060005547 66	CITY OF LAGUNA HILLS LANDSCAPING EASEMENT	PLOTTED
49	11-14-2007	20070006821 76	EL TORO WATER DIST. ESMT.	PLOTTED
51	04-26-2016	20160001834 91	SO CAL EDISON EASEMENT	PLOTTED
53	06-08-2016	20160002583 40	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
55	02-07-2017	20170000538 99	PARKING, ROADWAY AND UTILITY ESMT. AGREEMENT	PLOTTED
57	04-12-2017	20170001474 71	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
59	07-19-2017	20170002963 41	SOUTHERN CALIFORNIA EDISON EASEMENT	PLOTTED
61	12-05-2017	20170005223 50	CITY OF LAGUNA HILLS LANDSCAPING EASEMENT	PLOTTED
62	08-17-2017	20170003496 38	CITY OF LAGUNA HILLS STREET WIDENING EASEMENT	PLOTTED
63	08-17-2017	20170003496 39	CITY OF LAGUNA HILLS STREET WIDENING EASEMENT	PLOTTED

ITEMS AFFECTING PROPERTY NOT IN ABOVE- REFERENCED TITLE REPORT

A	09-03-1996 01-14-2008	19960448198 20080000199 79	EL TORO WATER DIST. ESMT. MODIFICATIONS THEREOF	PLOTTED PLOTTED

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REV	DATE	DESCRIPTION	BY	APP'D

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APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS
VTTM
24155 LAGUNA HILLS MALL
EASEMENT NOTES

PERMIT NO.
SHEET 2 OF 19
DRAWING NO.

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22-SEP-2020 16:59

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

LOT SUMMARY

LOT	SQ FT	ACRES
LOT 1	592,715	13.61
LOT 2 (TRACT NO. 18115)	132,405	3.04
LOT 3	328,086	7.53
LOT 4	39,683	0.91
LOT 5	18,369	0.42
LOT 6	168,172	3.86
LOT 7	379,755	8.72
LOT 8	21,024	0.48
LOT 9	14,819	0.34
LOT 10	21,122	0.48
LOT 11	35,564	0.82
PARCEL A	35,072	0.81
PARCEL D	906,687	20.81
LOT A	169,127	3.88
LOT B	9,344	0.21
TOTAL AREA	2,871,944	65.93

LEGEND:

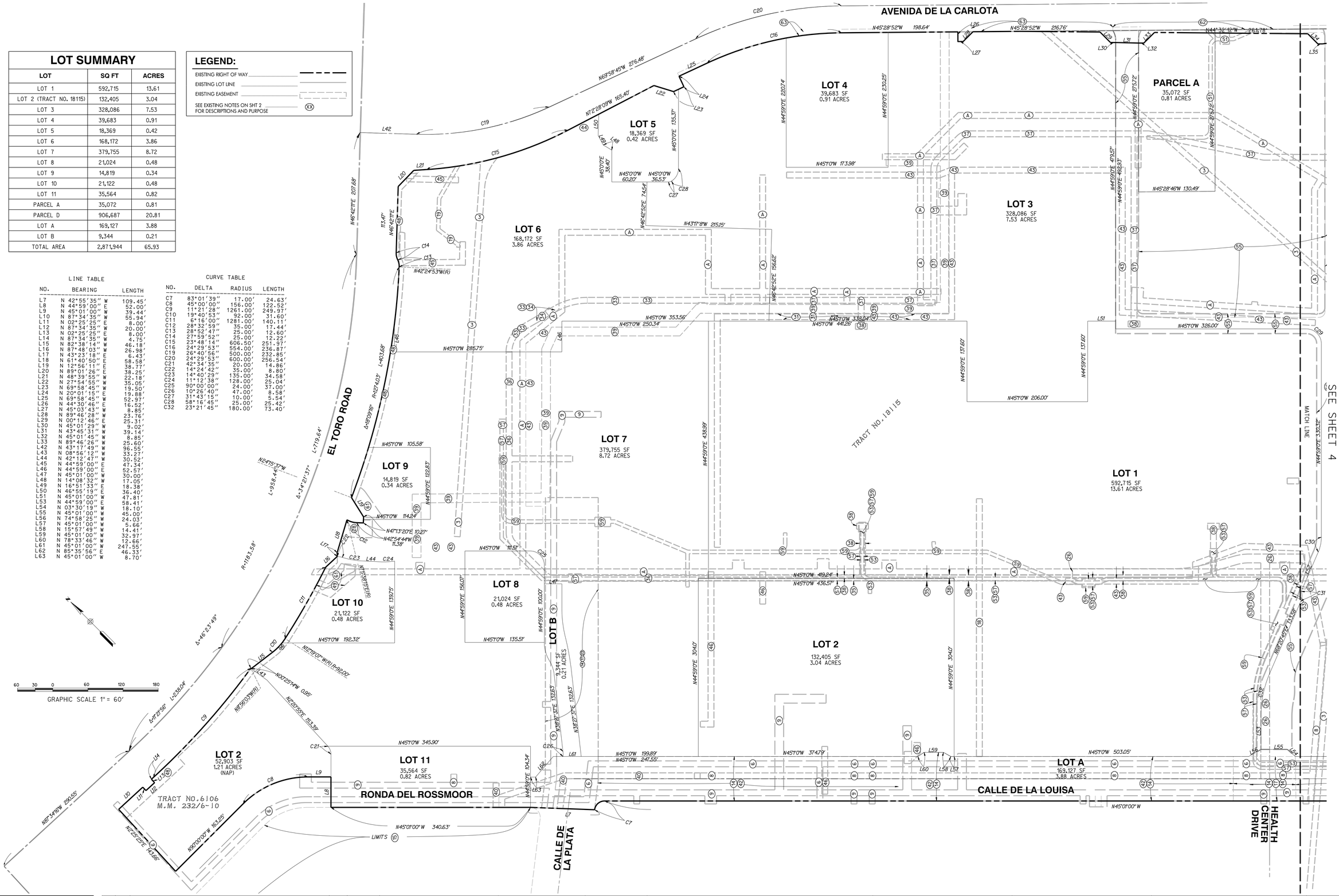
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- SEE EXISTING NOTES ON SHT 2 FOR DESCRIPTIONS AND PURPOSE (XX)

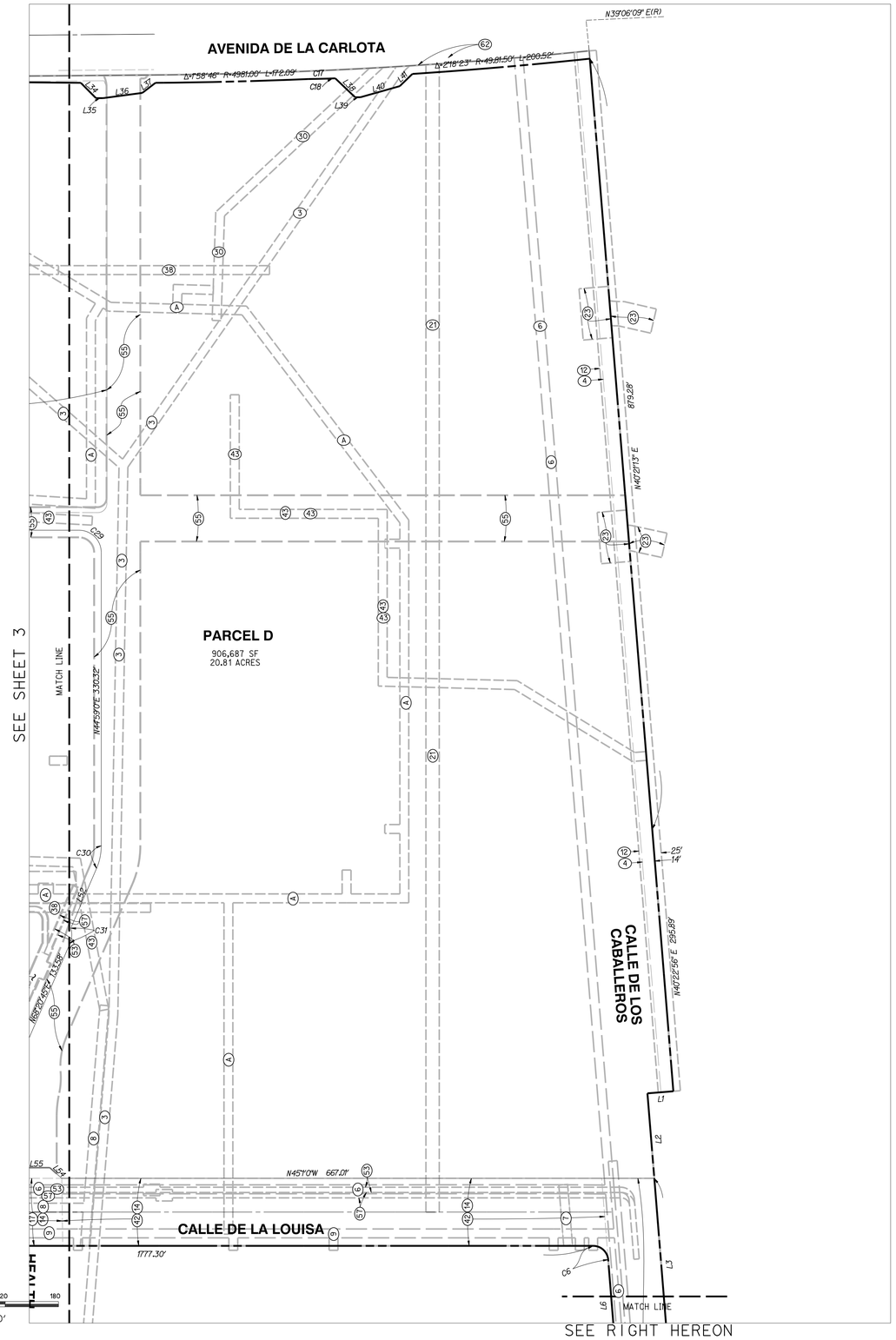
LINE TABLE

NO.	BEARING	LENGTH
L7	N 42°55'35" W	109.45'
L8	N 44°59'00" E	52.00'
L9	N 45°01'00" W	39.44'
L10	N 87°34'35" W	55.94'
L11	N 02°25'25" E	8.00'
L12	N 87°34'35" W	20.00'
L13	N 02°25'25" E	8.00'
L14	N 87°34'35" W	4.75'
L15	N 82°38'14" W	46.18'
L16	N 87°48'03" W	26.98'
L17	N 43°23'18" E	6.43'
L18	N 61°40'50" E	58.58'
L19	N 12°56'11" E	38.77'
L20	N 89°01'26" E	38.25'
L21	N 48°39'55" W	22.18'
L22	N 27°54'55" W	35.05'
L23	N 69°58'45" W	19.50'
L24	N 20°01'15" E	19.88'
L25	N 69°58'45" W	52.97'
L26	N 44°30'46" E	16.52'
L27	N 45°03'43" W	8.85'
L28	N 89°46'28" W	23.76'
L29	N 00°12'46" E	25.31'
L30	N 45°01'29" W	9.02'
L31	N 43°45'31" W	39.14'
L32	N 45°01'45" W	8.85'
L33	N 89°46'26" W	25.60'
L42	N 43°17'48" W	96.55'
L43	N 08°56'12" W	33.27'
L44	N 42°12'47" W	30.52'
L45	N 44°59'00" E	47.34'
L46	N 44°59'00" E	52.57'
L47	N 45°01'00" W	30.00'
L48	N 14°08'32" W	17.05'
L49	N 16°51'33" E	18.38'
L50	N 46°55'19" E	36.40'
L51	N 45°01'00" W	47.81'
L53	N 44°59'00" E	58.41'
L54	N 03°30'19" W	18.10'
L55	N 45°01'00" W	45.00'
L56	N 74°58'25" W	24.03'
L57	N 45°01'00" W	5.66'
L58	N 15°57'49" W	14.41'
L59	N 45°01'00" W	32.97'
L60	N 78°33'46" W	12.66'
L61	N 45°01'00" W	247.55'
L62	N 85°35'56" E	46.33'
L63	N 45°01'00" W	8.70'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C7	83°01'39"	17.00'	24.63'
C8	45°00'00"	156.00'	122.52'
C9	11°21'28"	1261.00'	249.97'
C10	19°40'53"	92.00'	31.60'
C11	6°16'00"	1281.00'	140.11'
C12	28°32'59"	35.00'	17.44'
C13	28°52'47"	25.00'	12.60'
C14	27°59'52"	25.00'	12.22'
C15	23°48'14"	606.50'	251.97'
C16	24°29'53"	554.00'	236.87'
C19	26°40'56"	500.00'	232.85'
C20	24°29'53"	600.00'	256.54'
C21	42°34'35"	20.00'	14.86'
C22	14°24'42"	35.00'	8.80'
C23	14°40'29"	135.00'	34.58'
C24	11°12'38"	128.00'	25.04'
C25	90°00'00"	24.00'	37.00'
C26	10°26'40"	47.00'	8.58'
C27	31°43'15"	10.00'	5.54'
C28	58°16'45"	25.00'	25.42'
C32	23°21'45"	180.00'	73.40'


AVENIDA DE LA CARLOTA
N45°28'52"W 198.64'
N45°28'52"W 216.76'
N44°32'42"W 261.78'
N69°58'45"W 276.48'
N72°28'09"W 165.40'
N46°42'17"E 207.68'
LOT 4
39,683 SF
0.91 ACRES
LOT 5
18,369 SF
0.42 ACRES
LOT 6
168,172 SF
3.86 ACRES
LOT 3
328,086 SF
7.53 ACRES
PARCEL A
35,072 SF
0.81 ACRES
N45°01'00"W 173.98'
N45°28'46"W 130.49'
N43°17'8"W 215.15'
N45°01'00"W 353.56'
N45°01'00"W 250.34'
N45°01'00"W 338.04'
N45°01'00"W 441.26'
N45°01'00"W 326.00'
N45°01'00"W 206.00'
N45°01'00"W 285.75'
EL TORO ROAD
L-403.58'
R=274.03'
Δ=85°09'16"
L-719.64'
Δ=3°41'37"
L-958.44'
N24°15'37"W
LOT 7
379,755 SF
8.72 ACRES
LOT 9
14,819 SF
0.34 ACRES
N45°01'00"W 105.58'
N45°01'00"W 114.24'
N47°13'20"E 10.27'
N42°54'44"W 11.38'
R=1183.58'
Δ=46°23'49"
LOT 10
21,122 SF
0.48 ACRES
N45°01'00"W 192.32'
LOT 8
21,024 SF
0.48 ACRES
N45°01'00"W 135.51'
LOT B
9,344 SF
0.21 ACRES
LOT 2
132,405 SF
3.04 ACRES
LOT 2
52,903 SF
1.21 ACRES
(NAP)
TRACT NO.6106
M.M. 232/6-10
N61°34'16"W 290.55'
N25°25'E 143.88'
N89°00'00"W 163.25'
N25°10'00"W(R)19-22.00'
N00°25'14"W 0.98'
N25°20'55"E 153.39'
N56°03'W(R)
Δ=8°27'56" L=238.04'
LOT 11
35,564 SF
0.82 ACRES
N45°01'00"W 345.90'
RONDA DEL ROSSMOOR
N45°00'00"W 340.63'
LIMITS
CALLE DE LA PLATA
TRACT NO.18115
LOT A
169,127 SF
3.88 ACRES
CALLE DE LA LOUISA
N45°01'00"W
HEALTH CENTER DRIVE
MATCH LINE
SEE SHEET 4
N44°59'00"E 3,353.32'
N42°24'53"W(R)
N46°42'52"E 156.62'
N46°42'52"E 74.54'
N45°01'00"W 60.20'
N45°01'00"W 36.53'
N45°01'00"E 38.40'
N45°01'00"E 135.37'
N44°59'00"E 230.14'
N44°59'00"E 230.25'
N44°59'00"E 275.72'
N44°59'00"E 479.57'
N44°59'00"E 137.60'
N44°59'00"E 438.59'
N44°59'00"E 104.34'
N44°59'00"E 100.00'
N44°59'00"E 135.00'
N44°59'00"E 304.07'
N44°59'00"E 304.07'
N45°01'00"W 419.24'
N45°01'00"W 436.57'
N45°01'00"W 199.29'
N45°01'00"W 241.55'
N45°01'00"W 374.79'
N45°01'00"W 503.05'
N45°01'00"W 137.60'
N45°01'00"W 114.24'
N45°01'00"W 111.51'
N45°01'00"W 135.51'
N45°01'00"W 192.32'
N45°01'00"W 345.90'
N45°01'00"W 340.63'
N45°01'00"W 163.25'
N45°01'00"W 143.88'
N45°01'00"W 105.58'
N45°01'00"W 285.75'
N45°01'00"W 206.00'
N45°01'00"W 326.00



LOT SUMMARY

LOT	SQ FT	ACRES
LOT 1	592,715	13.61
LOT 2 (TRACT NO. 18115)	132,405	3.04
LOT 3	328,086	7.53
LOT 4	39,683	0.91
LOT 5	18,369	0.42
LOT 6	168,172	3.86
LOT 7	379,755	8.72
LOT 8	21,024	0.48
LOT 9	14,819	0.34
LOT 10	21,122	0.48
LOT 11	35,564	0.82
PARCEL A	35,072	0.81
PARCEL D	906,687	20.81
LOT A	169,127	3.88
LOT B	9,344	0.21
TOTAL AREA	2,871,944	65.93

LEGEND:

EXISTING RIGHT OF WAY .....

EXISTING LOT LINE .....

EXISTING EASEMENT .....

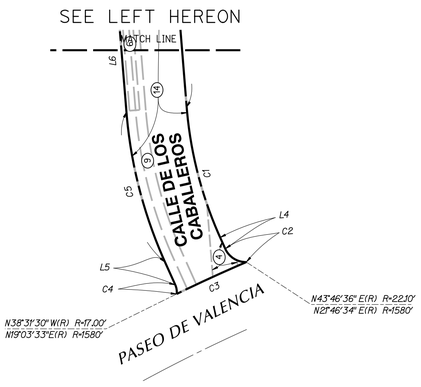
SEE EXISTING NOTES ON SHT 2 FOR DESCRIPTIONS AND PURPOSE ..... (XX)

LINE TABLE

NO.	BEARING	LENGTH
L1	N 49°37'04" W	29.20'
L2	N 40°23'07" E	95.97'
L3	N 40°22'56" E	189.26'
L4	N 20°45'07" E	12.14'
L5	N 20°45'07" E	24.33'
L6	N 40°22'56" E	102.08'
L34	N 00°12'58" E	24.31'
L35	N 44°59'05" W	8.00'
L36	N 52°39'35" W	44.56'
L37	N 82°17'07" W	18.59'
L38	N 01°23'32" E	30.88'
L39	N 45°00'13" W	6.00'
L40	N 60°48'47" W	45.92'
L41	N 88°55'58" W	19.81'
L52	N 68°20'45" E	73.23'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	19°37'49"	386.20'	132.32'
C2	66°58'31"	22.10'	25.83'
C3	2°43'01"	1580.00'	74.92'
C4	30°43'23"	17.00'	9.12'
C5	19°37'49"	445.00'	152.46'
C6	85°23'56"	17.00'	25.34'
C17	0°16'08"	4981.00'	23.37'
C18	0°04'51"	4981.50'	7.03'
C29	90°00'00"	25.00'	39.27'
C30	23°21'45"	64.00'	26.10'
C31	40°32'09"	25.00'	17.69'



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REV	DATE	DESCRIPTION	BY	APP'D

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DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER BARRY COWAN NO. 46568 STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-588-0707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

VTTM
24155 LAGUNA HILLS MALL
EXISTING LOTS

PERMIT NO.
SHEET 4 OF 19
DRAWING NO.

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22-SEP-2020 11:00

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

PARCELS/LOT SUMMARY

LOT	SQ FT	ACRES
LOT 1	688,190	15.80
LOT 2	88,314	2.03
LOT 3	104,910	2.41
LOT 4	57,136	1.31
LOT 5	60,687	1.39
LOT 6	68,917	1.58
LOT 7	131,704	3.02
LOT 8	265,105	6.09
LOT 9/10	93,636	2.15
LOT 11	203,864	4.68
LOT 12	262,226	6.02
LOT 13	294,462	6.76
LOT 14	239,580	5.50
LOT 15/16	311,879	7.16
R/W RESERVATION	1,334	0.03
TOTAL AREA	2,871,944	65.93

LEGEND:

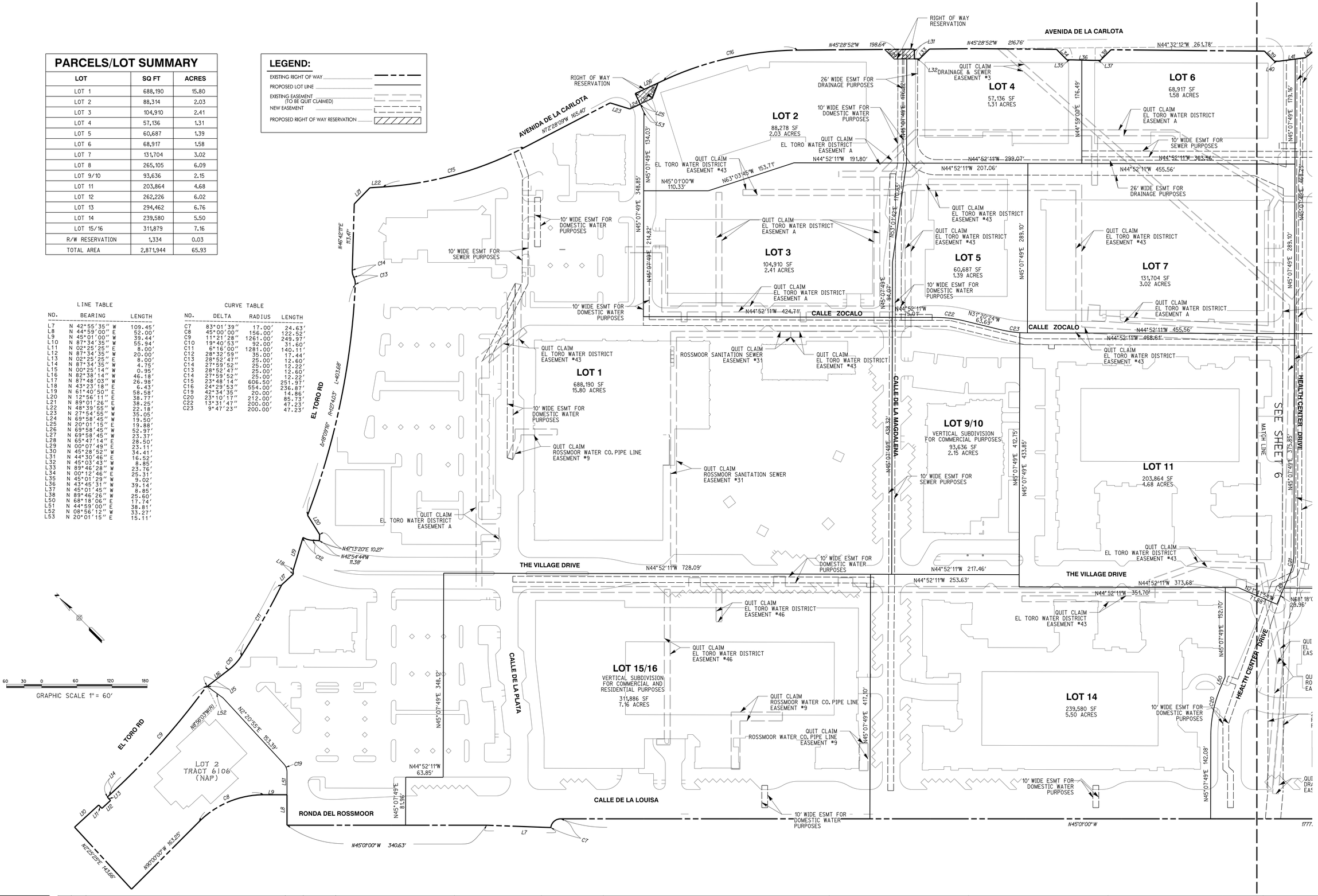
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- EXISTING EASEMENT (TO BE QUIT CLAIMED)
- NEW EASEMENT
- PROPOSED RIGHT OF WAY RESERVATION

LINE TABLE

NO.	BEARING	LENGTH
L7	N 42°55'35" W	109.45'
L8	N 44°59'00" E	52.00'
L9	N 45°01'00" W	39.44'
L10	N 87°34'35" W	55.94'
L11	N 02°25'25" E	8.00'
L12	N 87°34'35" W	20.00'
L13	N 02°25'25" E	8.00'
L14	N 87°34'35" W	4.75'
L15	N 00°25'14" W	0.95'
L16	N 82°38'14" W	46.18'
L17	N 87°48'03" W	26.98'
L18	N 43°23'18" E	6.43'
L19	N 61°40'50" E	58.58'
L20	N 12°56'11" E	38.77'
L21	N 89°01'26" E	38.25'
L22	N 48°39'55" W	22.18'
L23	N 27°54'55" W	35.05'
L24	N 69°58'45" W	19.50'
L25	N 20°01'15" E	19.88'
L26	N 69°58'45" W	52.97'
L27	N 69°58'45" W	23.37'
L28	N 65°47'14" E	28.50'
L29	N 00°07'49" E	23.11'
L30	N 45°28'52" W	34.41'
L31	N 44°30'46" E	16.52'
L32	N 45°03'43" W	8.85'
L33	N 89°46'28" W	23.76'
L34	N 00°12'46" E	25.31'
L35	N 45°01'29" W	9.02'
L36	N 43°45'31" W	39.14'
L37	N 45°01'45" W	8.85'
L38	N 89°46'26" W	25.60'
L50	N 68°18'06" E	17.74'
L51	N 44°59'00" E	38.81'
L52	N 08°56'12" W	33.27'
L53	N 20°01'15" E	15.11'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C7	83°01'39"	17.00'	24.63'
C8	45°00'00"	156.00'	122.52'
C9	11°21'28"	1261.00'	249.97'
C10	19°40'53"	92.00'	31.60'
C11	6°16'00"	1281.00'	140.11'
C12	28°32'59"	35.00'	17.44'
C13	28°52'47"	25.00'	12.60'
C14	27°59'52"	25.00'	12.22'
C15	23°48'14"	606.50'	251.97'
C16	24°29'53"	554.00'	236.87'
C19	42°34'35"	20.00'	14.86'
C20	23°10'17"	212.00'	85.73'
C22	13°31'47"	200.00'	47.23'
C23	9°47'23"	200.00'	47.23'



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DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

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San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
DATE

CITY OF LAGUNA HILLS

VTTM
24155 LAGUNA HILLS MALL
PROPOSED LOTS

PERMIT NO.
SHEET 5 OF 19
DRAWING NO.

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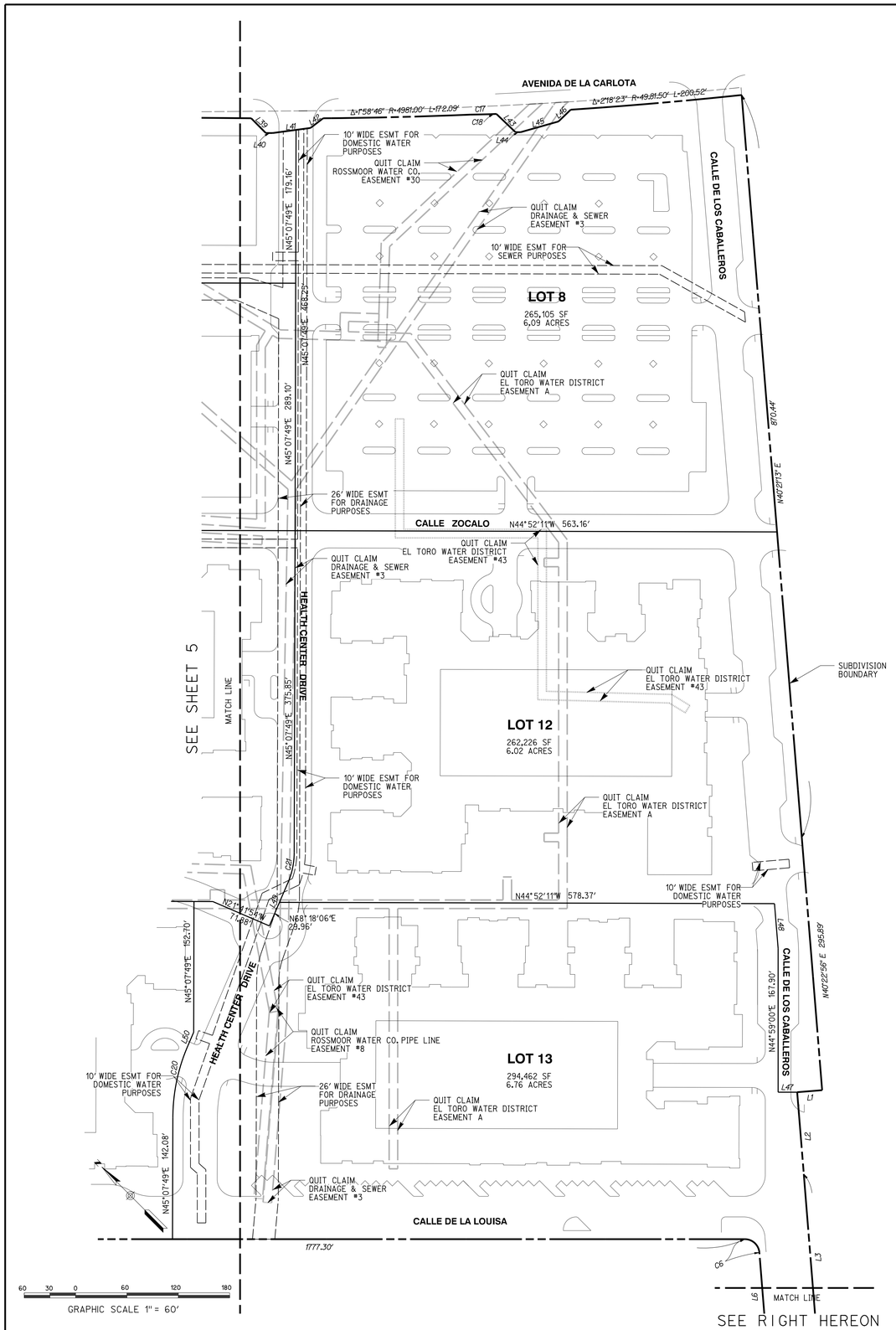
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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LOT 3	104,910	2.41
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LOT 5	60,687	1.39
LOT 6	68,917	1.58
LOT 7	131,704	3.02
LOT 8	265,105	6.09
LOT 9/10	93,636	2.15
LOT 11	203,864	4.68
LOT 12	262,226	6.02
LOT 13	294,462	6.76
LOT 14	239,580	5.50
LOT 15/16	306,660	7.04
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TOTAL AREA	2,871,944	65.93

LEGEND:

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- NEW EASEMENT
- PROPOSED RIGHT OF WAY RESERVATION

LINE TABLE

NO.	BEARING	LENGTH
L1	N 49°37'04" W	29.20'
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L5	N 20°45'07" E	24.33'
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L39	N 00°12'58" E	24.31'
L40	N 44°59'05" W	8.00'
L41	N 52°39'35" W	44.56'
L42	N 82°17'07" W	18.59'
L43	N 01°23'32" E	30.88'
L44	N 45°00'13" W	6.00'
L45	N 60°48'47" W	45.92'
L46	N 88°55'58" W	19.81'
L47	N 45°01'00" W	22.28'
L48	N 40°21'13" E	52.60'
L49	N 68°18'06" W	54.86'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
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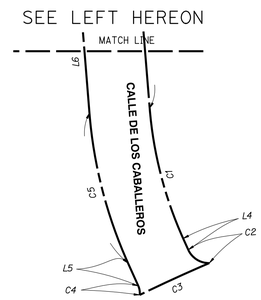
C3	2°43'01"	1580.00'	74.92'
C4	30°43'23"	17.00'	9.12'
C5	19°37'49"	445.00'	152.46'
C6	85°23'56"	17.00'	25.34'
C17	0°16'08"	4981.00'	23.37'
C18	0°04'51"	4981.50'	7.03'
C21	23°10'17"	90.00'	36.40'



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DESIGNED BY: | DATE
CHECKED BY: | DATE
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949-588-0707
J-18459
rickengineering.com
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San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

VTTM
24155 LAGUNA HILLS MALL
PROPOSED LOTS

PERMIT NO.
SHEET 6 OF 19
DRAWING NO.

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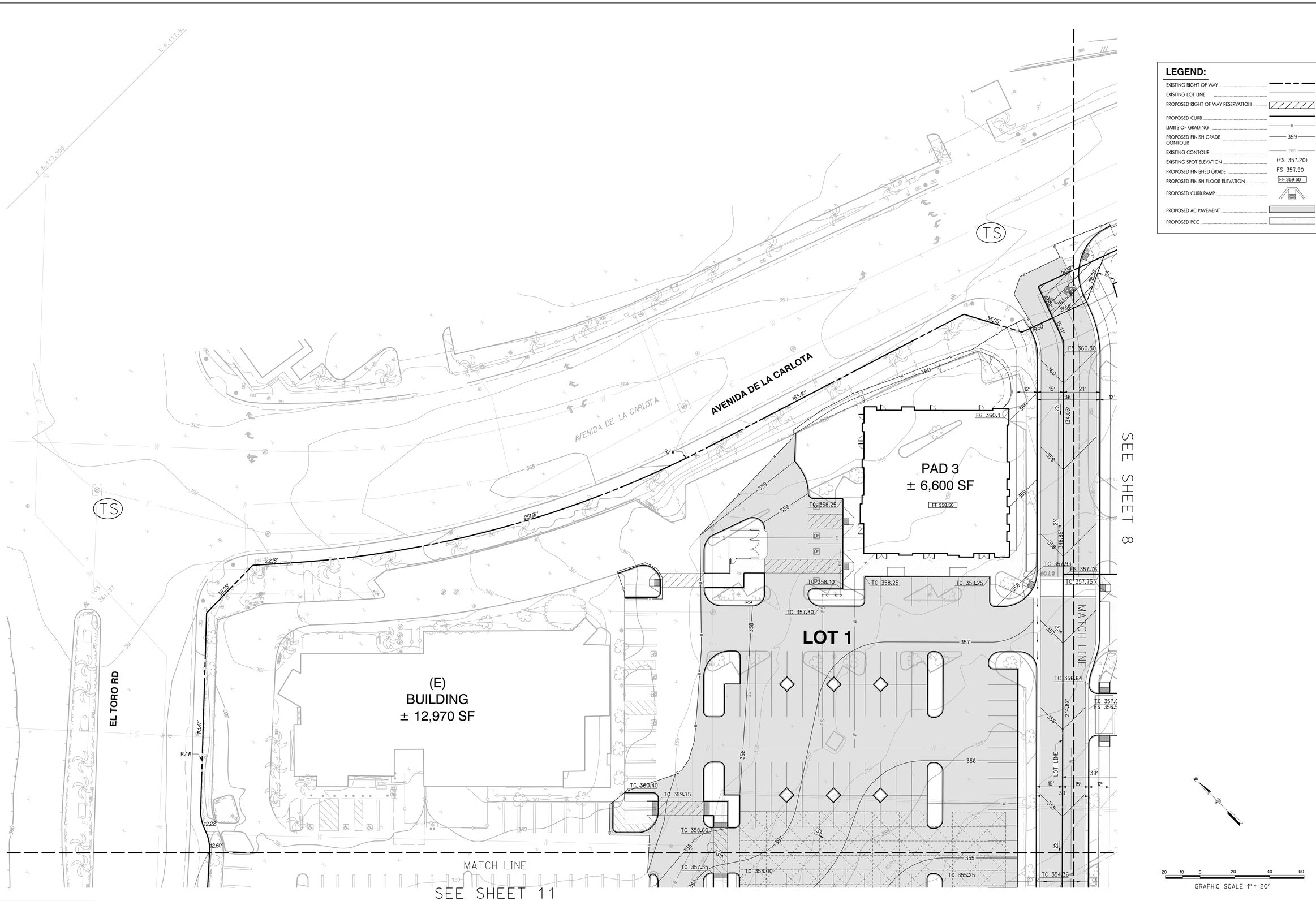
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))



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KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
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CITY OF LAGUNA HILLS

VTTM
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
SHEET 7 OF 19
DRAWING NO.

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23-SEP-2020 08:01

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

LOT 2
OFFICE 4
4 FLR / 145,640 SF

LOT 4
OFFICE 1
4 FLR / 107,640 SF

LOT 5
OFFICE 3
4 FLR
86,000 SF

LOT 3
PARKING STRUCTURE A
5 FLR / 745 STALLS

CALLE DE LA MAGDALENA

SEE SHEET 7

SEE SHEET 9

SEE SHEET 12

MATCH LINE

LOT LINE

DENSE SHRUBS

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

GRAPHIC SCALE 1" = 20'

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CITY OF LAGUNA HILLS
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PRELIMINARY GRADING PLAN

PERMIT NO.
SHEET 8 OF 19
DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

LOT 4
OFFICE 1
4 FLR / 107,640 SF

LOT 6
OFFICE 2
4 FLR / 125,720 SF

LOT 7
PARKING STRUCTURE B
4 FLR / 937 STALLS

SEE SHEET 8

MATCH LINE

SEE SHEET 10

MATCH LINE

SEE SHEET 13

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

GRAPHIC SCALE 1" = 20'

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CITY OF LAGUNA HILLS

VTTM
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PRELIMINARY GRADING PLAN

PERMIT NO.
SHEET 9 OF 19
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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

AVENIDA DE LA CARLOTA

AVENIDA DE LA CARLOTA

R/W

200.52'

172.09'

23.37'

7.03'

19.81'

45.92'

6.00'

TC 361.45

TC 361.30

TC 361.16

TC 358.66

TC 357.92

TC 356.97

TC 355.21

LOT 8

CALLE DE LOS CABALLEROS

SUBDIVISION BOUNDARY

OAKBROOK VILLAGE

MATCH LINE

SEE SHEET 9

SEE SHEET 14

BROKEN ASPHALT

ASPHALT

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
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- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

DIG ALERT

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ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

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PRELIMINARY GRADING PLAN

PERMIT NO.

SHEET 10 OF 19

DRAWING NO.

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23-SEP-2020 08:05

Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET 7

MATCH LINE

EL TORO RD

R/W

REGIONAL CENTER DR

LOT 1
ANCHOR 1
±28,000 SF
FF 355.50

ANCHOR 2
±40,000 SF
FF 355.50

PAD 2
± 7,900 SF
FF: 358.50

LOT LINE

OBSCURED

SEE SHEET 12

MATCH LINE

SEE SHEET 4

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

GRAPHIC SCALE 1" = 20'

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UNDERGROUND SERVICE ALERT
Call at least 2 working days prior to excavating.

REV	DATE	DESCRIPTION	BY	APP'D

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
ENGINEER: BARRY J. COWAN, RCE 46568, EXP 6/30/21 DATE

REGISTERED PROFESSIONAL ENGINEER — BARRY COWAN — NO. 46568 — STATE OF CALIFORNIA

PLANS PREPARED BY:
RICK ENGINEERING COMPANY
Orange
36 DISCOVERY - SUITE 240
IRVINE, CA 92618
949-5880707
J-18459
rickengineering.com
San Diego - Riverside - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

PLANS PREPARED FOR/OWNER:
MerloneGeier Partners
4365 Executive Drive, Suite 1400
San Diego, CA 92121

APPROVED BY:
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
KENNETH H. ROSENFIELD
RCE NO. 33496 EXP. _____
DATE _____

CITY OF LAGUNA HILLS

VTTM
24155 LAGUNA HILLS MALL
PRELIMINARY GRADING PLAN

PERMIT NO.
SHEET 11 OF 19
DRAWING NO.

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET 8

MATCH LINE

5 FLR / 745 STALLS

LOT 3

LOT 5

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
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- EXISTING CONTOUR — 360
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- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

CALLE ZOCALO

SHOPS 1
±9,000 SF

SHOPS 4
±9,000 SF

LOT 1

VILLAGE
PARK

CALLE DE LA MAGDALENA

LOT 9/10

HOTEL
100-150 ROOMS

RETAIL
±10,805 SF

SHUTTLE DROP OFF

SEE SHEET 11

MATCH LINE

SEE SHEET 13

MATCH LINE

SEE SHEET 17

GRAPHIC SCALE 1" = 20'

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SEE SHEET 9

MATCH LINE

LOT 7

LOT 7

LOT 8

CALLE ZOCALO

RESIDENTIAL II
229 UNITS & PARKING

LOT 11

LOT 11

HEALTH CENTER DRIVE

SEE SHEET 12

MATCH LINE

SEE SHEET 14

MATCH LINE

SEE SHEET 6

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
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- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

GRAPHIC SCALE 1" = 20'

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SEE SHEET 10

MATCH LINE

LOT 8

LOT 8

CALLE ZOCALO

BIOFILTRATION BASIN = 353.5

BIOFILTRATION BASIN = 353.5

LOT LINE

563.16'

LOT 12
RESIDENTIAL III
300 UNITS & PARKING

OAKBROOK
VILLAGE

PEDESTRIAN CONNECTION
BY OTHERS

CALLE DE LOS CABALLEROS

SUBDIVISION BOUNDARY

SPA

POOL

MATCH LINE

SEE SHEET 13

SEE SHEET 19

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

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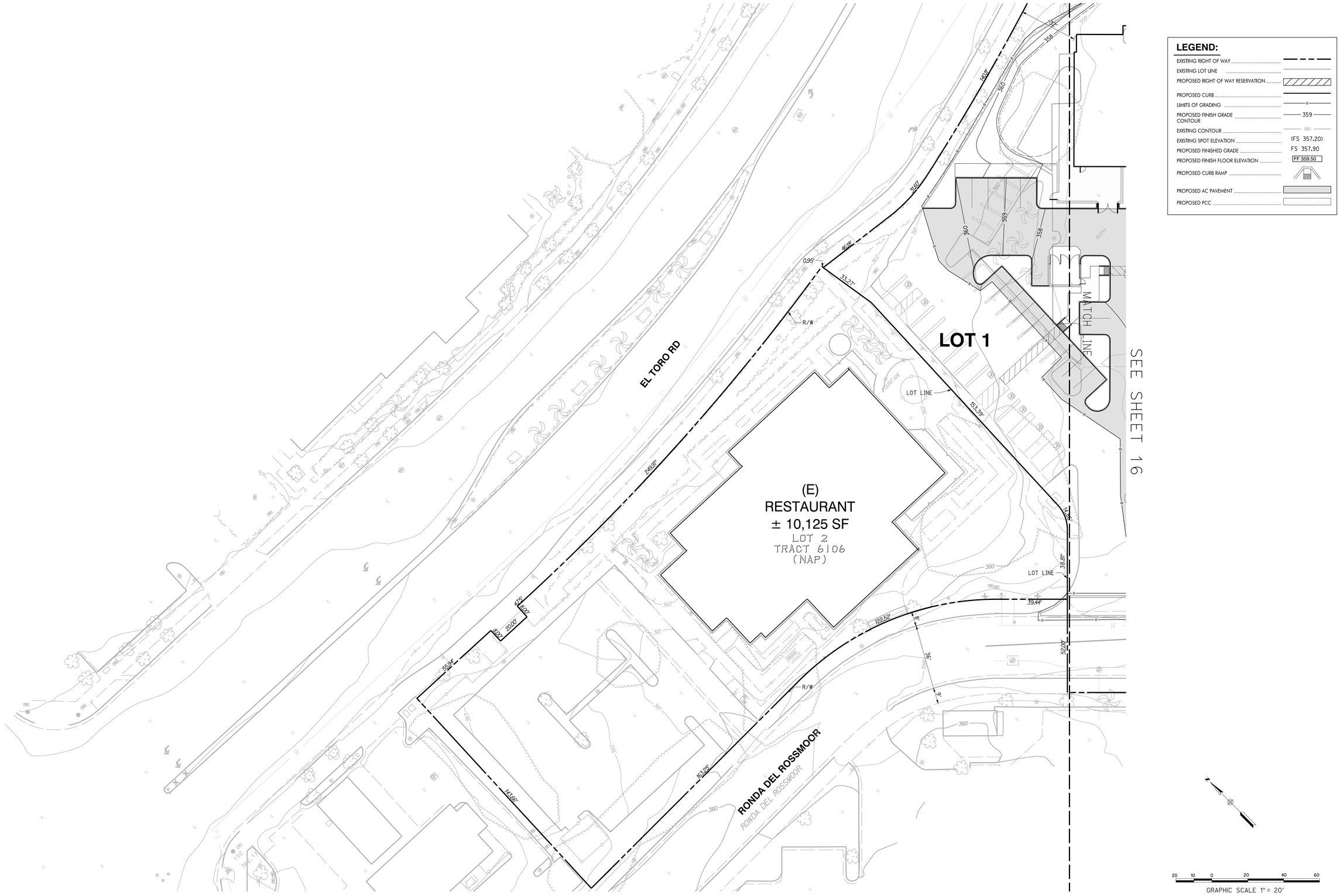
EL TORO RD
RONDA DEL ROSSMOOR
RONDA DEL ROSSMOOR
LOT 1
(E)
RESTAURANT
± 10,125 SF
LOT 2
TRACT 6106
(NAP)
SEE SHEET 16
MATCH LINE
LOT LINE
LOT LINE
R/W
R/W
ASPH
ASPH
140.00'
31.87'
46.48'
0.95'
33.27'
240.37'
153.39'
144.66'
4.72'
6.00'
8.02'
20.00'
55.94'
38.81'
39.44'
122.52'
52.00'
36'
9'
15.25'
14.98'
358
359
360
362
364
366
368
370
372
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420
422
424
426
428
430
432
434
436
438

SEE SHEET 11

REGIONAL CENTER DR

MATCH LINE

LOT 1

THE VILLAGE DRIVE

REGIONAL CENTER DR

PAD 1
± 8,100 SF
FF: 358.00

LOT 1

LOT LINE

CALLE DE LA PLATA

RETAIL
±14,500 SF
FF 352.90

LOT 15/16

RETAIL
±13,500 SF
FF 351.80

RETAIL
±12,000 SF
FF 351.00

CALLE DE LA LOUISA

RONDA DEL ROSSMOOR

SEE SHEET 15

SEE SHEET 17

MATCH LINE

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

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APPROVED BY:
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KENNETH H. ROSENFIELD
RCE NO. 33496 EXP.
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SEE SHEET 12

MATCH LINE

SEE SHEET 4

MATCH LINE

SEE SHEET 18

MATCH LINE

THE VILLAGE DRIVE

SHUTTLE DROP OFF

TC 355.40 TC 355.69

TC 354.79

0.80% 728.09' FS 355.14 0.80%

LOT LINE

TC 354.40

TC 353.67 TC 353.07

FS 353.83

FS 353.10

FS 352.22

TC 352.33

FS 352.58 FS 352.82 FS 352.58

FS 352.38

TC 354.70

LOT LINE FS 354.00 217.46' 253.63'

FF 355.25 FF 355.50 FF 355.75 FF 355.75 FF 355.50 FF 355.25 FF 355.00 FF 354.75 FF 354.50

FF 354.00

SHOPS 2
±17,500 SF

LOT 15/16
RESIDENTIAL I
358 UNITS & PARKING

LOT 14

BROKEN ASPHALT

FF: 354.50

CALLE DE LA LOUISA

REMOVE CURB RAMP AND CROSSWALK

REMOVE CURB RAMP AND CROSSWALK

R/W

BUS STOP

TC 351.80 FS 350.80

TC 351.00 FS 350.50

TC 350.56

TC 354.50 FS 354.00

TC 354.00 FS 353.50

FS 350.60 FS 350.00

TC 353.40 FS 352.90 TC 353.40 FS 352.90

TC 349.89

FS 349.40 FS 349.90

FS 348.19 FS 348.28 FS 348.10 FS 347.68

TC 349.64 TC 349.51 TC 349.30 TC 348.43 TC 348.00 TC 347.72

(0.20%) (0.50%) (0.30%)

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
- EXISTING CONTOUR — 360
- EXISTING SPOT ELEVATION — (FS 357.20)
- PROPOSED FINISHED GRADE — FS 357.90
- PROPOSED FINISH FLOOR ELEVATION — FF 359.50
- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

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DATE _____

CITY OF LAGUNA HILLS

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Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

SEE SHEET 13

MATCH LINE

SEE SHEET 17

MATCH LINE

SEE SHEET 19

MATCH LINE

THE VILLAGE DRIVE

HEALTH CENTER DRIVE

CALLE DE LA LOUISA

HEALTH CENTER DRIVE

LOT 13

FF: 353.50

LOT 14

RESIDENTIAL V

275 UNITS & PARKING

POOL

SPA

FF: 354.50

BUS STOP

EXISTING BUS STOP TO REMAIN

SUBDIVISION BOUNDARY

R/W

BROKEN ASPHALT

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
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- PROPOSED CURB RAMP
- PROPOSED AC PAVEMENT
- PROPOSED PCC

GRAPHIC SCALE 1" = 20'

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SEE SHEET 14

SEE SHEET 18

MATCH LINE

MATCH LINE

SPA

POOL

BROKEN WALL

LOT 11

LOT 13
RESIDENTIAL IV
338 UNITS & PARKING

LOT 11

LOT LINE

SUBDIVISION BOUNDARY

CALLE DE LOS CABALLEROS

CALLE DE LA LOUISA

SUBDIVISION BOUNDARY

DENSE TREES

FF: 356.30

FF: 353.50

FS 352.14
FS 351.60
FS 352.05
FS 352.50
FS 352.10
FS 352.80
FS 353.00
FS 352.70
FS 352.65
FS 353.40
FS 353.50
FS 352.83
FS 350.87
FS 352.55
FS 350.65
FS 350.40
FS 356.00
FS 348.55
FS 348.43
FS 348.32
FS 347.56
FS 347.40
FS 347.42
FS 347.80
FS 347.04
FS 346.97
FS 346.9
FS 347.91
FS 348.72
FS 348.25
FS 348.50
FS 348.21
FS 347.53
FS 347.42
FS 347.65
FS 347.76
FS 348.00
FS 349.00
FS 348.30
FS 348.74
FS 348.75
FS 348.05
TC 347.65
TC 353.50
FS 353.00
TC 348.50

578.37'
95.97'
95.68'
95.84'
79.20'
22.28'
15.5'
30'
46'
51'
STOP STOP

0.70%
0.50%
2.1%
4.6%
5%
1.0%
1.22%

LEGEND:

- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY RESERVATION
- PROPOSED CURB
- LIMITS OF GRADING
- PROPOSED FINISH GRADE CONTOUR — 359
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24155 LAGUNA HILLS MALL

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SHEET 19 OF 19
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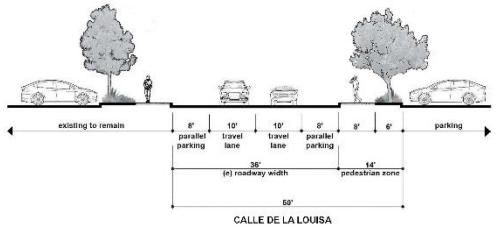
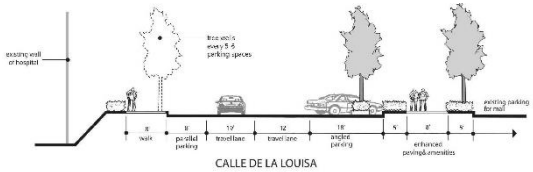
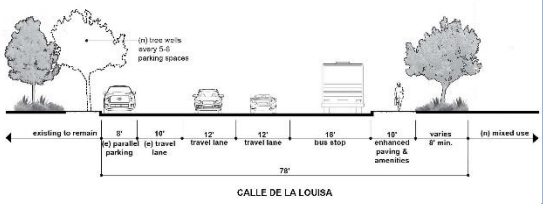
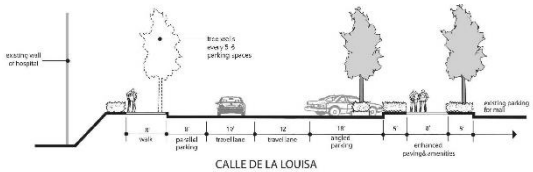
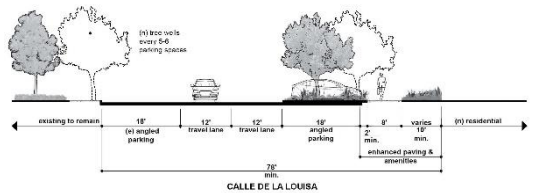
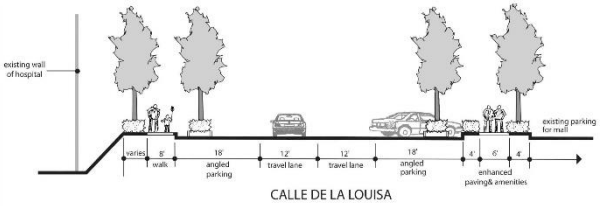
Attachment: Attachment e - Village at Laguna Hills Plan Set (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

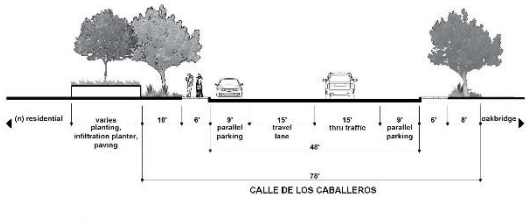
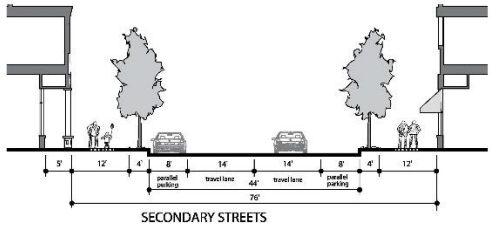
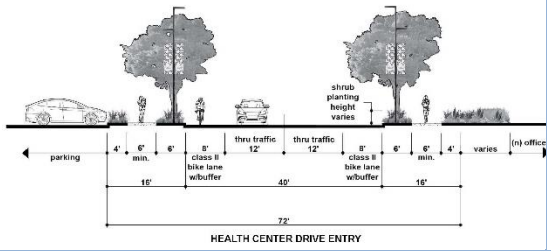
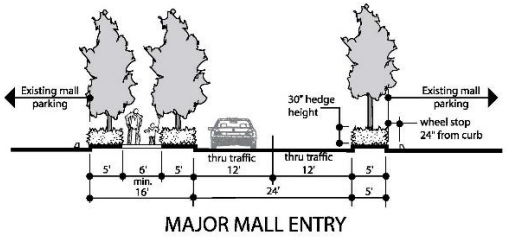
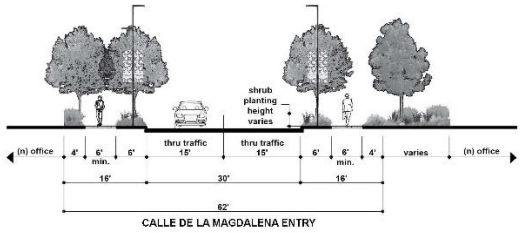
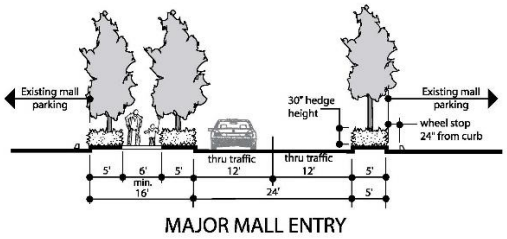
Attachment f

UVSP Cross-Section Analysis (PlaceWorks)

Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at Laguna Hills))

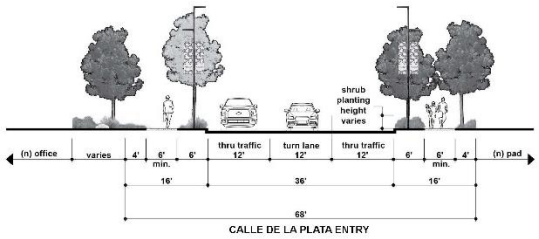
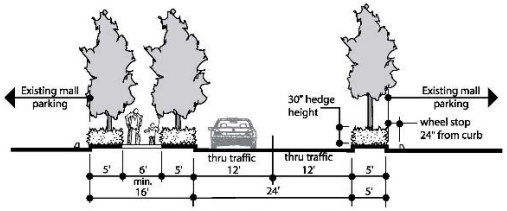
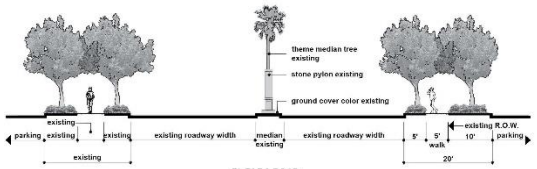
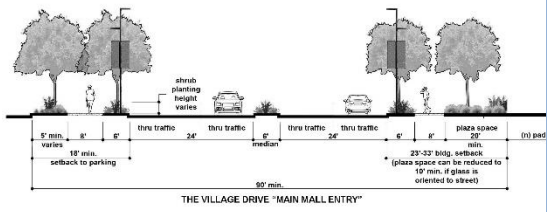
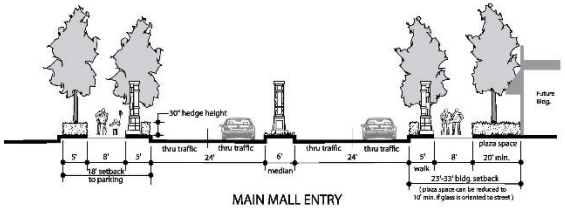
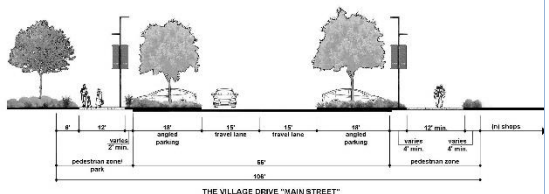
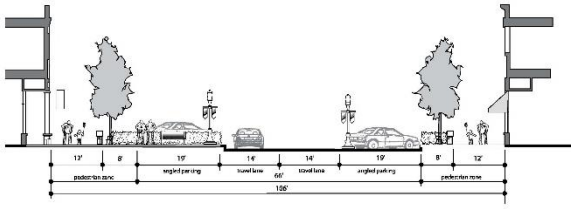
Proposed Cross-Section	UVSP Requirement	Findings
Section A Calle de la Louisa 	E-8 Calle de la Louisa 	The proposed cross-section is in conformance with the UVSP. To correct the misalignment of the intersection of Calle de la Louisa and Calle de La Plata and address a safety issue, a transition to the existing condition (between Valencia and driveway entry to BJs) will be required. The remaining segment will conform.
Section B Calle de la Louisa 	E-8 Calle de la Louisa 	The proposed cross-section is consistent with the UVSP.
Section C Calle de la Louisa 	E-8 Calle de la Louisa 	Proposed cross-section is consistent with the UVSP.

Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at

Proposed Cross-Section	UVSP Requirement	Findings
Section D Calle De Los Caballeros 	Not Identified. Modified E-6 Secondary Streets Applied. 	This street did not exist when the UVSP was prepared. Given the existing condition, a modified Secondary Street will be applied. Proposed cross-section conforms.
Section E Health Center Drive 	Not Identified. E-7 Major Mall Entry Applies. 	This segment from Carlota to Zocalo did not exist when the UVSP was prepared. However, Health Center Drive is identified as a Secondary Street north of Calle de la Louisa, and it appropriate to continue this street condition through the site. Proposed cross-section exceeds requirements and therefore complies with the UVSP.
Section F Calle de la Magdalena 	E-7 Major Mall 	Proposed cross-section exceeds requirements and therefore complies with the UVSP.

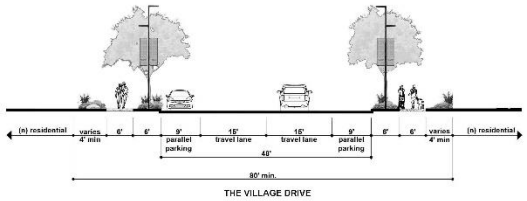
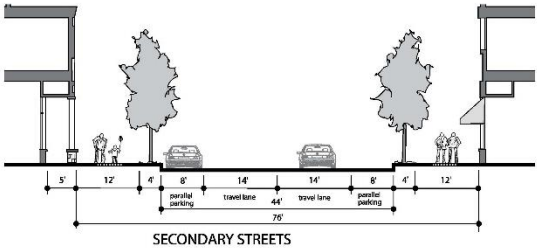
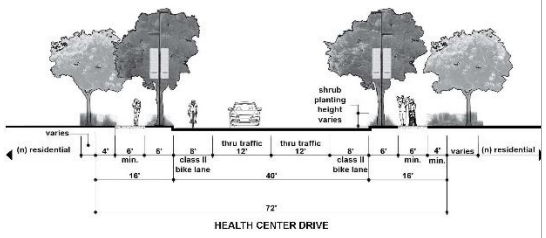
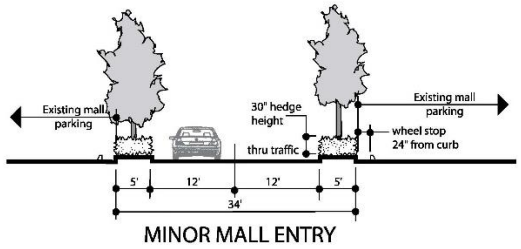
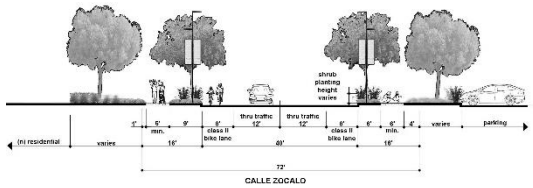
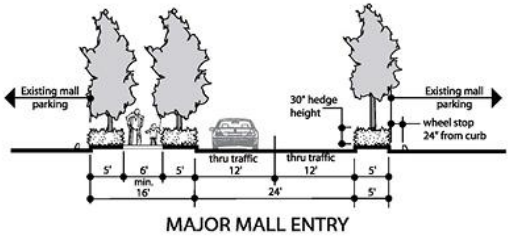
Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at

12/08/2020

Proposed Cross-Section	UVSP Requirement	Findings
Section G Calle de la Plata Entry  CALLE DE LA PLATA ENTRY	E-7 Major Mall Entry  MAJOR MALL ENTRY	Proposed cross-section exceeds requirements therefore complies with the UVSP.
Section H El Toro Road  EL TORO ROAD	E-1  EL TORO ROAD	Proposed cross-section is consistent with the UVSP.
Section I The Village Drive  THE VILLAGE DRIVE "MAIN MALL ENTRY"	E-4 Main Mall Entry  MAIN MALL ENTRY	Proposed cross-section is consistent with the UVSP.
Section J The Village Drive  THE VILLAGE DRIVE "MAIN STREET"	E-5 Main Street  MAIN STREET	Proposed cross-section is consistent with the UVSP.

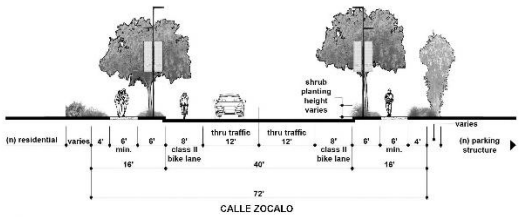
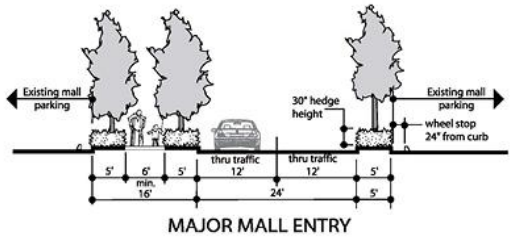
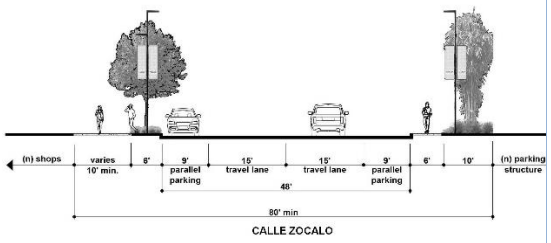
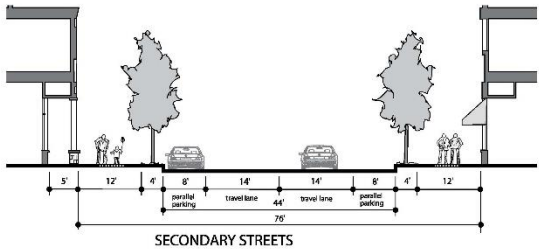
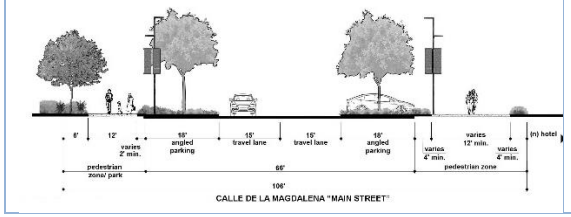
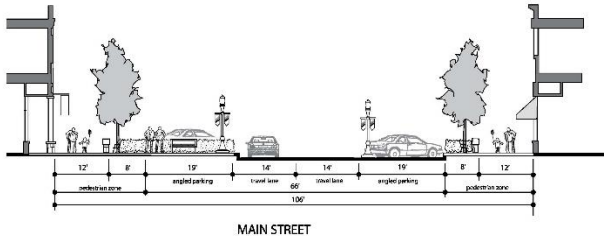
Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at

12/08/2020

Proposed Cross-Section	UVSP Requirement	Findings
Section K The Village Drive 	E-6 Secondary Streets 	Proposed cross-section exceeds requirements and therefore complies.
Section L Health Center Drive 	E-7 Minor Mall Entry 	Proposed cross-section conforms to UVSP. City supports repurposing of the parallel parking with Class II bike lanes which connect to The Village Drive and off-site facilities.
Section M Calle Zocalo 	Not Identified. E-7 Major Mall Entry Applies 	Proposed cross-section exceeds requirements and therefore complies.

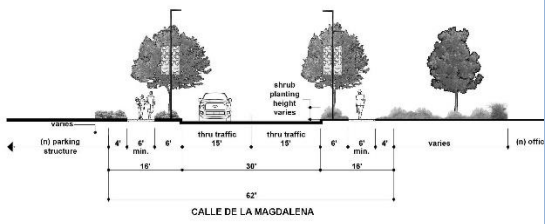
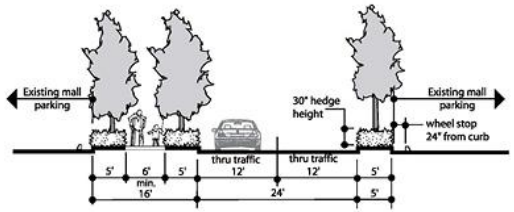
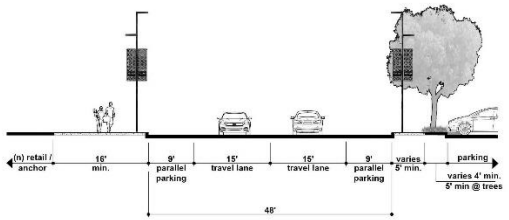
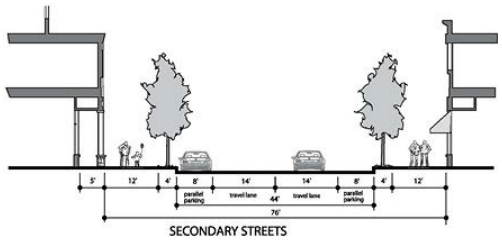
Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at

12/08/2020

Proposed Cross-Section	UVSP Requirement	Findings
Section N Call Zocalo 	Not Identified. E-7 Major Mall Entry Applies 	Proposed cross-section exceeds requirements and therefore complies.
Section O Calle Zocalo 	Not Identified. E-6 Secondary Streets Applies 	The UVSP did not identify a roadway type for Zocalo. Given this segment's location adjacent to the Village Park, a Secondary Street cross-section is appropriate with the parallel parking. The proposed cross-section conforms.
Section P Calle de la Magdalena "Main Street" 	E-5 Main Street 	Proposed street section conforms to the UVSP.

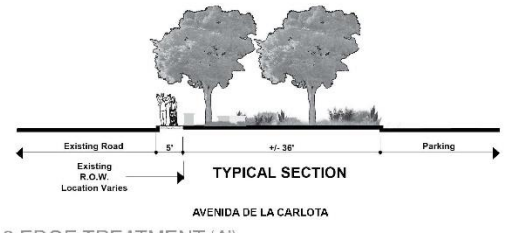
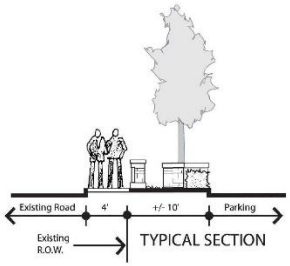
Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at

12/08/2020

Proposed Cross-Section	UVSP Requirement	Findings
Section Q Calle de la Magdalena  CALLE DE LA MAGDALENA	E-7 Major Mall Entry  MAJOR MALL ENTRY	Proposed cross-section exceeds requirements and therefore complies with the UVSP.
Section R Calle de la Plata  CALLE DE LA PLATA	E-6 Secondary  SECONDARY STREETS	Proposed cross-section complies with the UVSP.

Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at

12/08/2020

Proposed Cross-Section	UVSP Requirement	Findings
Section S Avenida De La Carlota 	Section E-2 Edge Treatment "A" 	Proposed cross-section exceeds requirements and therefore complies with the UVSP.

Attachment: Attachment f - UVSP Cross Section Analysis PlaceWorks (2402 : USE-0010-2019 (Village at

The Village at Laguna Hills

Attachment g

Parking Study (Linscott, Law & Greenspan, Engineers)

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))

LINSCOTT LAW & GREENSPAN
engineers

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Irvine
San Diego
Woodland Hills

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))

December 17, 2020

Mr. Stephen Logan
Merlone Geier Partners
4365 Executive Drive, Suite 1400
San Diego, California 92121

LLG Reference: 2.19.4208.1

Subject: ***Revised***
Parking Study for the Village at Laguna Hills Project
Laguna Hills, California

Dear Mr. Logan:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit the updated findings of a Parking Study we completed for the Village at Laguna Hills Project ("Project"). This letter report addresses City staff comments on the prior parking study dated September 1, 2020.

The study effort included undertaking the following key steps:

a) Applied the square footage reported in the development tabulation provided to LLG, as required by the City's parking methodology per City Code and the *Urban Village Specific Plan* (UVSP).

b) Applied the UVSP parking methodology to determine whether an overall/consolidated parking ratio of 4.5 spaces per 1,000 SF GLA could be used, or a Shared Parking analysis be conducted, to estimate the Project's shopping center parking requirements.

c) Applied City Code parking ratios to calculate parking requirements for the residential units, and compared residential demand against proposed residential supply to determine any surplus or deficiency.

d) Applied the UVSP parking model to estimate shared parking demand for non-residential components, and compared commercial demand against future commercial supply to determine any surplus or deficiency.

e) Developed recommendations on potential parking management strategies.

Philip M. Linscott, PE (1924-
Jack M. Greenspan, PE (Re
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

LINSCOTT LAW & GREENSPAN engineers

Briefly, our findings indicate that the future supply of 3,126 spaces for commercial uses and 2,813 spaces for residential components, totaling a supply of 5,939 spaces will be adequate in meeting the Project's future parking requirements.

Project Description

Figure 1 presents the project site plan. The Project includes modifications to the 2016 Five Lagunas approvals. As contemplated by the Project, the existing central mall facility would be demolished. The project applicant would reconstruct new facilities in what is currently the southern portion of the central mall building, along with new commercial spaces in the out lots and the development of high-density multi-family dwelling units, as further described below:

- 250,000 SF GLA of shopping center/mall uses, consisting of:
  - 99,305 SF GLA of retail
  - 60,695 SF GLA of restaurants
  - 40,000 SF GLA for a health club
  - 50,000 SF GLA for a 1,200-seat cinema
- 150-room hotel
- 465,000 SF GFA of general office
- 1,500 DU multifamily (mid-rise)

UVSP Consolidated Parking Ratio or Shared Parking?

Based on the UVSP parking methodology, in order to simplify parking calculations for Laguna Hills Mall/shopping center (i.e., so that it would not be necessary to recalculate parking requirements for every tenant change or incidental expansion), the following should first be determined:

1. If restaurant/entertainment/cinema uses are 20% or less of the Mall/shopping center's total square footage, then a ratio of 4.5 spaces per 1,000 SF GLA should be applied to the entire GLA floor area without further consideration of the individual land use types or parking ratios.

2. If restaurant/entertainment/cinema uses exceed 20% of the Mall/shopping center's total square footage, then the Shared Parking methodology should be applied (using UVSP ratios for individual uses).

The parking methodology described above is based on ULI's *Parking Requirements for Shopping Centers* publication, which defines shopping center square footage corresponding to retail, restaurants, entertainment, and cinema uses.

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))

LINSCOTT LAW & GREENSPAN engineers

Table 1 summarizes the development tabulation for the 250,000-SF Mall/shopping center (i.e., the 250,000 SF includes retail, restaurants, health club, and cinema, but excludes hotel and office, consistent with the UVSP and ULI-based parking methodology described on the previous page), 50-room hotel, and 465,000-SF general office components of the Project.

As indicated, the restaurant, entertainment, health club, and cinema uses would comprise 60% of the total shopping center square footage (250,000 SF), which is above the 20% threshold for the application of the 4.5 spaces per 1,000 SF GLA consolidated parking ratio. This would then require that the UVSP shared parking model be applied in estimating the parking needs of the non-residential components of the Project.

The application of the UVSP shared parking model in this study is a conservative and context-sensitive approach to estimating the parking needs for the Project in its entirety and in sub-areas, taking into consideration the physical setting and reasonableness of shared parking footprints and walking distances between land use and parking facilities.

Parking Supply

Figure 2 illustrates parking structure and surface parking locations and provides a breakdown of the Project's parking supply provisions, including accessible (ADA) spaces, electric vehicle (EV), and standard spaces for non-residential and residential components of the Project.

As presented on *Table 1*, the parking supply for the commercial components of the Project totals 3,126 spaces. The proposed supply for the residential components of the Project totals 2,813 spaces located in and around the five residential buildings. The overall total supply for the Project is 5,939 spaces.

City Code Parking Requirements

The bottom portion of *Table 1* presents the City Code parking calculations. This approach differs from the parking methodology established for the UVSP as it relates to the Mall (based on LLG's March 7, 2002 study prepared for the City in support of the UVSP). The application of the UVSP shared parking model in estimating the parking needs of the non-residential components of the Project is presented in the next section of this report.

City Code parking ratios for retail, restaurants, health club, cinema, hotel, general office, and multifamily residential were applied to the respective Project components to calculate the City Code parking requirements.

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))

LINSCOTT LAW & GREENSPAN engineers

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))

The non-residential components of the Project (retail, restaurants, health club, cinema, hotel, and general office) require a total of 3,432 spaces based on the direct application of City Code ratios. Compared against the total non-residential supply of 3,126 spaces, the 3,432-space Code requirement results in a Code-based deficiency of 306 spaces.

Notwithstanding the City Code parking requirements for the commercial components of the Project, the actual parking demand of these uses located within a mixed-use setting have been found to be less than what City Code would require. The Project is located next to a hospital, plus other commercial, residential, and institutional uses. This diversity in land use types creates synergy and results in shared parking needs that are less than standalone Code-based parking requirements, increases non-vehicular internal trips made by walking and bike trips between uses (i.e., hospital and medical office visitors, employees of nearby businesses, and local residents would be dining and visiting various destinations/attractions within the Project site), and could reduce overall parking demand for the Project by 30% to 50%.

Direct access to the public transit system via on-site bus stops, the Laguna Hills Transportation Center, and the Laguna Woods shuttle with designated stops on site, could result in further reducing the Project's parking needs for both employees and customers.

Based on the latest information from Urban Land Institute, ICSC, and National Parking Association, parking and avoiding "drinking and driving" are the top two reasons why more people use ride hailing services by "transportation network companies" (TNCs) like Uber and Lyft instead of driving their own vehicle. In 2018, parking operators anecdotally reported ride hailing reduced parking demand for restaurants by as much as 80%. The restaurant uses for the Project are expected to operate similarly.

The application of the City Code ratios for multifamily residential to 209 studios, 794 one-bedroom units, 472 two-bedroom units, and 25 three-bedroom units (totaling 1,500 dwelling units) results in a total City Code parking requirement of 2,810 spaces. Comparing against the proposed residential parking supply of 2,813 spaces, the 2,810-space Code requirements corresponds to a surplus of 3 spaces. Based on these findings, there will be adequate future supply to meet residential parking demand (for both residents and residential guests/visitors).

Shared Parking

Parking experience indicates that combining different land uses, whose parking demands peak at different times (of the day, week, and year), generally result in a parking demand that is significantly lower than "stand-alone" or "free-standing" facilities. In other words, a mixed-use development results in an overall parking need that is less than the sum of the individual peak parking requirements for each land use

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(parking ratios/factors specific to each land use, or city parking code rates are typically applied to these "stand-alone" developments).

The UVSP shared parking model is based on the analytical procedures in a Shared Parking analysis that are well documented in the Urban Land Institute's (ULI's) *Shared Parking* publication. The publication defines Shared Parking as "parking space that can be used to serve two or more individual land uses without conflict or encroachment." Therefore, Shared Parking calculations recognize that when different uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding the different parking profiles (by time of day or day of week) of each use comprising the mixed-use development. This is done rather than applying individual peak ratios to each land use component.

There is often an important common element between the traditional "code" and the shared parking calculation methodologies. The peak parking ratio, or "highpoint" for each land use's time-of-day parking profile, typically equals the "code" parking ratio for that use.

Shared Parking Demand for Commercial Components

Based on the UVSP-prescribed approach, because the restaurant, health club, and cinema components of the Project comprise 60% of the total shopping center square footage of 250,000 SF (excluding the hotel and general office), and exceed the 20% threshold for the application of a consolidated ratio of 4.5 spaces per 1,000 SF GLA, the UVSP shared parking model should be applied in estimating the parking needs of the non-residential components of the Project. This goes beyond simply calculating and summing "stand-alone" parking requirements for individual land uses and types of tenancies, and looks at the time-of-day operational demand picture within the actual physical setting. The objective is to estimate the peak parking requirements for the various commercial components of the Project based upon their combined parking demand patterns.

Based on the application of Table 9 in the 2002 UVSP Shared Parking model (and ULI's *Shared Parking (3rd Edition)* publication for the hotel component that is not represented in Table 9 of the 2002 UVSP model), the following sections present a series of shared parking calculations to establish the practical "design level" parking needs for the specific full tenancy program for commercial uses. Each calculation set shows the total size of each land use category, the UVSP parking ratios applied to each column (the UVSP does not specify a ratio for hotels, so the City Code ratio of 1 space per room was applied), hourly parking profiles per UVSP for each land use type (ULI for the hotel), and the resultant hourly parking demand for weekday and weekend conditions.

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Focusing on the hotel component, time-of-day factors and guest-versus-employee splits are based on, and applied exactly as required by, the 3rd Edition of ULI's *Shared Parking* publication; therefore, it was necessary for this study to express time-of-day profiles as an hourly "effective" percentage because ULI reports separate profiles between guests and employees. Hourly demand was calculated separately for guests and employees (by disaggregating the absolute peak/City Code-based demand of 150 spaces to 130 guest spaces and 20 employee spaces, then applying respective time-of-day factors for guests and employees to determine hourly demand), then guest demand was added to employee demand to calculate total demand for each hour. In this study, 100% is not reported during any hour of the derived time-of-day profile for the hotel component because 100% peak guest demand occurs at a different time compared to when 100% peak employee demand occurs, according to the 3rd Edition ULI profile for hotels.

Design-Level Parking Demand

Tables 2 and ***3*** present the Shared Parking summaries for weekday and weekend conditions, respectively. These tables provide the demand basis for determining adequacy of the proposed supply of 3,126 spaces without applying any parking reduction factors. *Table 2* indicates a peak demand of 2,814 spaces (at 1:00 PM) under weekday conditions, which translates to a surplus of 312 spaces in comparison to the 3,126-space commercial supply. Parking surpluses would be greater during all other hours of a weekday.

Table 3 indicates a demand of 1,702 spaces (at 1:00 PM) under weekend conditions, which is less than weekday conditions. When compared against the future supply of 3,126 spaces spaces, the 1,702-space demand constitutes a surplus of 1,424 spaces under weekend conditions (parking surpluses would be greater during all other hours of a weekend day).

Shared Parking Zones 1, 2, and 3

The overall site plan was disaggregated into three different parking zones to evaluate whether the proposed supply for each sub-area would be adequate in meeting the localized shared parking needs in each zone. ***Figures 3*** through ***5*** illustrate the shared parking footprint and walking distances (between parking areas and land use) for Zones 1, 2, and 3, respectively.

Tables 4 and ***5*** present the Zone 1 Shared Parking summaries for weekday and weekend conditions, respectively. These tables provide the demand basis for determining adequacy of the proposed supply of 1,516 spaces in Zone 1 without applying any parking reduction factors, as a conservative step. *Table 4* indicates a Zone 1 peak demand of 1,475 spaces (at 11:00 AM) under weekday conditions, which translates to a surplus of 41 spaces in comparison to the 1,516-space Zone 1 commercial supply. Parking surpluses would be greater during all other hours of a weekday.

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Table 5 indicates a Zone 1 demand of 466 spaces (at 12:00 PM) under weekend conditions, which is significantly less than weekday conditions. When compared against the future supply of 1,516 spaces in Zone 1, the 466-space demand constitutes a surplus of 1,050 spaces under weekend conditions (parking surpluses would be greater during all other hours of a weekend day).

For Zone 2, ***Tables 6*** and ***7*** present the Shared Parking summaries for weekday and weekend conditions, respectively. Without applying any parking reduction factors, *Table 6* indicates a Zone 2 peak demand of 998 spaces (at 7:00 PM) under weekday conditions, which translates to a surplus of 70 spaces in comparison to the 1,068-space Zone 2 commercial supply. Parking surpluses would be greater during all other hours of a weekday.

Table 7 indicates a demand of 856 spaces (at 8:00 PM) for Zone 2 under weekend conditions, which is less than weekday conditions. When compared against the future supply of 1,068 spaces in Zone 2, the 856-space demand constitutes a surplus of 212 spaces under weekend conditions (parking surpluses would be greater during all other hours of a weekend day).

For Zone 3, ***Tables 8*** and ***9*** present the Shared Parking summaries for weekday and weekend conditions, respectively. Without applying any parking reduction factors, *Table 8* indicates a Zone 3 peak demand of 465 spaces (at 1:00 PM) under weekday conditions, which translates to a surplus of 77 spaces in comparison to the 542-space Zone 3 commercial supply. Parking surpluses would be greater during all other hours of a weekday.

Table 9 indicates a demand of 465 spaces (at 1:00 PM) for Zone 3 under weekend conditions, which is greater than weekday conditions. When compared against the future supply of 542 spaces in Zone 3, the 465-space demand constitutes a surplus of 77 spaces under weekend conditions (parking surpluses would be greater during all other hours of a weekend day).

Based on the above, the proposed parking supply in each sub-area of the overall Project site will be adequate in meeting the estimated shared parking needs within individual Zones 1, 2, and 3. In addition, the walking distances presented in *Figures 3* through *5* are considered adequate, with most distances meeting the City's established threshold of 300 feet within shared parking settings. The implementation of parking management measures described in the next section will facilitate achieving parking efficiencies on site, as a whole, and in each shared parking zone, especially in reducing walking distances between commercial components of the Project and more remote parking locations.

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Parking Management Strategies

The following parking management strategies will be implemented as part of the Project:

- Provide valet service for the hotel, retail, and restaurants
- Manage employee demand in more remote parking areas through an employee parking permit program
- Coordinate special events
- Install electronic parking counters and board in the new parking structures
- Add signage prohibiting hospital and other medical office parkers from parking on site
- Designate pick-up/drop-off areas on site
- Designate shuttle stops on site (that serve Laguna Woods, Laguna Hills Transportation Center, hospital, and medical office)
- Provide bicycle racks, bike share facilities, and EV charging stations on site

We appreciate the opportunity to provide this analysis. Please call us at 949.825.6175 if you have any questions and/or comments.

Sincerely,
Linscott, Law & Greenspan, Engineers

Trissa (de Jesus) Allen, P.E.
Senior Transportation Engineer

Attachments



SOURCE: MERLONE GEIER PARTNERS

LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

FIGURE 1

PROJECT SITE PLAN

VILLAGE AT LAGUNA HILLS

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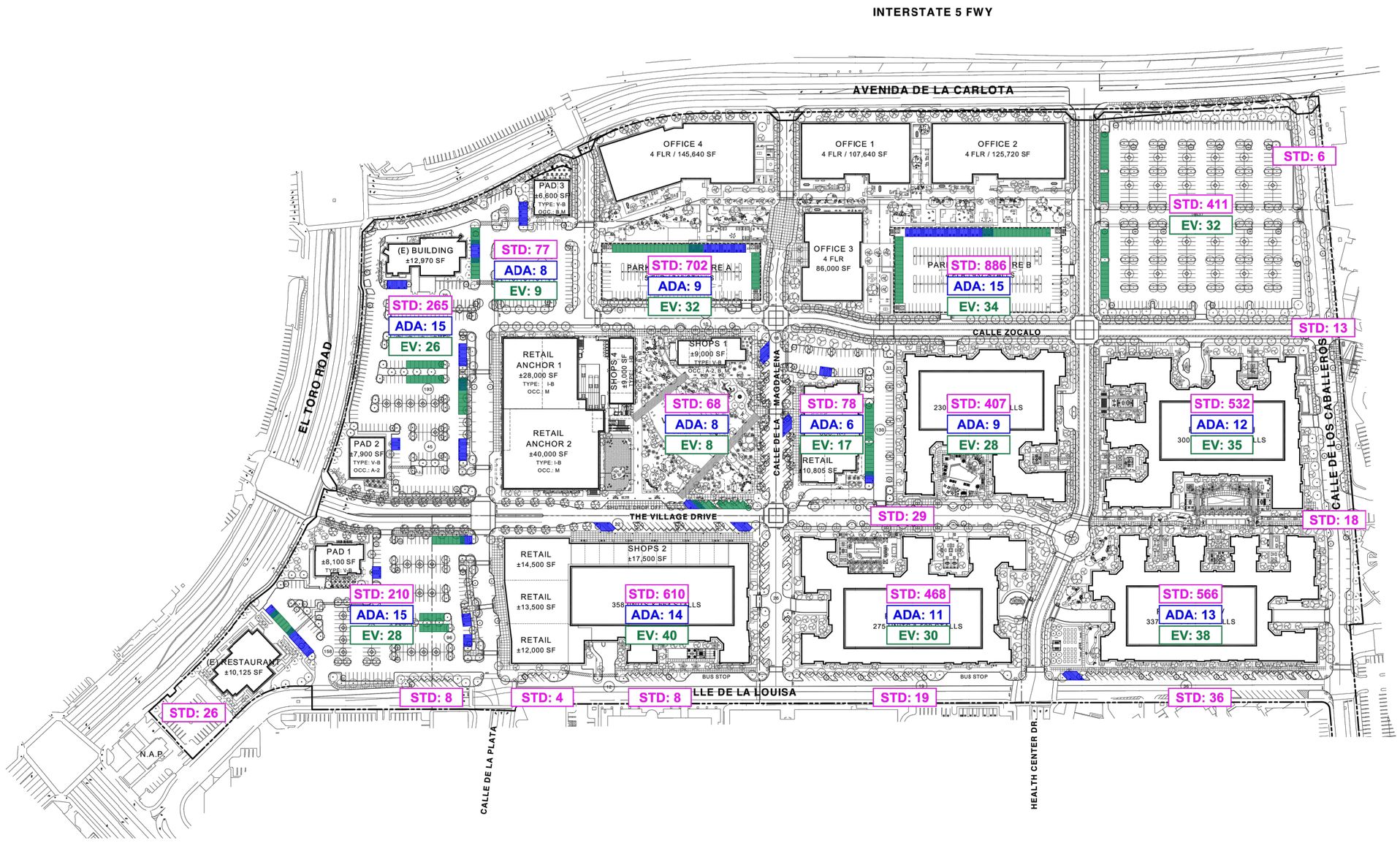

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N NO SCALE

SOURCE: MERLONE GEIER PARTNERS

KEY

BLUE = 135 ACCESSIBLE (ADA) STALLS PROVIDED

GREEN = 357 ELECTRIC VEHICLE (EV) STALLS PROVIDED

PINK = 5,447 STANDARD STALLS PROVIDED

FIGURE 2

PROPOSED PARKING SUPPLY

VILLAGE AT LAGUNA HILLS

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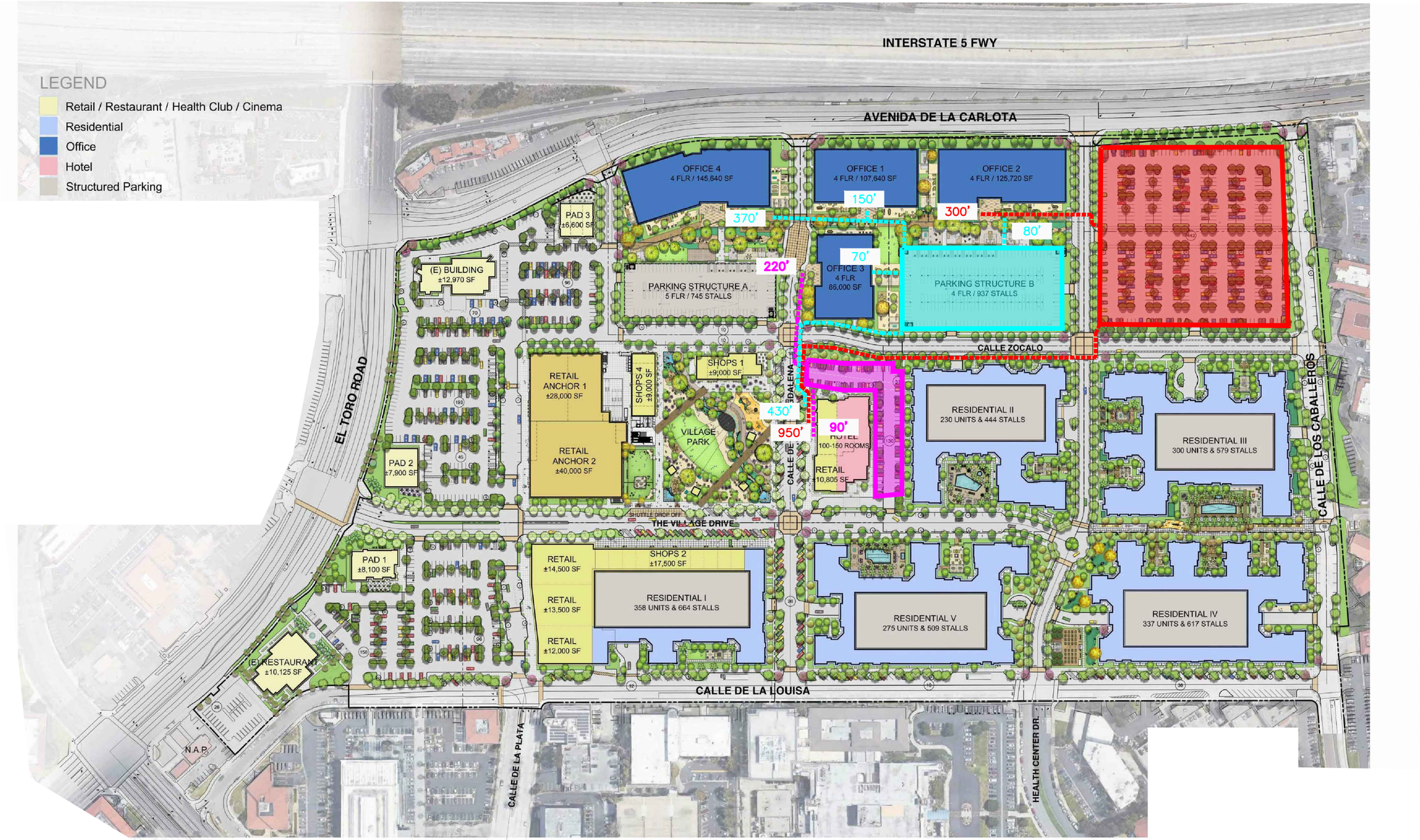
Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))



SOURCE: MERLONE GEIER PARTNERS

KEY

XXX' ▪▪▪▪▪▪▪▪ = WALKING DISTANCE BETWEEN PARKING AND LAND USE

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N NO SCALE

FIGURE 3

SHARED PARKING ZONE 1

VILLAGE AT LAGUNA HILLS

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Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))



SOURCE: MERLONE GEIER PARTNERS

KEY

XXX' ▪▪▪▪▪▪▪▪ = WALKING DISTANCE BETWEEN PARKING AND LAND USE

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FIGURE 4

SHARED PARKING ZONE 2

VILLAGE AT LAGUNA HILLS

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SOURCE: MERLONE GEIER PARTNERS

KEY

XXX' ▪▪▪▪▪▪▪▪ = WALKING DISTANCE BETWEEN PARKING AND LAND USE

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N NO SCALE

FIGURE 5

SHARED PARKING ZONE 3

VILLAGE AT LAGUNA HILLS

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Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019 (Village at Laguna Hills))

TABLE 1
DEVELOPMENT SUMMARY & CITY CODE PARKING CALCULATIONS
Village at Laguna Hills

Project Component	Land Use and Size Breakdown (SF GFA except where noted)													
		Restaurants							Multi-Family Residential					
	Retail	Fine Dining	Family Restaurant	Fast Casual/ Take-out	Health Club	Theater (1,200 theater seats)	Hotel	General Office	Res I	Res II	Res III	Res IV	Res V	TOTA
Shopping Center														
Retail	99,305													99,30
Restaurants		10,125	15,000	35,570										60,69
Health Club					40,000									40,00
Cinema						50,000								50,00
Shopping Center Total:	**99,305**	**10,125**	**15,000**	**35,570**	**40,000**	**50,000**	--	--						**250,0**
% of 250,000 SF:	40%	4%	6%	14%	16%	20%								
Hotel							***150 rooms***							***150 roo***
General Office								**465,000**						**465,0**
Multifamily Residential														
Studios									*119*	*21*	*14*	*26*	*29*	*209*
1 bedroom									*129*	*109*	*159*	*233*	*164*	*794*
2 bedrooms									*110*	*95*	*117*	*68*	*82*	*472*
3 bedrooms									*0*	*5*	*10*	*10*	*0*	*25*
									358	***230***	***300***	***337***	***275***	***1,50***
TOTAL PROJECT	**99,305**	**10,125**	**15,000**	**35,570**	**40,000**	***1,200 seats***	***150 rooms***	**465,000**	--	--	--	--	--	***1,500 1***
City Code Parking Ratio	1 sp per 200 SF GFA	1 sp per 100 SF GFA ≤ 4,000 SF GFA, + 1 sp per 50 SF GFA > 4,000 SF GFA	1 sp per 100 SF GFA ≤ 4,000 SF GFA, + 1 sp per 50 SF GFA > 4,000 SF GFA	1 sp per 250 SF GFA	1 sp per 100 SF GFA	1 sp per 4 seats + 10 sp for employees	1 sp per room (proposed ancillary uses will not generate additive demand)	1 sp per 300 SF GFA	See below for resident spaces, + 0.2 resident guest sp per DU	See below for resident spaces, + 0.2 resident guest sp per DU	See below for resident spaces, + 0.2 resident guest sp per DU	See below for resident spaces, + 0.2 resident guest sp per DU	See below for resident spaces, + 0.2 resident guest sp per DU	
City Code Parking Requirement (sp)	497				400	310	150	1,550						
Dine-In Restaurants ≤ 4,000 SF GFA		40	80											
Dine-In Restaurants > 4,000 SF GFA		123	140											
Fast Casual/Take-out				142										
Studios (1 cov, 0.5 uncov, 0.2 guest)									202	36	24	44	49	
1 bedrm (1 cov, 0.5 uncov, 0.2 guest)									219	185	270	396	279	
2 bedrms (1 cov, 1 uncov, 0.2 guest)									242	209	257	150	180	
3 bedrms (2 cov, 0.5 uncov, 0.2 guest)									0	14	27	27	0	
TOTAL CODE REQUIREMENT (sp)	**497**	**163**	**220**	**142**	**400**	**310**	**150**	**1,550**	**663**	**444**	**578**	**617**	**508**	**6,24**
Total Parking Supply														**5,93**
Code-Based Surplus or (Deficiency)														**(303**
NON-RESIDENTIAL CODE REQ (sp)	**3,432**								--	--	--	--	--	--
Non-Residential Parking Supply	**3,126**													
Code-Based Surplus or (Deficiency)	**(306)**													
RESIDENTIAL CODE REQUIREMENT (sp)									**663**	**444**	**578**	**617**	**508**	**2,81**
Residential Parking Supply									**664**	**444**	**579**	**617**	**509**	**2,81**
Code-Based Surplus or (Deficiency)									**1**	**0**	**1**	**0**	**1**	**3**

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TABLE 2
FUTURE CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office		Total Spaces	Comparison Non-Resident Supply of 3,126 Spac
Size	99.305 KSF		15.174 KSF		36.417 KSF		9.104 KSF		1,200 Seats		40.000 KSF		150 Rms		465.000 KSF			
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		0.30 /Seat		6.50 /KSF		1 /Rm		3.33 /KSF			
Gross Spaces (Guests + Emp)	447 Spc.		182 Spc.		437 Spc.		109 Spc.		360 Spc.		260 Spc.		150 Spc.		1,548 Spc.		3,493	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	208	80%	126	84%	46	3%	380	2,746
7:00 AM	36	8%	4	2%	9	2%	2	2%	0	0%	208	80%	123	82%	310	20%	692	2,434
8:00 AM	76	17%	9	5%	22	5%	5	5%	0	0%	169	65%	124	83%	975	63%	1,380	1,746
9:00 AM	179	40%	18	10%	44	10%	11	10%	0	0%	143	55%	111	74%	1,440	93%	1,946	1,180
10:00 AM	291	65%	36	20%	87	20%	22	20%	0	0%	130	50%	98	65%	1,548	100%	2,212	914
11:00 AM	371	83%	55	30%	131	30%	33	30%	36	10%	104	40%	98	65%	1,548	100%	2,376	750
12:00 PM	411	92%	182	100%	437	100%	109	100%	54	15%	104	40%	92	61%	1,393	90%	2,782	344
1:00 PM	**425**	**95%**	**182**	**100%**	**437**	**100%**	**109**	**100%**	**72**	**20%**	**104**	**40%**	**92**	**61%**	**1,393**	**90%**	**2,814**	**312**
2:00 PM	411	92%	109	60%	262	60%	65	60%	108	30%	78	30%	98	65%	1,502	97%	2,633	493
3:00 PM	402	90%	109	60%	262	60%	65	60%	126	35%	130	50%	98	65%	1,440	93%	2,632	494
4:00 PM	371	83%	91	50%	219	50%	55	50%	126	35%	174	67%	99	66%	1,192	77%	2,327	799
5:00 PM	335	75%	127	70%	306	70%	76	70%	180	50%	234	90%	105	70%	728	47%	2,091	1,035
6:00 PM	349	78%	164	90%	393	90%	98	90%	198	55%	260	100%	106	71%	356	23%	1,924	1,202
7:00 PM	380	85%	182	100%	437	100%	109	100%	216	60%	247	95%	102	68%	108	7%	1,781	1,345
8:00 PM	371	83%	182	100%	437	100%	109	100%	288	80%	130	50%	108	72%	108	7%	1,733	1,393
9:00 PM	259	58%	182	100%	437	100%	109	100%	324	90%	26	10%	115	77%	46	3%	1,498	1,628
10:00 PM	134	30%	164	90%	393	90%	98	90%	288	80%	26	10%	128	85%	46	3%	1,277	1,849
11:00 PM	54	12%	127	70%	306	70%	76	70%	198	55%	0	0%	132	88%	0	0%	893	2,233
12:00 AM	0	0%	91	50%	219	50%	55	50%	144	40%	0	0%	131	87%	0	0%	640	2,486

Total Gross Spaces (Unadjusted): 3,493
Total Adjusted Spaces: 3,493
Weekday Shared Peak Demand: 2,814

0% Reduction due to Adjustments
19% Reduction due to Sharing
19% Total Reduction from Gross Spaces

Weekday Peak Demand: 2,814
Parking Supply: 3,126
Weekday Parking Surplus or (Deficiency): 312

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TABLE 3
FUTURE CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office			Comparison Non-Resident Supply of 3,126 Spac
Size	99.305 KSF		15.174 KSF		36.417 KSF		9.104 KSF		1,200 Seats		40.000 KSF		150 Rms		465.000 KSF		Total	
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		0.30 /Seat		6.50 /KSF		1 /Rm		3.33 /KSF		Spaces	
Gross Spaces (Guests + Emp)	447 Spc.		182 Spc.		437 Spc.		109 Spc.		360 Spc.		260 Spc.		150 Spc.		1,548 Spc.		3,493	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	26	10%	126	84%	0	0%	152	2,974
7:00 AM	13	3%	4	2%	9	2%	2	2%	0	0%	78	30%	123	82%	46	3%	275	2,851
8:00 AM	45	10%	5	3%	13	3%	3	3%	0	0%	221	85%	124	83%	155	10%	566	2,560
9:00 AM	134	30%	11	6%	26	6%	7	6%	0	0%	182	70%	111	74%	201	13%	672	2,454
10:00 AM	201	45%	15	8%	35	8%	9	8%	0	0%	130	50%	98	65%	201	13%	689	2,437
11:00 AM	326	73%	82	45%	197	45%	49	45%	36	10%	169	65%	98	65%	263	17%	1,220	1,906
12:00 PM	380	85%	182	100%	437	100%	109	100%	90	25%	117	45%	92	61%	263	17%	1,670	1,456
1:00 PM	**425**	**95%**	**182**	**100%**	**437**	**100%**	**109**	**100%**	**126**	**35%**	**130**	**50%**	**92**	**61%**	**201**	**13%**	**1,702**	**1,424**
2:00 PM	447	100%	82	45%	197	45%	49	45%	198	55%	117	45%	98	**65%**	155	10%	1,343	1,783
3:00 PM	447	100%	82	45%	197	45%	49	45%	306	85%	130	50%	98	65%	108	7%	1,417	1,709
4:00 PM	402	90%	82	45%	197	45%	49	45%	306	85%	130	50%	99	66%	108	7%	1,373	1,753
5:00 PM	335	75%	109	60%	262	60%	65	60%	306	85%	117	45%	105	70%	46	3%	1,345	1,781
6:00 PM	291	65%	164	90%	393	90%	98	90%	306	85%	65	25%	106	71%	46	3%	1,469	1,657
7:00 PM	268	60%	173	95%	415	95%	104	95%	324	90%	26	10%	102	68%	46	3%	1,458	1,668
8:00 PM	246	55%	182	100%	437	100%	109	100%	360	100%	13	5%	108	72%	46	3%	1,501	1,625
9:00 PM	179	40%	182	100%	437	100%	109	100%	360	100%	0	0%	115	77%	0	0%	1,382	1,744
10:00 PM	170	38%	173	95%	415	95%	104	95%	360	100%	0	0%	128	85%	0	0%	1,350	1,776
11:00 PM	58	13%	155	85%	371	85%	93	85%	342	95%	0	0%	132	88%	0	0%	1,151	1,975
12:00 AM	0	0%	127	70%	306	70%	76	70%	216	60%	0	0%	131	87%	0	0%	856	2,270

Total Gross Spaces (Unadjusted): 3,493
Total Adjusted Spaces: 3,493 — 0% Reduction due to Adjustments
Weekend Shared Peak Demand: 1,702 — 51% Reduction due to Sharing
51% Total Reduction from Gross Spaces

Weekend Peak Demand: 1,702
Parking Supply: 3,126
Weekend Parking Surplus or (Deficiency): 1,424

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019

LINSCOTT LAW & GREENSPAN engineers

TABLE 4
ZONE 1 FUTURE CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office		Total Spaces	Comparison Non-Resident Supply of 1,516 Spac
Size	10.805 KSF		0.000 KSF		9.200 KSF		0.000 KSF		0 Seats		0.000 KSF		150 Rms		391.360 KSF			
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		12.00 /Seat		12.00 /KSF		1 /Rm		3.33 /KSF			
Gross Spaces (Guests + Emp)	49 Spc.		0 Spc.		110 Spc.		0 Spc.		0 Spc.		0 Spc.		150 Spc.		1,303 Spc.		1,612	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	0	80%	126	84%	39	3%	165	1,351
7:00 AM	4	8%	0	2%	2	2%	0	2%	0	0%	0	80%	123	82%	261	20%	390	1,126
8:00 AM	8	17%	0	5%	6	5%	0	5%	0	0%	0	65%	124	83%	821	63%	959	557
9:00 AM	20	40%	0	10%	11	10%	0	10%	0	0%	0	55%	111	74%	1,212	93%	1,354	162
10:00 AM	32	65%	0	20%	22	20%	0	20%	0	0%	0	50%	98	65%	1,303	100%	1,455	61
11:00 AM	**41**	**83%**	**0**	**30%**	**33**	**30%**	**0**	**30%**	**0**	**10%**	**0**	**40%**	**98**	**65%**	**1,303**	**100%**	**1,475**	**41**
12:00 PM	45	92%	0	100%	110	100%	0	100%	0	15%	0	40%	92	61%	1,173	90%	1,420	96
1:00 PM	47	95%	0	100%	110	100%	0	100%	0	20%	0	40%	92	61%	1,173	90%	1,422	94
2:00 PM	45	92%	0	60%	66	60%	0	60%	0	30%	0	30%	98	65%	1,264	97%	1,473	43
3:00 PM	44	90%	0	60%	66	60%	0	60%	0	35%	0	50%	98	65%	1,212	93%	1,420	96
4:00 PM	41	83%	0	50%	55	50%	0	50%	0	35%	0	67%	99	66%	1,003	77%	1,198	318
5:00 PM	37	75%	0	70%	77	70%	0	70%	0	50%	0	90%	105	70%	612	47%	831	685
6:00 PM	38	78%	0	90%	99	90%	0	90%	0	55%	0	100%	106	71%	300	23%	543	973
7:00 PM	42	85%	0	100%	110	100%	0	100%	0	60%	0	95%	102	68%	91	7%	345	1,171
8:00 PM	41	83%	0	100%	110	100%	0	100%	0	80%	0	50%	108	72%	91	7%	350	1,166
9:00 PM	28	58%	0	100%	110	100%	0	100%	0	90%	0	10%	115	77%	39	3%	292	1,224
10:00 PM	15	30%	0	90%	99	90%	0	90%	0	80%	0	10%	128	85%	39	3%	281	1,235
11:00 PM	6	12%	0	70%	77	70%	0	70%	0	55%	0	0%	132	88%	0	0%	215	1,301
12:00 AM	0	0%	0	50%	55	50%	0	50%	0	40%	0	0%	131	87%	0	0%	186	1,330

Total Gross Spaces (Unadjusted): 1,612
Total Adjusted Spaces: 1,612
Weekday Shared Peak Demand: 1,475

0% Reduction due to Adjustments
8% Reduction due to Sharing
8% Total Reduction from Gross Spaces

Weekday Peak Demand: 1,475
Parking Supply: 1,516
Weekday Parking Surplus or (Deficiency): 41

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019

LINSCOTT LAW & GREENSPAN engineers

TABLE 5
ZONE 1 FUTURE CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office			Comparison Non-Resident Supply of 1,516 Spac
Size	10.805 KSF		0.000 KSF		9.200 KSF		0.000 KSF		0 Seats		0.000 KSF		150 Rms		391.360 KSF		Total	
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		12.00 /Seat		12.00 /KSF		1 /Rm		3.33 /KSF		Spaces	
Gross Spaces (Guests + Emp)	49 Spc.		0 Spc.		110 Spc.		0 Spc.		0 Spc.		0 Spc.		150 Spc.		1,303 Spc.		1,612	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	0	10%	126	84%	0	0%	126	1,390
7:00 AM	1	3%	0	2%	2	2%	0	2%	0	0%	0	30%	123	82%	39	3%	165	1,351
8:00 AM	5	10%	0	3%	3	3%	0	3%	0	0%	0	85%	124	83%	130	10%	262	1,254
9:00 AM	15	30%	0	6%	7	6%	0	6%	0	0%	0	70%	111	74%	169	13%	302	1,214
10:00 AM	22	45%	0	8%	9	8%	0	8%	0	0%	0	50%	98	65%	169	13%	298	1,218
11:00 AM	36	73%	0	45%	50	45%	0	45%	0	10%	0	65%	98	65%	222	17%	406	1,110
12:00 PM	**42**	**85%**	**0**	**100%**	**110**	**100%**	**0**	**100%**	**0**	**25%**	**0**	**45%**	**92**	61%	**222**	**17%**	**466**	**1,050**
1:00 PM	47	95%	0	100%	110	100%	0	100%	0	35%	0	50%	92	61%	169	13%	418	1,098
2:00 PM	49	100%	0	45%	50	45%	0	45%	0	55%	0	45%	98	65%	130	10%	327	1,189
3:00 PM	49	100%	0	45%	50	45%	0	45%	0	85%	0	50%	98	65%	91	7%	288	1,228
4:00 PM	44	90%	0	45%	50	45%	0	45%	0	85%	0	50%	99	66%	91	7%	284	1,232
5:00 PM	37	75%	0	60%	66	60%	0	60%	0	85%	0	45%	105	70%	39	3%	247	1,269
6:00 PM	32	65%	0	90%	99	90%	0	90%	0	85%	0	25%	106	71%	39	3%	276	1,240
7:00 PM	29	60%	0	95%	105	95%	0	95%	0	90%	0	10%	102	68%	39	3%	275	1,241
8:00 PM	27	55%	0	100%	110	100%	0	100%	0	100%	0	5%	108	72%	39	3%	284	1,232
9:00 PM	20	40%	0	100%	110	100%	0	100%	0	100%	0	0%	115	77%	0	0%	245	1,271
10:00 PM	19	38%	0	95%	105	95%	0	95%	0	100%	0	0%	128	85%	0	0%	252	1,264
11:00 PM	6	13%	0	85%	94	85%	0	85%	0	95%	0	0%	132	88%	0	0%	232	1,284
12:00 AM	0	0%	0	70%	77	70%	0	70%	0	60%	0	0%	131	87%	0	0%	208	1,308

Total Gross Spaces (Unadjusted): 309
Total Adjusted Spaces: 1,612 -422% Reduction due to Adjustments
Weekend Shared Peak Demand: 466 371% Reduction due to Sharing
-51% Total Reduction from Gross Spaces

Weekend Peak Demand: 466
Parking Supply: 1,516
Weekend Parking Surplus or (Deficiency): 1,050

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019

LINSCOTT LAW & GREENSPAN engineers

TABLE 6
ZONE 2 FUTURE CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office		Total Spaces	Comparison Non-Resident Supply of 1,068 Spac
Size	31.000 KSF		15.000 KSF		18.270 KSF		0.000 KSF		1,200 Seats		40.000 KSF		0 Rms		73.640 KSF			
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		0.30 /Seat		6.50 /KSF		1 /Rm		3.33 /KSF			
Gross Spaces (Guests + Emp)	140 Spc.		180 Spc.		219 Spc.		0 Spc.		360 Spc.		260 Spc.		0 Spc.		245 Spc.		1,404	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	208	80%	0	84%	7	3%	215	853
7:00 AM	11	8%	4	2%	4	2%	0	2%	0	0%	208	80%	0	82%	49	20%	276	792
8:00 AM	24	17%	9	5%	11	5%	0	5%	0	0%	169	65%	0	83%	154	63%	367	701
9:00 AM	56	40%	18	10%	22	10%	0	10%	0	0%	143	55%	0	74%	228	93%	467	601
10:00 AM	91	65%	36	20%	44	20%	0	20%	0	0%	130	50%	0	65%	245	100%	546	522
11:00 AM	116	83%	54	30%	66	30%	0	30%	36	10%	104	40%	0	65%	245	100%	621	447
12:00 PM	129	92%	180	100%	219	100%	0	100%	54	15%	104	40%	0	61%	221	90%	907	161
1:00 PM	133	95%	180	100%	219	100%	0	100%	72	20%	104	40%	0	61%	221	90%	929	139
2:00 PM	129	92%	108	60%	131	60%	0	60%	108	30%	78	30%	0	65%	238	97%	792	276
3:00 PM	126	90%	108	60%	131	60%	0	60%	126	35%	130	50%	0	65%	228	93%	849	219
4:00 PM	116	83%	90	50%	110	50%	0	50%	126	35%	174	67%	0	66%	189	77%	805	263
5:00 PM	105	75%	126	70%	153	70%	0	70%	180	50%	234	90%	0	70%	115	47%	913	155
6:00 PM	109	78%	162	90%	197	90%	0	90%	198	55%	260	100%	0	71%	56	23%	982	86
7:00 PM	**119**	**85%**	**180**	**100%**	**219**	**100%**	**0**	**100%**	**216**	**60%**	**247**	**95%**	**0**	**68%**	**17**	**7%**	**998**	**70**
8:00 PM	116	83%	180	100%	219	100%	0	100%	288	80%	130	50%	0	72%	17	7%	950	118
9:00 PM	81	58%	180	100%	219	100%	0	100%	324	90%	26	10%	0	77%	7	3%	837	231
10:00 PM	42	30%	162	90%	197	90%	0	90%	288	80%	26	10%	0	85%	7	3%	722	346
11:00 PM	17	12%	126	70%	153	70%	0	70%	198	55%	0	0%	0	88%	0	0%	494	574
12:00 AM	0	0%	90	50%	110	50%	0	50%	144	40%	0	0%	0	87%	0	0%	344	724

Total Gross Spaces (Unadjusted): 1,294
Total Adjusted Spaces: 1,404 -9% Reduction due to Adjustments
Weekday Shared Peak Demand: 998 32% Reduction due to Sharing
23% Total Reduction from Gross Spaces

Weekday Peak Demand: 998
Parking Supply: 1,068
Weekday Parking Surplus or (Deficiency): 70

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019

LINSCOTT LAW & GREENSPAN engineers

TABLE 7
ZONE 2 FUTURE CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office		Total Spaces	Comparison Non-Resident Supply of 1,068 Spac
Size	31.000 KSF		15.000 KSF		18.270 KSF		0.000 KSF		1,200 Seats		40.000 KSF		0 Rms		73.640 KSF			
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		0.30 /Seat		6.50 /KSF		1 /Rm		3.33 /KSF			
Gross Spaces (Guests + Emp)	140 Spc.		180 Spc.		219 Spc.		0 Spc.		360 Spc.		260 Spc.		0 Spc.		245 Spc.		1,404	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	26	10%	0	84%	0	0%	26	1,042
7:00 AM	4	3%	4	2%	4	2%	0	2%	0	0%	78	30%	0	82%	7	3%	97	971
8:00 AM	14	10%	5	3%	7	3%	0	3%	0	0%	221	85%	0	83%	25	10%	272	796
9:00 AM	42	30%	11	6%	13	6%	0	6%	0	0%	182	70%	0	74%	32	13%	280	788
10:00 AM	63	45%	14	8%	18	8%	0	8%	0	0%	130	50%	0	65%	32	13%	257	811
11:00 AM	102	73%	81	45%	99	45%	0	45%	36	10%	169	65%	0	65%	42	17%	529	539
12:00 PM	119	85%	180	100%	219	100%	0	100%	90	25%	117	45%	0	61%	42	17%	767	301
1:00 PM	133	95%	180	100%	219	100%	0	100%	126	35%	130	50%	0	61%	32	13%	820	248
2:00 PM	140	100%	81	45%	99	45%	0	45%	198	55%	117	45%	0	65%	25	10%	660	408
3:00 PM	140	100%	81	45%	99	45%	0	45%	306	85%	130	50%	0	65%	17	7%	773	295
4:00 PM	126	90%	81	45%	99	45%	0	45%	306	85%	130	50%	0	66%	17	7%	759	309
5:00 PM	105	75%	108	60%	131	60%	0	60%	306	85%	117	45%	0	70%	7	3%	774	294
6:00 PM	91	65%	162	90%	197	90%	0	90%	306	85%	65	25%	0	71%	7	3%	828	240
7:00 PM	84	60%	171	95%	208	95%	0	95%	324	90%	26	10%	0	68%	7	3%	820	248
8:00 PM	**77**	**55%**	**180**	**100%**	**219**	**100%**	**0**	**100%**	**360**	**100%**	**13**	**5%**	**0**	**72%**	**7**	**3%**	**856**	**212**
9:00 PM	56	40%	180	100%	219	100%	0	100%	360	100%	0	0%	0	77%	0	0%	815	253
10:00 PM	53	38%	171	95%	208	95%	0	95%	360	100%	0	0%	0	85%	0	0%	792	276
11:00 PM	18	13%	153	85%	186	85%	0	85%	342	95%	0	0%	0	88%	0	0%	699	369
12:00 AM	0	0%	126	70%	153	70%	0	70%	216	60%	0	0%	0	87%	0	0%	495	573

Total Gross Spaces (Unadjusted): 1,294
Total Adjusted Spaces: 1,404 **-9%** Reduction due to Adjustments
Weekend Shared Peak Demand: 856 **43%** Reduction due to Sharing
34% Total Reduction from Gross Spaces

Weekend Peak Demand: 856
Parking Supply: 1,068
Weekend Parking Surplus or (Deficiency): 212

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019

LINSCOTT LAW & GREENSPAN engineers

TABLE 8
ZONE 3 FUTURE CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office		Total Spaces	Comparison Non-Resident Supply of 542 Spac
Size	57.500 KSF		0.000 KSF		8.100 KSF		10.125 KSF		0 Seats		0.000 KSF		0 Rms		0.000 KSF			
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		0.30 /Seat		1.00 /KSF		1 /Rm		3.33 /KSF			
Gross Spaces (Guests + Emp)	259 Spc.		0 Spc.		97 Spc.		122 Spc.		0 Spc.		0 Spc.		0 Spc.		0 Spc.		478	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	0	80%	0	84%	0	3%	0	542
7:00 AM	21	8%	0	2%	2	2%	2	2%	0	0%	0	80%	0	82%	0	20%	25	517
8:00 AM	44	17%	0	5%	5	5%	6	5%	0	0%	0	65%	0	83%	0	63%	55	487
9:00 AM	104	40%	0	10%	10	10%	12	10%	0	0%	0	55%	0	74%	0	93%	126	416
10:00 AM	168	65%	0	20%	19	20%	24	20%	0	0%	0	50%	0	65%	0	100%	211	331
11:00 AM	215	83%	0	30%	29	30%	37	30%	0	10%	0	40%	0	65%	0	100%	281	261
12:00 PM	238	92%	0	100%	97	100%	122	100%	0	15%	0	40%	0	61%	0	90%	457	85
1:00 PM	**246**	**95%**	**0**	**100%**	**97**	**100%**	**122**	**100%**	**0**	**20%**	**0**	**40%**	**0**	**61%**	**0**	**90%**	**465**	**77**
2:00 PM	238	92%	0	60%	58	60%	73	60%	0	30%	0	30%	0	65%	0	97%	369	173
3:00 PM	233	90%	0	60%	58	60%	73	60%	0	35%	0	50%	0	65%	0	93%	364	178
4:00 PM	215	83%	0	50%	49	50%	61	50%	0	35%	0	67%	0	66%	0	77%	325	217
5:00 PM	194	75%	0	70%	68	70%	85	70%	0	50%	0	90%	0	70%	0	47%	347	195
6:00 PM	202	78%	0	90%	87	90%	110	90%	0	55%	0	100%	0	71%	0	23%	399	143
7:00 PM	220	85%	0	100%	97	100%	122	100%	0	60%	0	95%	0	68%	0	7%	439	103
8:00 PM	215	83%	0	100%	97	100%	122	100%	0	80%	0	50%	0	72%	0	7%	434	108
9:00 PM	150	58%	0	100%	97	100%	122	100%	0	90%	0	10%	0	77%	0	3%	369	173
10:00 PM	78	30%	0	90%	87	90%	110	90%	0	80%	0	10%	0	85%	0	3%	275	267
11:00 PM	31	12%	0	70%	68	70%	85	70%	0	55%	0	0%	0	88%	0	0%	184	358
12:00 AM	0	0%	0	50%	49	50%	61	50%	0	40%	0	0%	0	87%	0	0%	110	432

Total Gross Spaces (Unadjusted): 628
Total Adjusted Spaces: 478 — 24% Reduction due to Adjustments
Weekday Shared Peak Demand: 465 — 2% Reduction due to Sharing
26% Total Reduction from Gross Spaces

Weekday Peak Demand: 465
Parking Supply: 542
Weekday Parking Surplus or (Deficiency): 77

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019

TABLE 9
ZONE 3 FUTURE CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS
Village at Laguna Hills

Land Use	Retail		Family Restaurant		Fast Casual /Take-out		Fine Dining		Cinema		Health Club		Hotel		General Office			Comparison Non-Resident Supply of 542 Spac
Size	57.500 KSF		0.000 KSF		8.100 KSF		10.125 KSF		0 Seats		0.000 KSF		0 Rms		0.000 KSF		Total Spaces	
Pkg Rate	4.50 /KSF		12.0 /KSF		12.00 /KSF		12.0 /KSF		0.30 /Seat		1.00 /KSF		1 /Rm		3.33 /KSF			
Gross Spaces (Guests + Emp)	259 Spc.		0 Spc.		97 Spc.		122 Spc.		0 Spc.		0 Spc.		0 Spc.		0 Spc.		478	
Time of Day	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	T. 9 UVSP	Spc.	3rd Ed ULI	Spc.	T. 9 UVSP	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	0	0%	0	0%	0	0%	0	0%	0	0%	0	10%	0	84%	0	0%	0	542
7:00 AM	8	3%	0	2%	2	2%	2	2%	0	0%	0	30%	0	82%	0	3%	12	530
8:00 AM	26	10%	0	3%	3	3%	4	3%	0	0%	0	85%	0	83%	0	10%	33	509
9:00 AM	78	30%	0	6%	6	6%	7	6%	0	0%	0	70%	0	74%	0	13%	91	451
10:00 AM	117	45%	0	8%	8	8%	10	8%	0	0%	0	50%	0	65%	0	13%	135	407
11:00 AM	189	73%	0	45%	44	45%	55	45%	0	10%	0	65%	0	65%	0	17%	288	254
12:00 PM	220	85%	0	100%	97	100%	122	100%	0	25%	0	45%	0	61%	0	17%	439	103
1:00 PM	**246**	**95%**	**0**	**100%**	**97**	**100%**	**122**	**100%**	**0**	**35%**	**0**	**50%**	**0**	**61%**	**0**	**13%**	**465**	**77**
2:00 PM	259	100%	0	45%	44	45%	55	45%	0	55%	0	45%	0	65%	0	10%	358	184
3:00 PM	259	100%	0	45%	44	45%	55	45%	0	85%	0	50%	0	65%	0	7%	358	184
4:00 PM	233	90%	0	45%	44	45%	55	45%	0	85%	0	50%	0	66%	0	7%	332	210
5:00 PM	194	75%	0	60%	58	60%	73	60%	0	85%	0	45%	0	70%	0	3%	325	217
6:00 PM	168	65%	0	90%	87	90%	110	90%	0	85%	0	25%	0	71%	0	3%	365	177
7:00 PM	155	60%	0	95%	92	95%	116	95%	0	90%	0	10%	0	68%	0	3%	363	179
8:00 PM	142	55%	0	100%	97	100%	122	100%	0	100%	0	5%	0	72%	0	3%	361	181
9:00 PM	104	40%	0	100%	97	100%	122	100%	0	100%	0	0%	0	77%	0	0%	323	219
10:00 PM	98	38%	0	95%	92	95%	116	95%	0	100%	0	0%	0	85%	0	0%	306	236
11:00 PM	34	13%	0	85%	82	85%	104	85%	0	95%	0	0%	0	88%	0	0%	220	322
12:00 AM	0	0%	0	70%	68	70%	85	70%	0	60%	0	0%	0	87%	0	0%	153	389

Total Gross Spaces (Unadjusted): 628
Total Adjusted Spaces: 478 — 24% Reduction due to Adjustments
Weekend Shared Peak Demand: 465 — 2% Reduction due to Sharing
26% Total Reduction from Gross Spaces

Weekend Peak Demand: 465
Parking Supply: 542
Weekend Parking Surplus or (Deficiency): 77

Attachment: Attachment g - Parking Study Linscott Law Greenspan Engineers (2402 : USE-0010-2019

The Village at Laguna Hills

Attachment h

Village at Laguna Hills Master Sign Program

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

MASTER SIGN PROGRAM DESIGN INTENT

September 30, 2020

VILLAGE
Laguna Hills

MerloneGeier Partners

rsmdesign

CONTACT INFORMATION

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KATE GILMAN
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VILLAGE at Laguna Hills

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

DESIGN CHARACTER

PROJECT ICONS

The following illustrates the proposed Icons to be used throughout the project on signage and wayfinding.
Please Note RSM Design to be notified of any changes.

PRIMARY SIGNAGE LOGO

VILLAGE
Laguna Hills

HORIZONTAL SIGNAGE LOGO

VILLAGE
Laguna Hills

ICON FAMILY

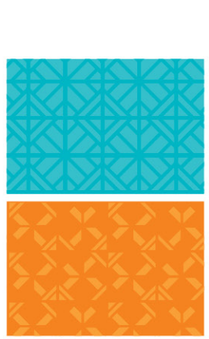


STRAIGHT LEFT RIGHT

FONT NAME - MONTSERRAT SEMIBOLD

Aa
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

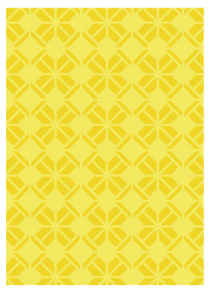
PROJECT PATTERNS



OVERALL PROJECT & MAIN STREET



RETAIL DISTRICT



RESIDENTIAL DISTRICT



OFFICE DISTRICT

VILLAGE at Laguna Hills

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

DESIGN CHARACTER

PAINT & MATERIALS

The following illustrates the proposed paints and materials. Please Note all final colors and materials to be approved by client team prior to fabrication. RSM Design to be notified of any changes.

PAINTS

All paints to have Satin Finish unless otherwise specified. All painted surfaces are to be on aluminum.

P1
Matthews
MP32351
White Spirit

P2
Matthews
MP42225
White Wood

P3
Matthews
MP07596
Gentle Grey

P4
Matthews
MP08029
Iron Age

P5
Matthews
MP10269
Dark Slate

P6
Matthews
MP28560
Black Chasm

P7
Matthews
Final Color
TBD

P8
Matthews Paint
to match color
PMS 151C

P9
Matthews Paint
to match color
PMS 1495C

P10
Matthews Paint
to match color
PMS 109C

P11
Matthews Paint
to match color
PMS 107C

P12
Matthews Paint
to match color
PMS

P13
Matthews Paint
to match color
PMS

P14
NOT USED

P15
Matthews
MP08361
Silverback

MATERIALS

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.



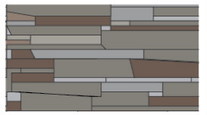
M1
Powdercoated
Faux wood grain
panels to match
wood coloration
from architecture



M2
Integral color concrete
smooth finish



M3
Sign White Acrylic



M4
Stone to match
existing site signage



M5
Base Stone Material
to match existing site signage



M6
Sunbrella graphic banner fabric

VINYL

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.



V1
3M Perforated Vinyl



V2
3M Frosted Vinyl



V3
3M Translucent
Vinyl
Teal Green
3730-246L



V4
3M Translucent
Vinyl
Kumquat Orange
3630-74
PMS 151C



V5
3M Opaque
Vinyl
White
3630-20

Fabricator shall submit 3 (three) set of sample and/or prototypes of each material, paint and vinyl call out listed on this sheet, minimum size 8"x 8" in size. All paint spray outs must be on aluminum.

Samples must be submitted to RSM in a time frame allowable for review of material, color and aesthetic compatibility to any existing adjacent materials.

RSM will review the samples and will keep one set as control samples throughout the fabrication process. RSM will send the other 2 sets back to the fabricator for distribution, one set for the fabricator to keep and one set to the client team.

If a color or material is not approved, the Fabricator must re-submit a new sample until it is approved by the team.

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VILLAGE at Laguna Hills

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign P
rogram (2402 : USE-0010-2019 (Village at Laguna Hills))

SIGN SCHEDULE

SCHEDULE 01 OF 03

Please note all quantities and locations will need to finalized by client and field verified by sign fabricator prior to installation. Listed here are to apply to all sign types within this package unless otherwise noted on the Individual design drawing. Sign fabricator to confirm all final sign messaging and locations with client or general contractor prior to fabrication. RSM Design to be notified of any changes.

SIGN ID	SIGN TYPE	QUANTITY	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	MOCKUPS	CODE COMPLIANCE	NOTES/COMMENTS
PROJECT SIGNAGE								
A1	Freeway Pylon	2	Internal	No	Footing / Foundation	2	See separate package for request for digital signage Center Identification exceeds 20' height, exceeds 400 sqft maximum | 9-42.090	
A2	Primary Project Monument	3	Internal	No	Footing / Foundation	6	N/A	
A3	Secondary Project Monument	2	Internal	No	Footing / Foundation	2	N/A	
A4	Project Corner Monument	3	Internal	No	Existing Footing / Foundation	2	N/A	Base of sign is existing
A5	Light Pole Banners	TBD	None / Ambient	No	Light Pole Mounted	2	Banners are to be mounted to street lamps | 9-42.070	
DIRECTIONAL SIGNAGE								
B1	Vehicular Directionals	5	Internal	Yes / Digital Screen	Footing / Foundation	5	Exceeds 4 sqft allowance and 3' height limit | 9-42.090	Digital Screen to be provided by Digital Consultant
B2	Pole Mounted Vehicular Directional	10	None / Ambient	No	Footing / Foundation	2	Exceeds 4 sqft allowance and 3' height limit | 9-42.090	
B3	Pedestrian Directory	6	Internal	Yes / Digital Screen	Footing / Foundation	6	Exceeds 24 sqft allowance | 9-42.090	
B4	Pedestrian Directional	11	None / Ambient	No	Footing / Foundation	5	Exceeds 4 sqft allowance and 3' height limit | 9-42.090	Digital Screen on one side, Illuminated static cabinet on other
B5	Trail Marker	5	None / Ambient	No	Footing / Foundation	3, 5	Exceeds 4 sqft allowance and 3' height limit | 9-42.090	Mock-Up first article
RESIDENTIAL SIGNAGE								
C1	Residential Identity Monument	6	Internal	No	Footing / Foundation	6	Exceeds 2 sqft allowance | 9-42.090 Signs within 150 ft will be illuminated at night | 9-42.060	
C2	Building Mounted Leasing Identity	4	Internal	No	Backing / Canopy Mounted	6	N/A	
C3	Parking and Leasing Directional	10	Internal	No	Footing / Foundation	3	Exceeds 4 sqft allowance and 3' height limit | 9-42.090	Mock-Up first article
C4	Residential Building Mounted Identity	10	Internal	No	Backing / Building Mounted	6	Exceeds 2 sqft allowance | 9-42.090	
C5	Residential Parking Entrance Identity	10	Internal	No	Backing / Building Mounted	2	N/A	
C6	Entry Door Identity / Information Graphics	4	None / Ambient	No	None	6	N/A	Not Located
C7	Residential Identity on Building	4	Internal	No	Backing / Building Mounted	6	Exceeds 2 sqft allowance | 9-42.090	

GENERAL PACKAGE NOTES:

1. All signs, structures and letters need to be engineered by sign fabricator prior to shop drawing submittal and fabrication for structural and backing requirements to withstand local regulations, codes and weather conditions.
2. All sizes shown are approximate and should be verified prior to final fabrication based on construction documents and/or as built conditions on site, fabricator to notify team if difference occurs per as built conditions.
3. Fabricator must use Matthews UV clear coat on painted surfaces to minimize / prevent as much as possible any noticeable fading.
4. All metal edges to be eased; corners to have a maximum radius of .0125. All welds to be ground smooth prior to final painting and clear coated / vandalism coating are applied.
5. No exposed fasteners unless noted within the design intent drawing or approved in shop drawing. Fasteners throughout package to be tamper proof, fabricator to submit sample for approval prior to ordering.
6. All integrated signage to be coordinated with Architect and General Contractor prior to final fabrication and installation.
7. Fabricator to calculate all sign weight loads to be provided to general contractor for additional backing that may be required.
8. Fabricator to provide power requirement for each sign type prior to shop drawings submittal to General Contractor & Architect.
9. All existing conditions to be field verified by fabricator prior to shop drawings are generated to ensure that all as built conditions are accommodated. Including all unknowns such as interior parking garage elevations / conditions and mounting details to support all sign types.
10. All messaging within this package is placeholder at this time until written approval is received by the client team prior to fabrication.

MOCK-UP LEGEND

All mock-ups must be provided by fabricator per this mock-up legend prior to fabrication.

1. Full Size, 2D, Movable mock-Up; 3M Full color digital print on plywood backing; on site review in each location.
2. Partial 3D Working Mock-Up; Shop OR on-site review. See design drawing for mock-up details.
3. Full 3D Working Mock-Up; Installed On site review.
4. 1/2 Size (50%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
5. Full Size (100%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
6. No Mock-Up Required.
7. Other, See sign drawing for detail.

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VILLAGE at Laguna Hills

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

SIGN SCHEDULE

SCHEDULE 02 OF 03

Please note all quantities and locations will need to finalized by client and field verified by sign fabricator prior to installation. Listed here are to apply to all sign types within this package unless otherwise noted on the Individual design drawing. Sign fabricator to confirm all final sign messaging and locations with client or general contractor prior to fabrication. RSM Design to be notified of any changes.

SIGN ID	SIGN TYPE	QUANTITY	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	MOCKUPS	CODE COMPLIANCE	NOTES/COMMENTS
HOTEL SIGNAGE								
D1	Hotel Identity Monument	1	Internal	No	Footing / Foundation	6	Exceeds 2 sqft allowance	9-42.090	
D2	Porte Cochere Identity	2	Internal	No	Backing / Canopy Mounted	2	N/A	
D3	Hotel Vehicular Directional	2	Internal	No	Footing / Foundation	5	Exceeds 4 sqft allowance and 3' height limit	9-42.090	
D4	Building Mounted Hotel Identity	2	Internal	No	Backing / Building Mounted	6	Exceeds 2 sqft allowance	9-42.090	
D5	Hotel Identity on Glass	2	None / Ambient	No	None	6	N/A	Not Located
PARKING GARAGE SIGNAGE								
E1	Project Identity on Garage	2	Internal	No	Backing / Building Mounted	2	N/A	
E2	Building Mounted Garage Entrance Identity	4	Internal	No	Backing / Building Mounted	6	N/A	
E3	Parking Blade Sign	4	Internal	No	Backing / Building Mounted	2	N/A	Mock-Up one side of cabinet including side "V" iluminated logo
E4	Car Counter Exterior Sign	4	Internal	Yes/Car Counter	Footing / Foundation	6	N/A	Parking Counter Component to be provided by Parking Consultant
E5	Project Painted Graphics on Garage	1	None / Ambient	No	None	2	N/A	
OFFICE SIGNAGE								
F1	Office Building Mounted Identity	8	Internal	No	Backing / Building Mounted	6	Exceeds 3 sqft allowance	9-42.090	
F2	Office Tenant Identity Monument	4	Internal	No	Footing / Foundation	6	N/A	
F3	Office Building Mounted Entrance Identity	4	Internal	No	Backing / Canopy Mounted	6	Exceeds 3 sqft allowance	9-42.090	

GENERAL PACKAGE NOTES:

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3. Fabricator must use Matthews UV clear coat on painted surfaces to minimize / prevent as much as possible any noticeable fading.
4. All metal edges to be eased; corners to have a maximum radius of .0125. All welds to be ground smooth prior to final painting and clear coated / vandalism coating are applied.
5. No exposed fasteners unless noted within the design intent drawing or approved in shop drawing. Fasteners throughout package to be tamper proof, fabricator to submit sample for approval prior to ordering.
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8. Fabricator to provide power requirement for each sign type prior to shop drawings submittal to General Contractor & Architect.
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3. Full 3D Working Mock-Up; Installed On site review.
4. 1/2 Size (50%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
5. Full Size (100%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
6. No Mock-Up Required.
7. Other, See sign drawing for detail.

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

SIGN SCHEDULE

SCHEDULE 03 OF 03

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SIGN ID	SIGN TYPE	QUANTITY	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	MOCKUPS	CODE COMPLIANCE	NOTES/COMMENTS
REGULATORY SIGNAGE								
R1	Regulatory Stop Sign / Street Sign	TBD	None / Ambient	No	Pole Mounted	6	N/A	Not Located
R2	Regulatory Street Sign Identity	TBD	None / Ambient	No	Footing / Pole Mounted	3	N/A	Not Located
R3	Service Area Identity	10	None / Ambient	No	Foundation / Footing	6	N/A	Not Located - Quantities to be verified
R4	Building Addresses	14	N/A	No	Backing / Wall Mounted	2	N/A	Not Located - Quantities and locations to be verified by local Fire Authority
R5	Prototypical Clearance / Exit Bars	14 (sets)	None / Ambient	No	Backing / Ceiling Mounted	6	N/A	Not Located - Quantities to be Verified

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Si
gn Program (2402 : USE-0010-2019 (Village at Laguna Hills))







SIGNAGE PURPOSE

The Village at Laguna Hills' role as a mixed-use and retail destination of Laguna Hills will be supported through the signage and graphic standards that ensure a high level of quality throughout the project. The site will provide contemporary apartments, and unique retail experiences, creative office complexes that are combined to create a vibrant village atmosphere. The sign program presented here includes a rich variety of sign types in accordance with the needs and characteristics of this mixed-use destination that will continue to grow over time.

Key to The Village at Laguna Hills' village experience is the thoughtful layering of urban style signage and graphics. This layering provides visibility from the highways, helping to express a regional presence, and speaks to pedestrian, bicycle, and vehicular uses within the project. These graphics will help the visitor navigate the more dense environment, orienting first time visitors and imparting a sense of familiarity and comfort to those that return often. The scale and location of sign types prioritizes views from the highway to establish the project as a regional destination. Emphasis on the signage for pedestrian traffic fosters a strong sense of comfort and safety throughout the environment. The signage and graphics also clearly identify The Village at Laguna Hills as an active live, work, and play destination that reinvents Laguna Hills as a new hub.

Our goal is to establish a coordinated exterior sign program that contributes to the quality and theme of The Village at Laguna Hills and fits within the requirements of Laguna Hills' City Code Master Signage Plan Chapter 9-42.170. The graphics and signage will compliment the architecture and streetscape of the village. The size, location, and scale of the graphics have been studied to explore the best visibility and scale that is minimally appropriate for this destination. This master sign program will facilitate a safe and healthy circulation within the site and will activate sight lines along major arterials. Materials, colors, and forms are inspired by surrounding architecture. Material standards guarantee durability and quality. The signage will compliment the many uses of the site especially through lighting techniques that compliment the cooperative nature of the retail, entertainment, commercial, and residential uses. The graphics and signage help to build an overall experience for the user. This goes well beyond functional identification and directional requirements. Choices of color, shape, ornamental motif, materials, scale, type, orientation, et cetera create a unified sense of place.

These elements, combined with the architecture and landscape, express the personality of the project and help create a place that brims with energy and interest.



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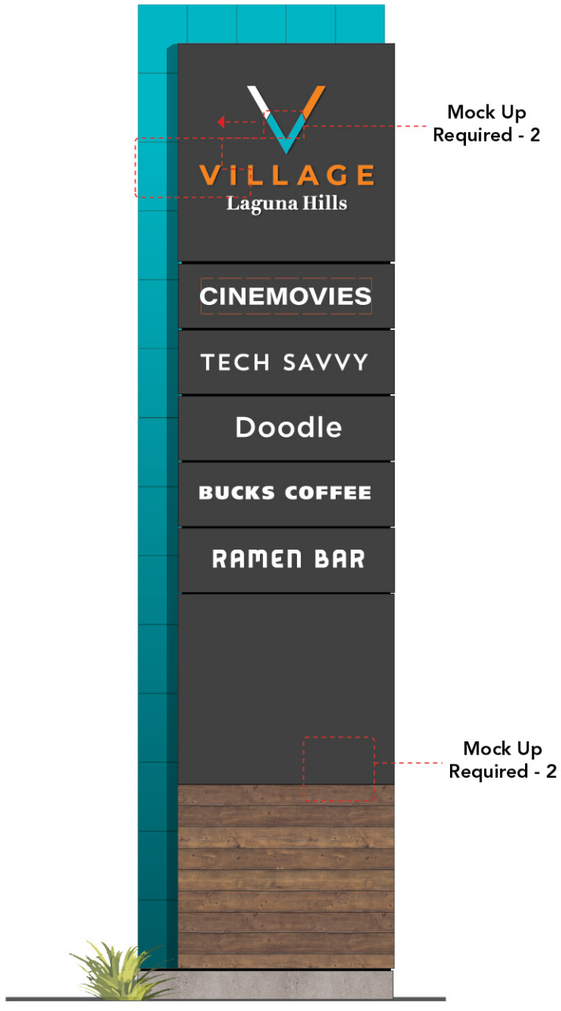
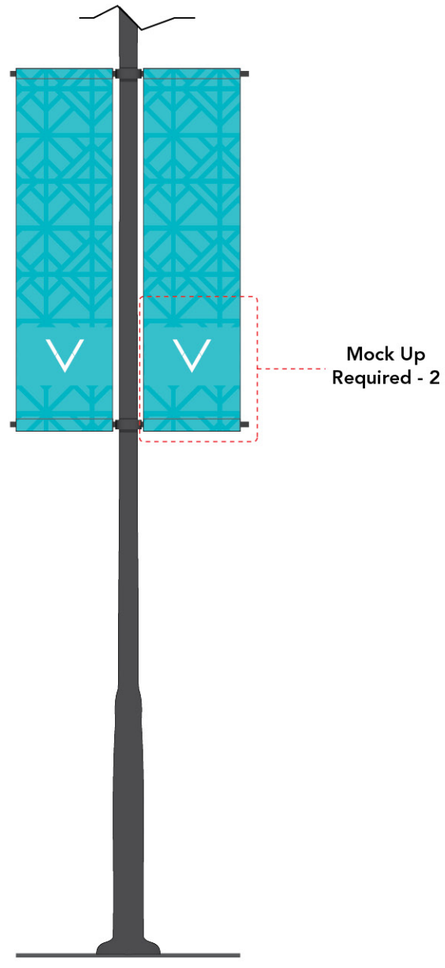


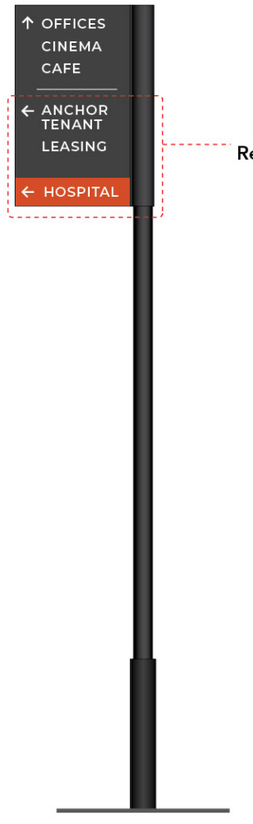
1 Front View - A1
Scale : 3/32"=1'



2 Front View - A3
Scale : 3/8"=1'



3 Front View - A5
Scale : 3/8"=1'



4 Front View - B2
Scale : 1/2"=1'

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Mock Up Required - 3

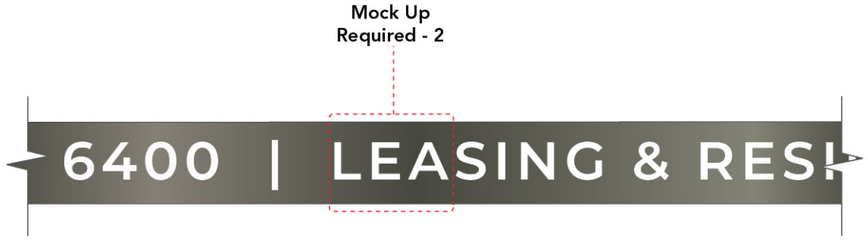
5 Front View - B5
Scale : 1/2"=1'



Mock Up Required - 3

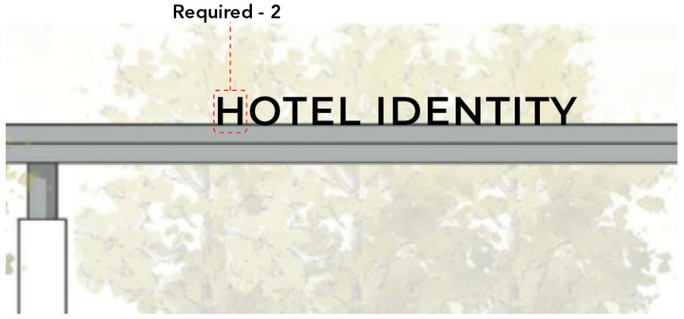
6 Front View - C3
Scale : 1/2"=1'

Mock Up Required - 2



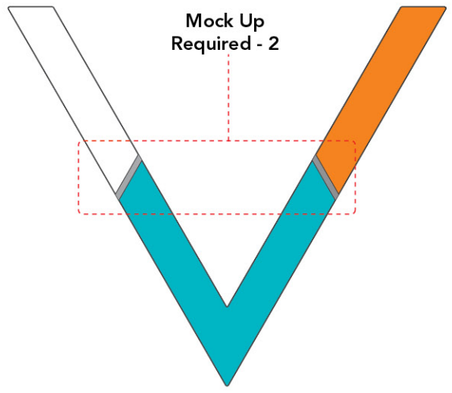
7 Front View - C5
Scale : 1/4" = 1'

Mock Up Required - 2



8 Front View - D2
Scale : 1/8"=1'

Mock Up Required - 2



9 Front View - E1
Scale : 3/16" = 1'



Mock Up Required - 2

10 Front View - E3
Scale : 1/4"=1'

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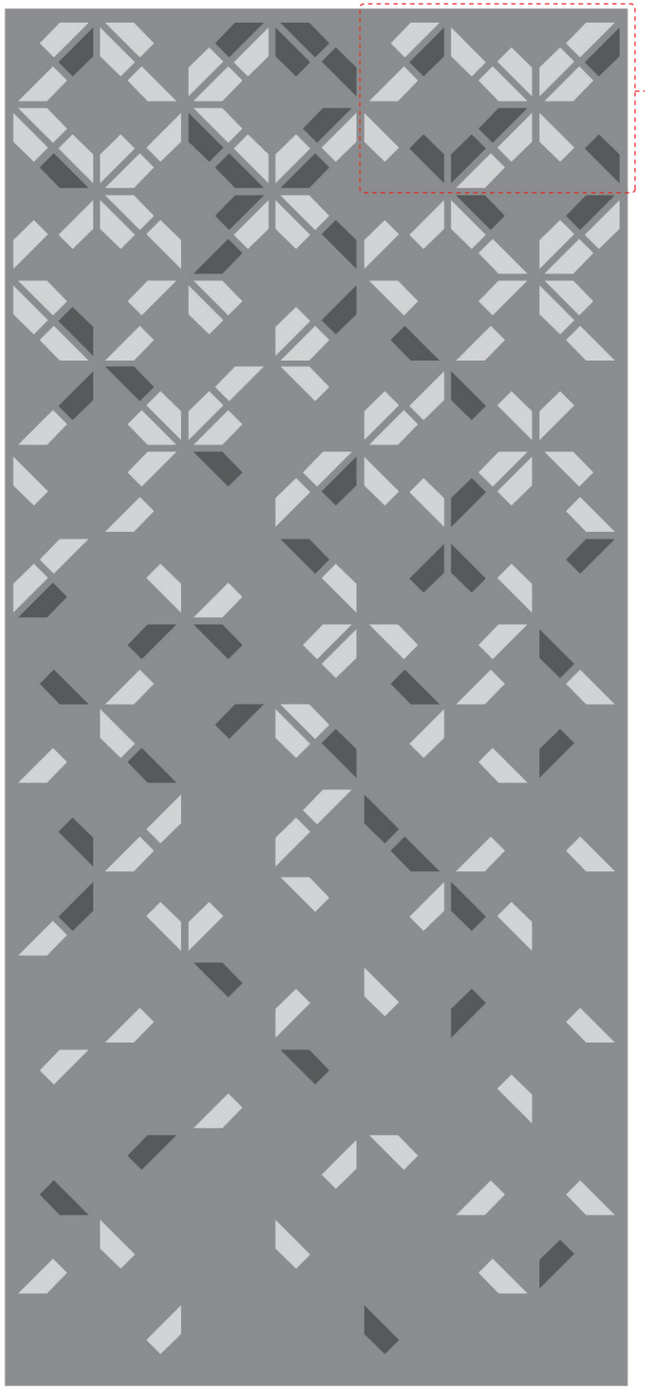

11 Artwork Detail - E5
Scale : 1/4"=1'-0"

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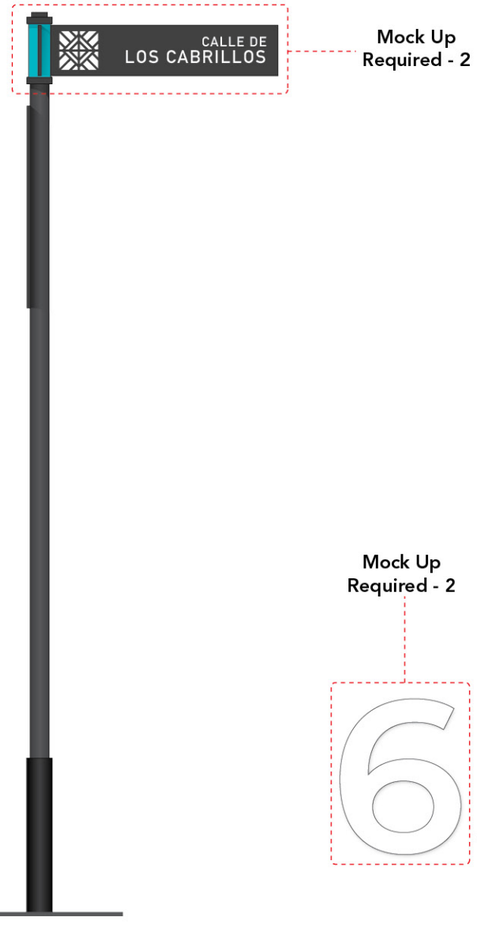

12 Side View - R1
Scale : 1/2"=1'

14 Side View - Pattern Mock-Up
Scale : 1/2"=1'

3M Translucent Vinyl Slate Grey 3630-61

3M Translucent Vinyl Black 3630-22

3M Translucent Vinyl (Envision) Yellow 3730-015L

3M Translucent Vinyl Marigold 3630-75

3M Translucent Vinyl (Envision) Teal Green 3730-246L

3M Translucent Vinyl Glacial Green 3630-56



13 Front View - R4
Scale: 1/2" = 1'

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#	PROJECT SIGNAGE
A1	Freeway Pylon
A2	Primary Project Monument
A3	Secondary Project Monument
A4	Project Corner Monument Identity
A5	Light Pole Banner Graphics - NOT LOCATED

#	DIRECTIONAL SIGNAGE
B1	Primary Vehicular Directional
B2	Pole Mounted Vehicular Directional
B3	Pedestrian Directory
B4	Pedestrian Directional
B5	Trail Marker

#	RESIDENTIAL SIGNAGE
C1	Residential Identity Monument
C2	Leasing Identity - Bldg Mtd
C3	Parking and Leasing Directional (freestanding)
C4	Residential Building Mounted Identity
C5	Residential Parking Entrance Identity
C6	Entry Door Identitiy Graphics - NOT LOCATED
C7	Residential Identity on Building

#	HOTEL SIGNAGE
D1	Hotel Identity Monument
D2	Porte Cochere Identity
D3	Hotel Vehicular Directional
D4	Building Mounted Hotel Identity
D5	Hotel Identity on Glass - NOT LOCATED

#	PARKING GARAGE SIGNAGE
E1	Project Identity on Garage
E2	Building Mounted Entrance Identity
E3	Parking Blade Sign
E4	Car Counters Freestanding Exterior Signage
E5	Project Painted Graphics on Garage

#	OFFICE BUILDING SIGNAGE
F1	Building Mounted Identity
F2	Office Tenant Identity Monument
F3	Office Building Mounted Entrance Identity



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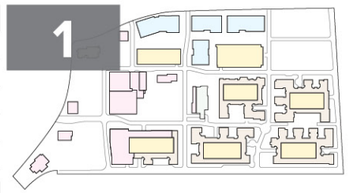

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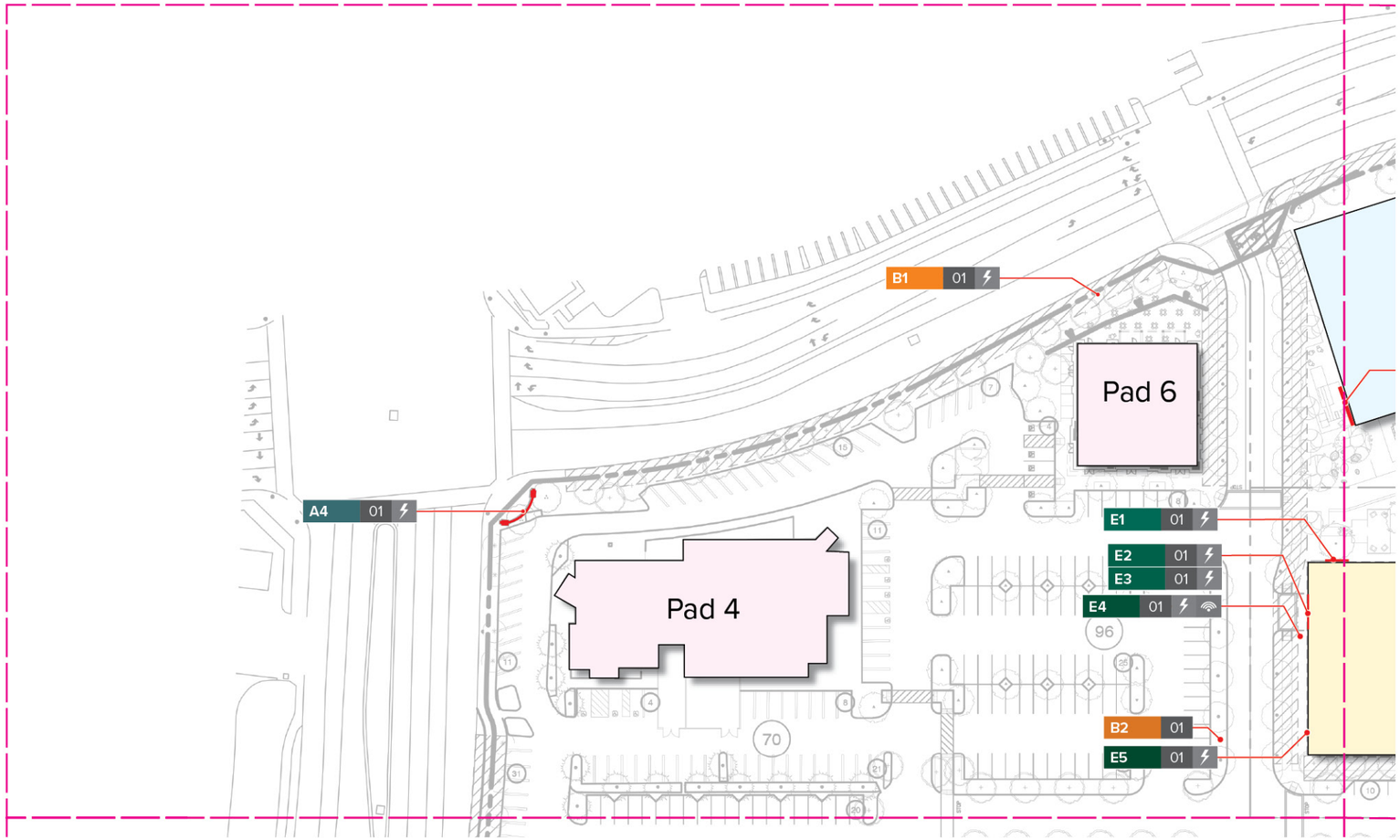

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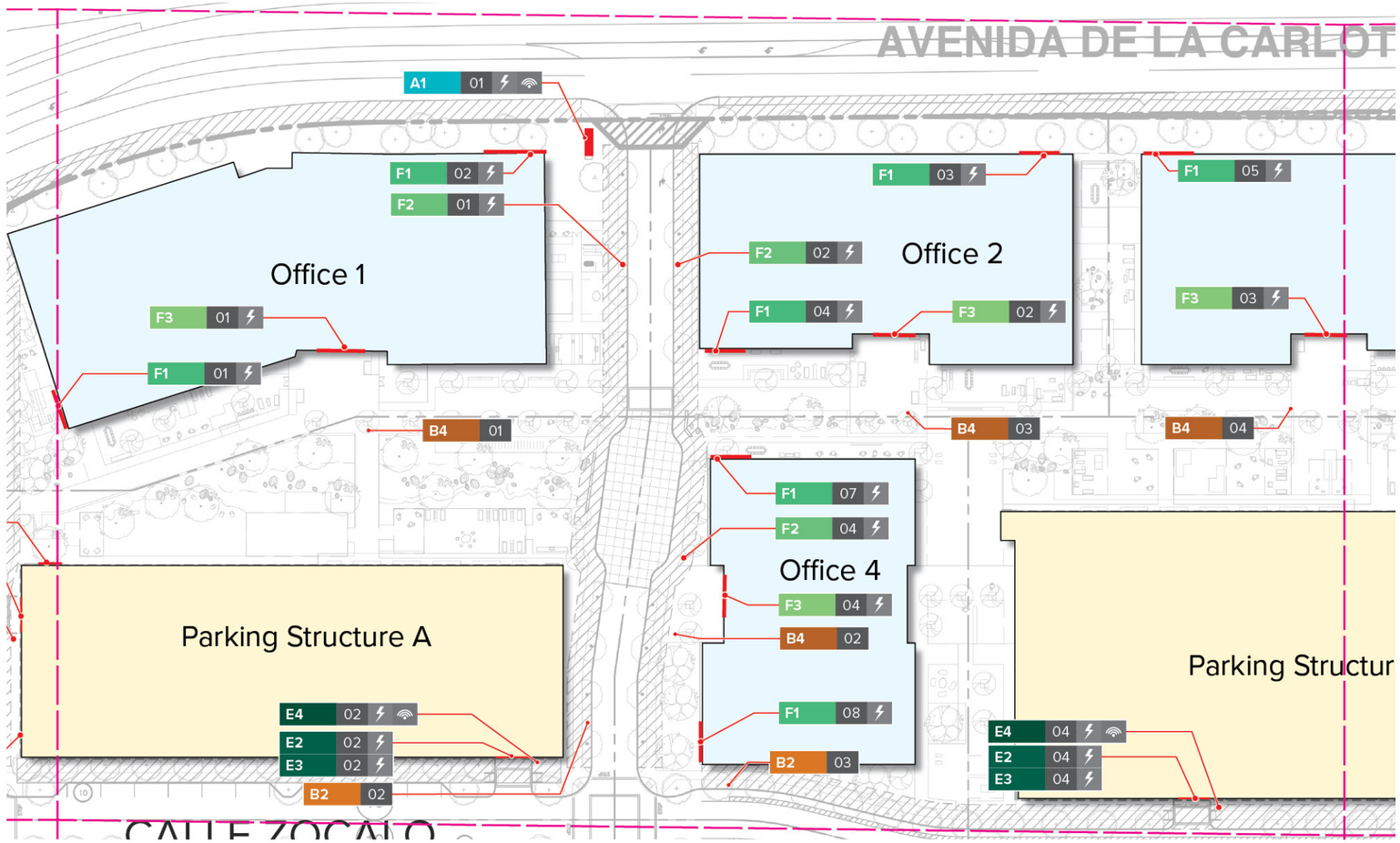

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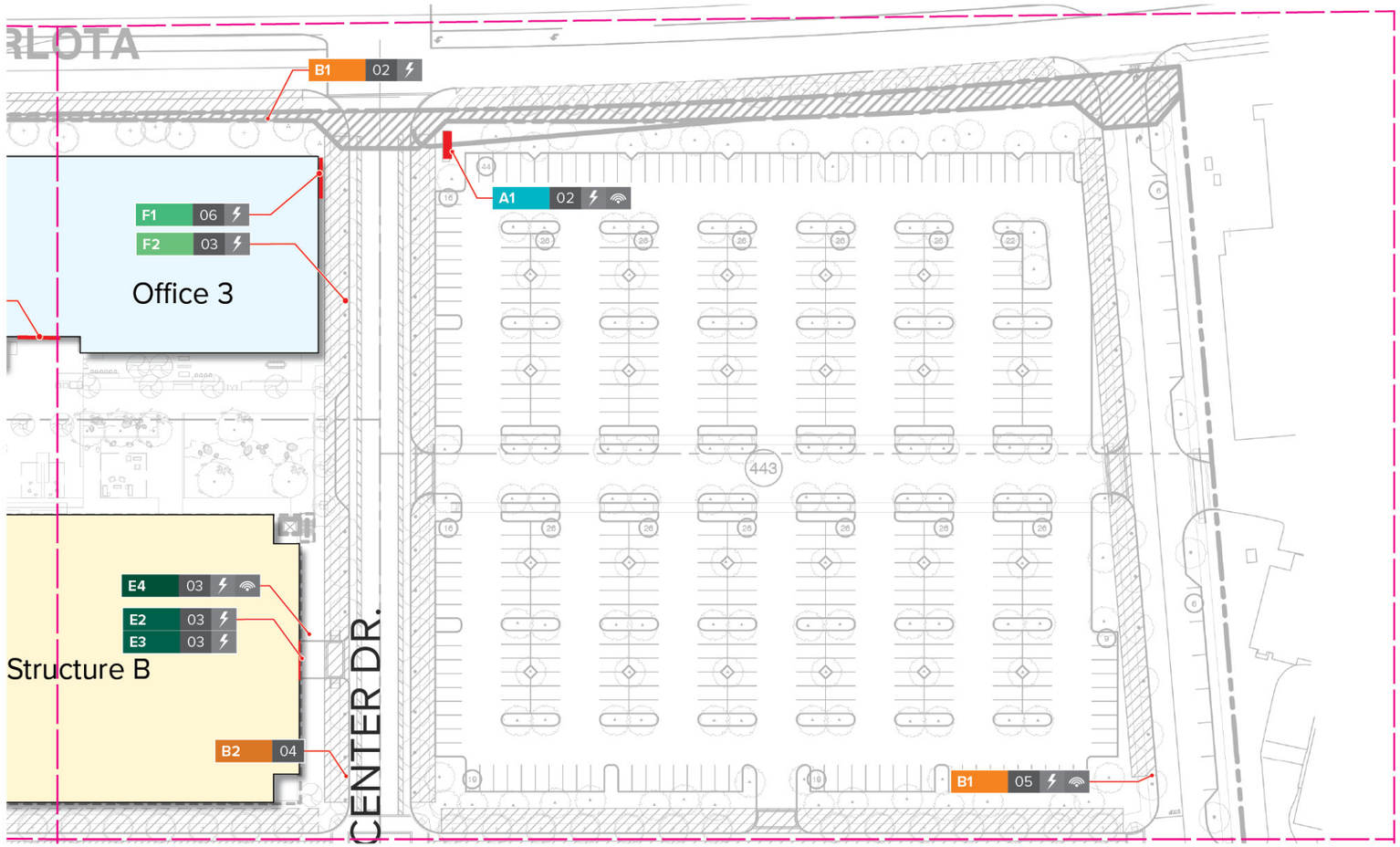

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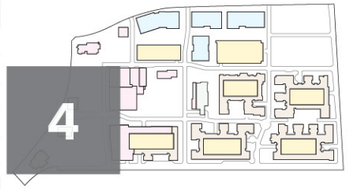
B4	Pedestrian Directional
B5	Trail Marker

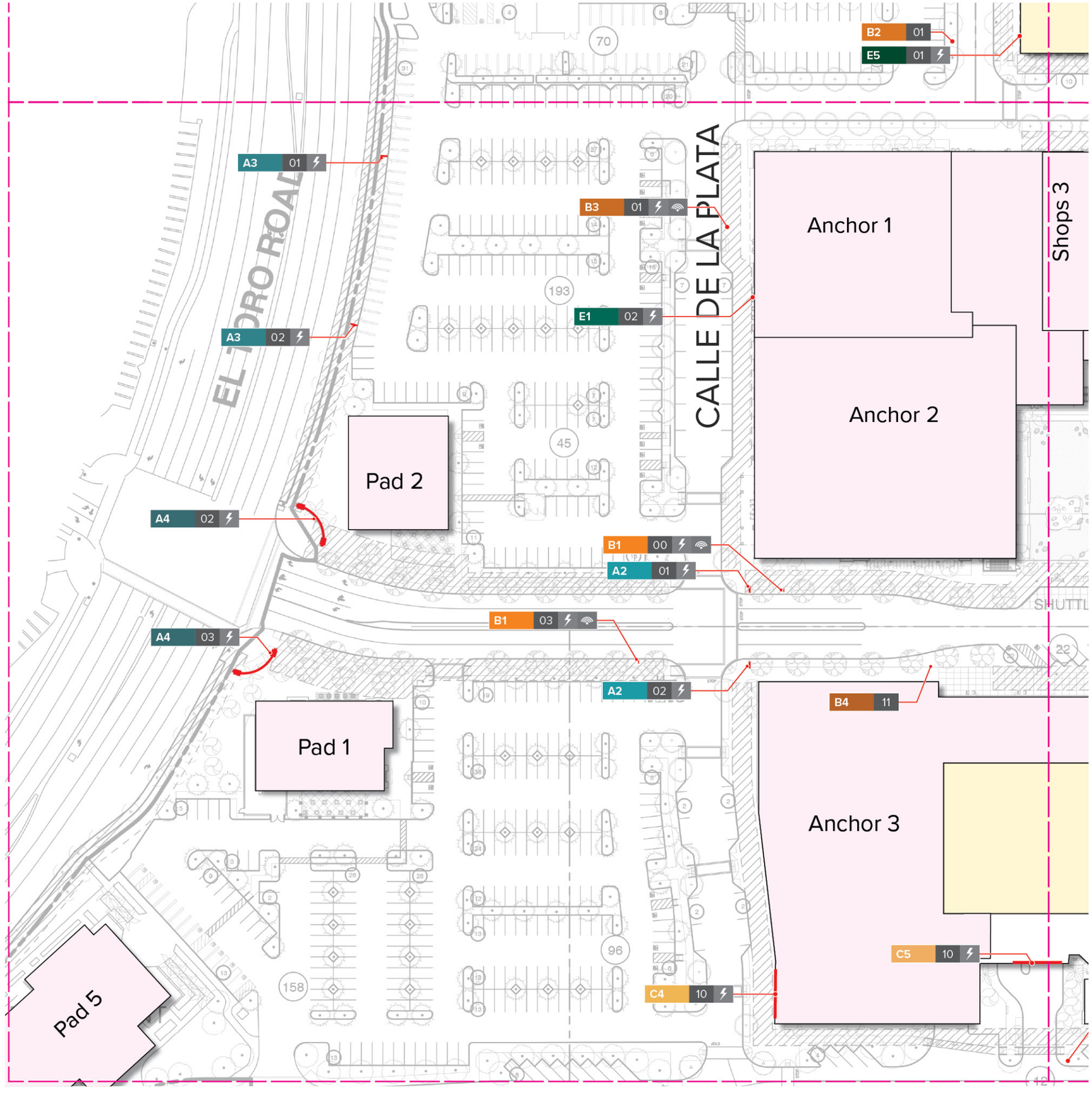
#	RESIDENTIAL SIGNAGE
C1	Residential Identity Monument
C2	Leasing Identity - Bldg Mtd
C3	Parking and Leasing Directional (freestanding)
C4	Residential Building Mounted Identity
C5	Residential Parking Entrance Identity
C6	Entry Door Identitiy Graphics - NOT LOCATED
C7	Residential Identity on Building

#	HOTEL SIGNAGE
D1	Hotel Identity Monument
D2	Porte Cochere Identity
D3	Hotel Vehicular Directional
D4	Building Mounted Hotel Identity
D5	Hotel Identity on Glass - NOT LOCATED

#	PARKING GARAGE SIGNAGE
E1	Project Identity on Garage
E2	Building Mounted Entrance Identity
E3	Parking Blade Sign
E4	Car Counters Freestanding Exterior Signage
E5	Project Painted Graphics on Garage

#	OFFICE BUILDING SIGNAGE
F1	Building Mounted Identity
F2	Office Tenant Identity Monument
F3	Office Building Mounted Entrance Identity





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PROJECT : Village at Laguna Hi
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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

PROGRAMMING

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#	PROJECT SIGNAGE
A1	Freeway Pylon
A2	Primary Project Monument
A3	Secondary Project Monument
A4	Project Corner Monument Identity
A5	Light Pole Banner Graphics - NOT LOCATED

#	DIRECTIONAL SIGNAGE
B1	Primary Vehicular Directional
B2	Pole Mounted Vehicular Directional
B3	Pedestrian Directory
B4	Pedestrian Directional
B5	Trail Marker

#	RESIDENTIAL SIGNAGE
C1	Residential Identity Monument
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C7	Residential Identity on Building

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D1	Hotel Identity Monument
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D3	Hotel Vehicular Directional
D4	Building Mounted Hotel Identity
D5	Hotel Identity on Glass - NOT LOCATED

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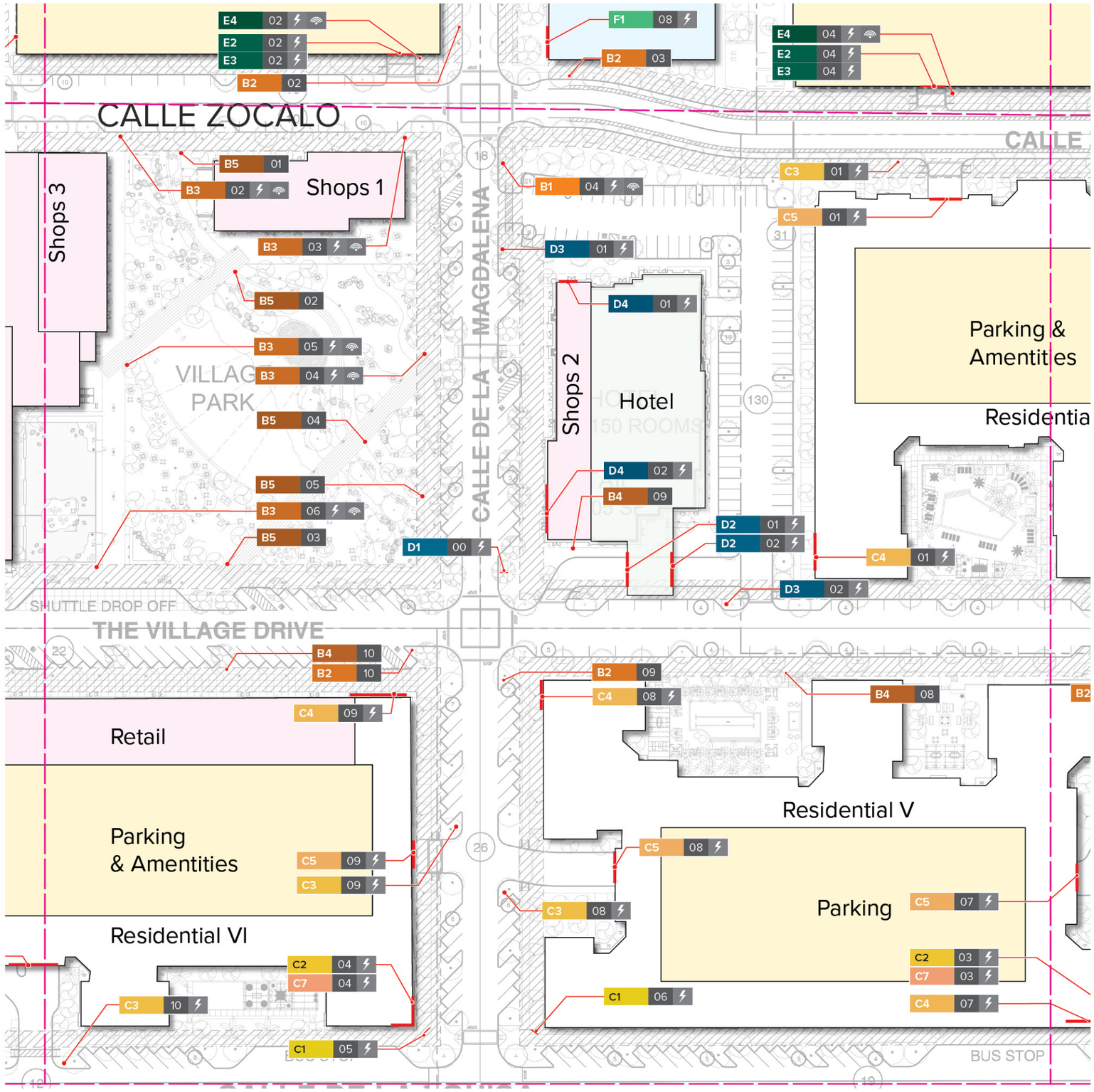

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Detail **3 of 3**

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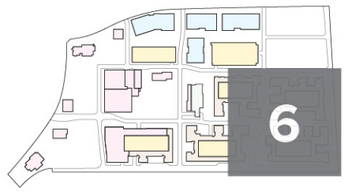

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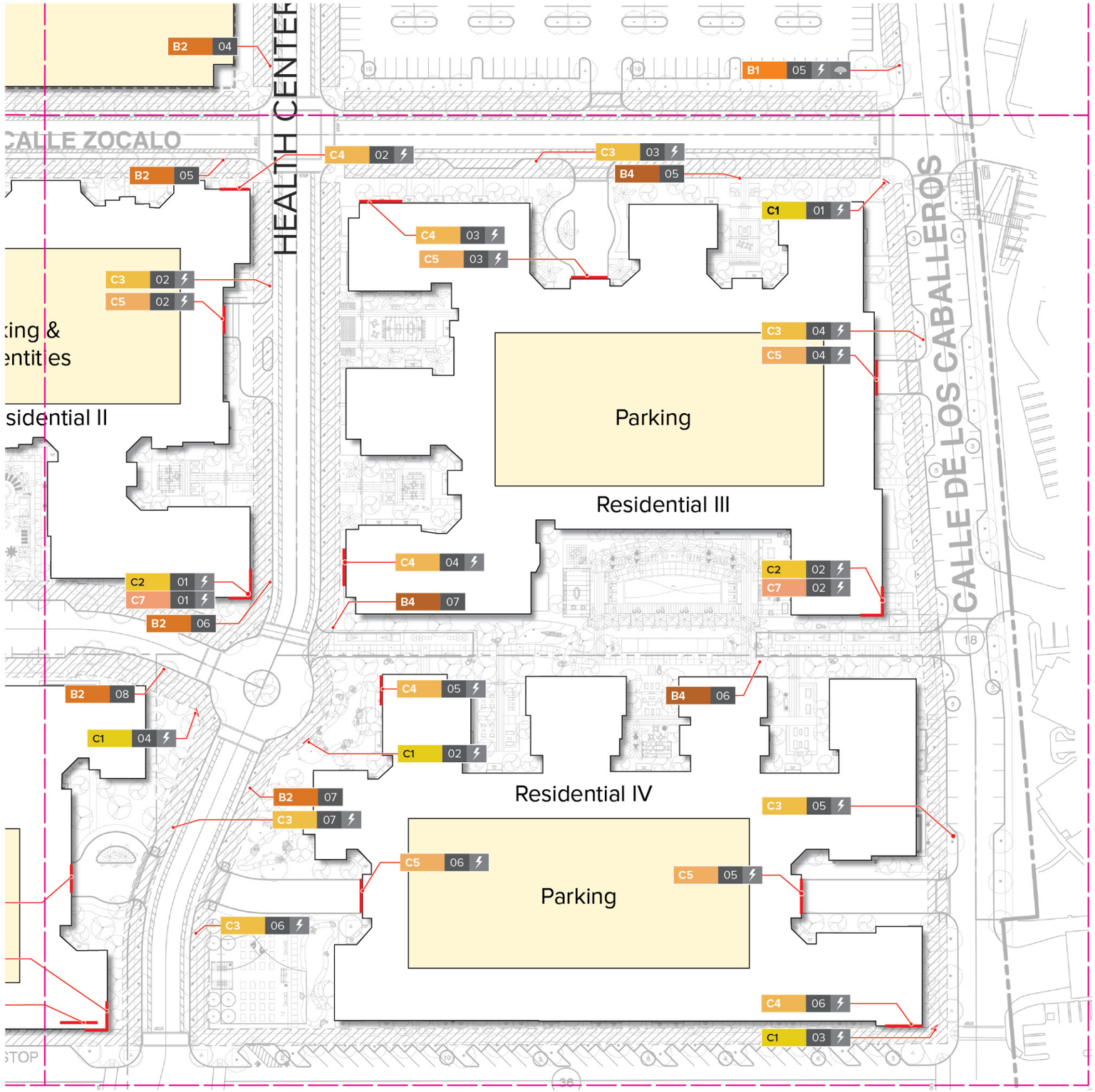

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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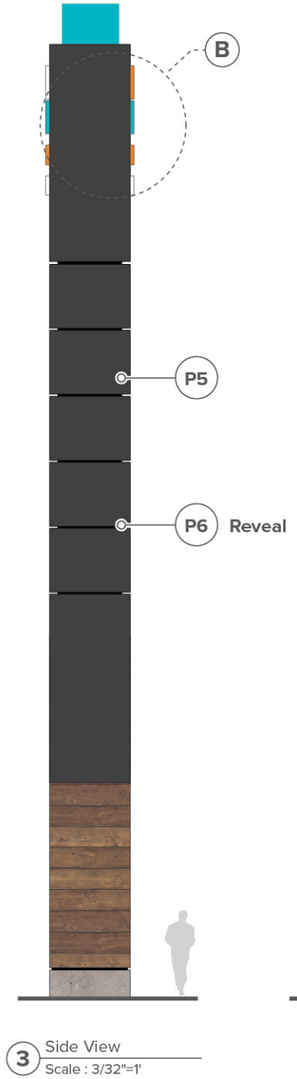
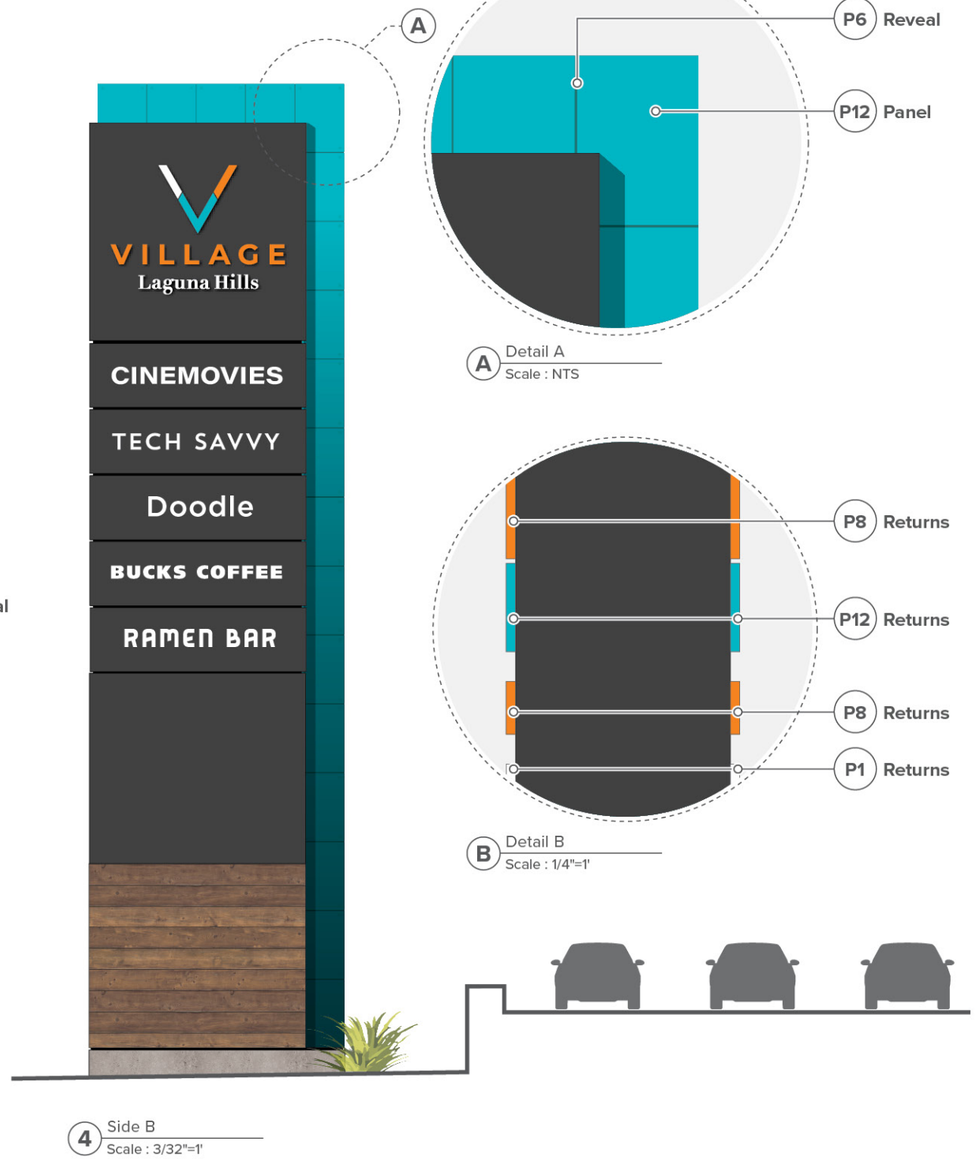
1 Side View
Scale : 3/32"=1'

2 Side A
Scale : 3/32"=1'



3 Side View
Scale : 3/32"=1'



4 Side B
Scale : 3/32"=1'

A Detail A
Scale : NTS

B Detail B
Scale : 1/4"=1'

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A1 | FREEWAY PYLON
Color and Material

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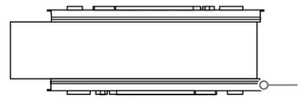
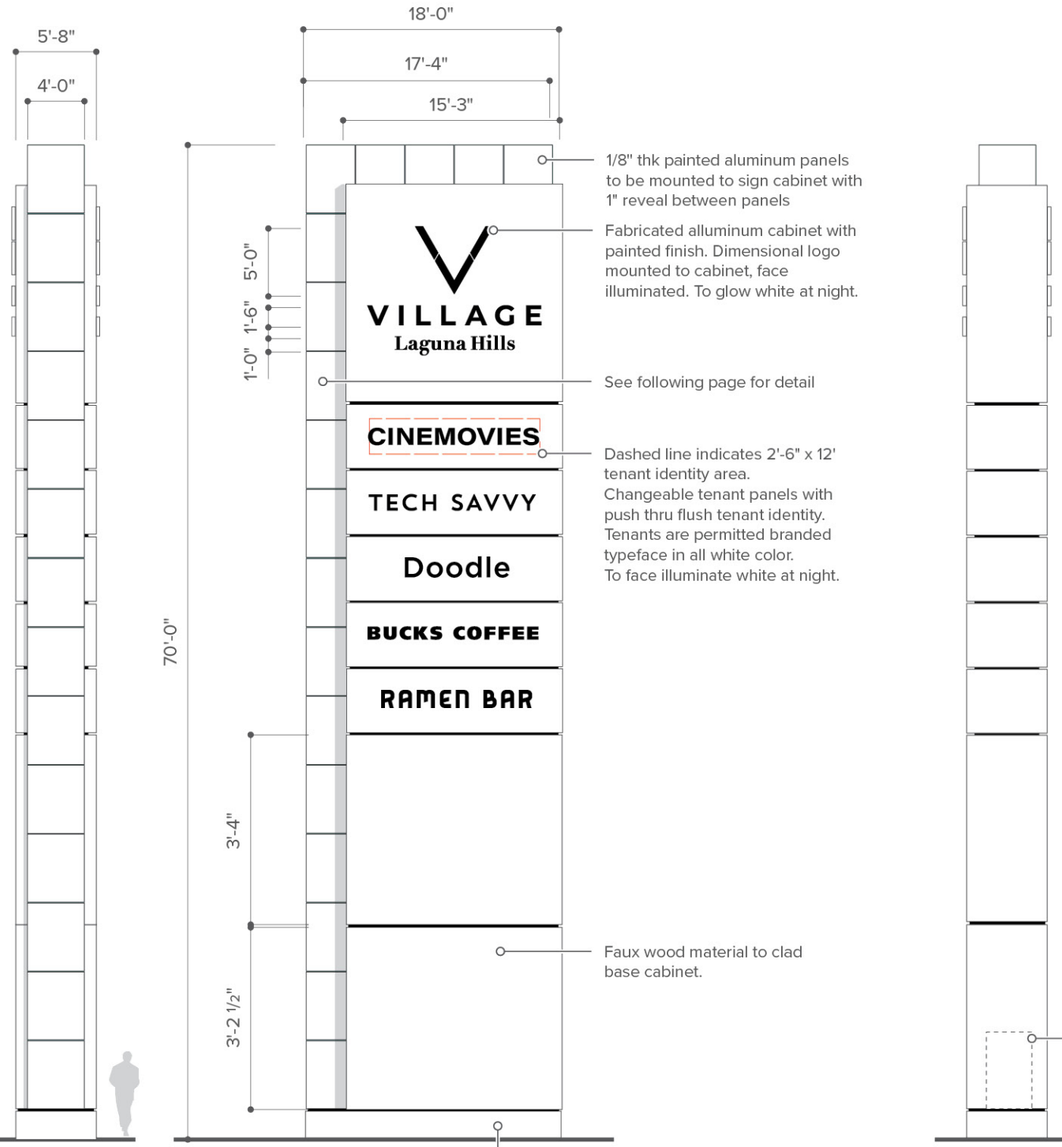


Cove lighting to wash faces of panels (Top and sides). Light lens inset 3" from face.

4 Top View
Scale : 3/32"=1'



1/8" thk painted aluminum panels to be mounted to sign cabinet with 1" reveal between panels

Fabricated alluminum cabinet with painted finish. Dimensional logo mounted to cabinet, face illuminated. To glow white at night.

See following page for detail

Dashed line indicates 2'-6" x 12' tenant identity area.
Changeable tenant panels with push thru flush tenant identity.
Tenants are permitted branded typeface in all white color.
To face illuminate white at night.

Faux wood material to clad base cabinet.

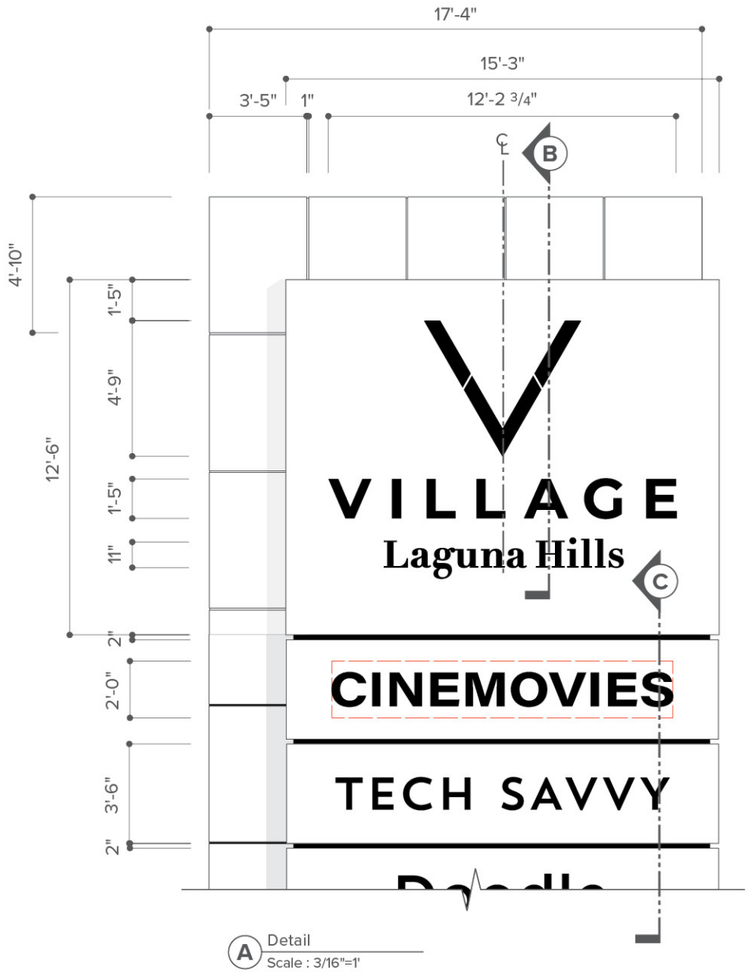
Smooth concrete base to conform to grade. Below grade footing, not visible from surface.

1 Side View
Scale : 3/32"=1'

2 Side A
Scale : 3/32"=1'

Access as required.

3 Side View
Scale : 3/32"=1'



A Detail
Scale : 3/16"=1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 1260 sq.ft.

PROJECT IDENTITY AREA: 153 sq.ft.

SINGLE TENANT AREA: 25 sq.ft.

GENERAL NOTES

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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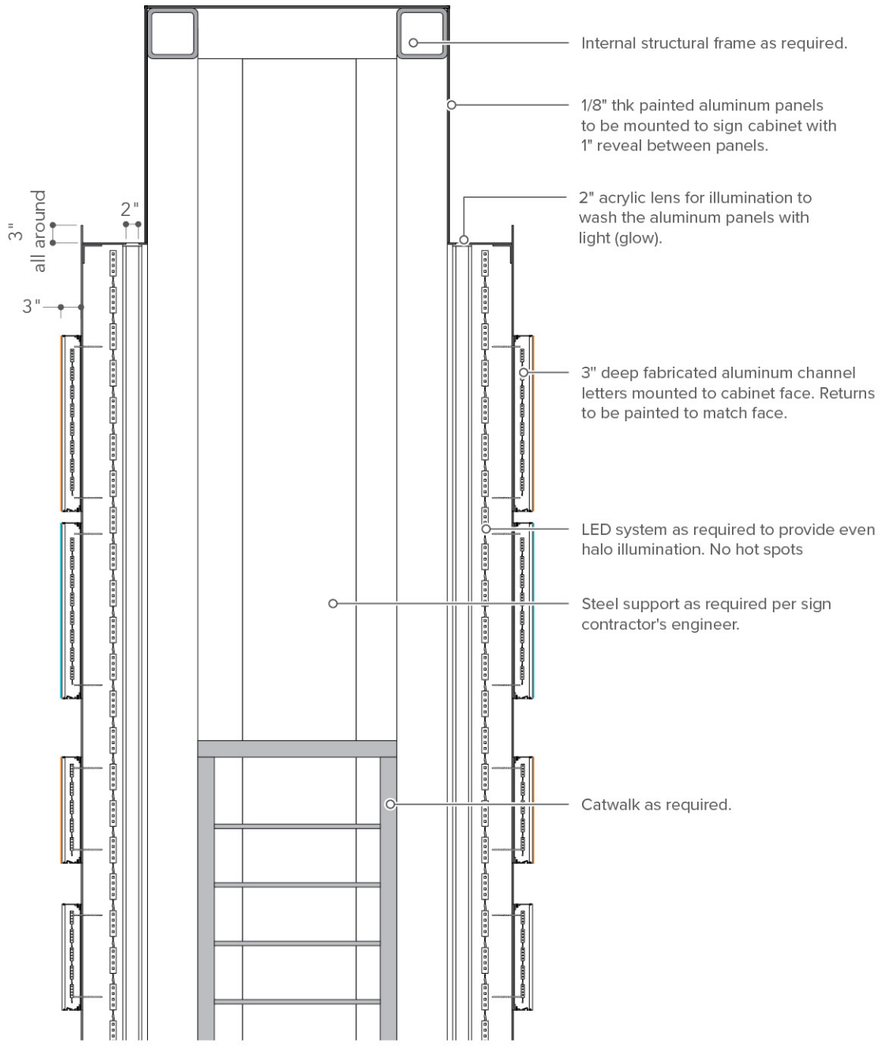
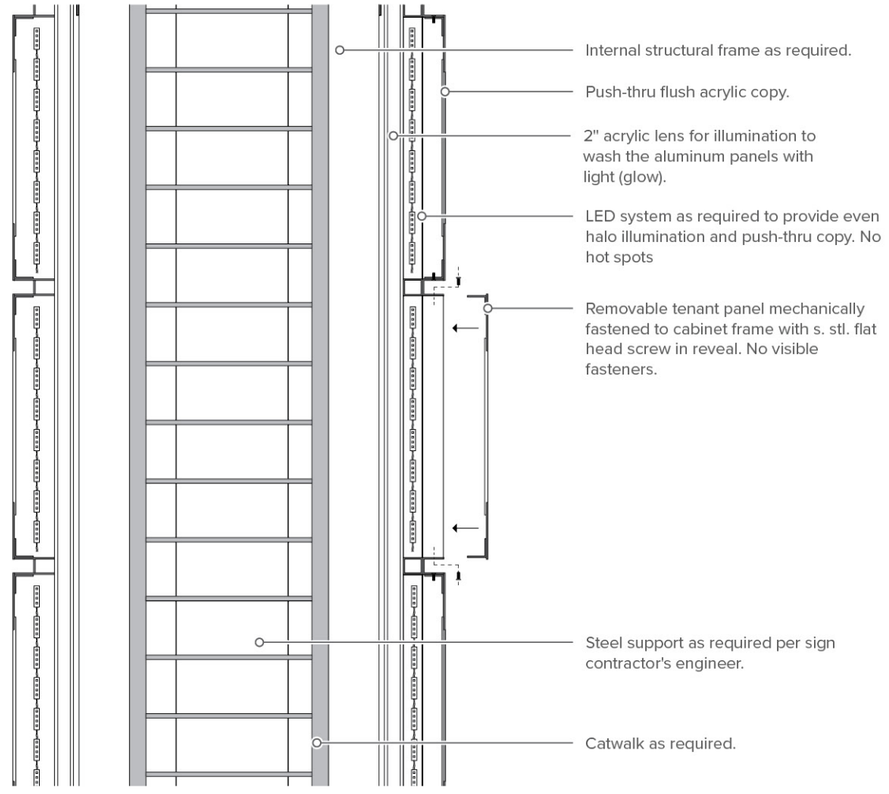


B Section
Scale : 3/8"=1'



C Section
Scale : 3/8"=1'

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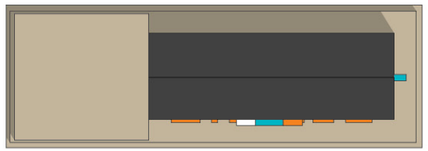
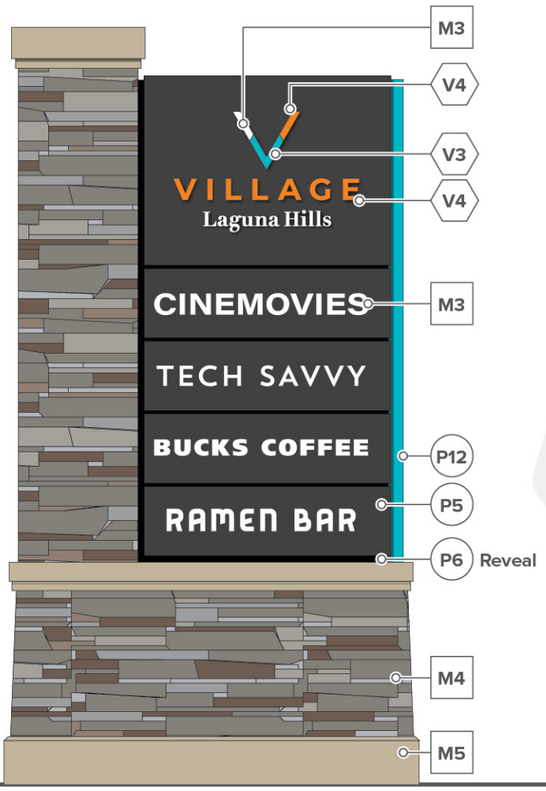
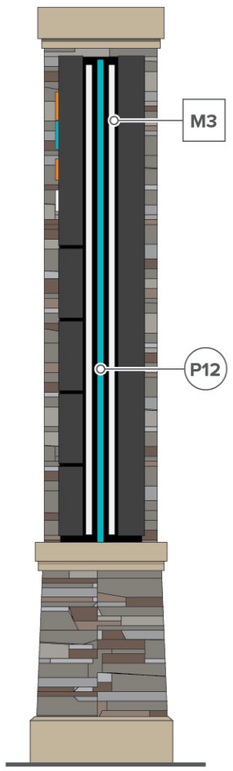


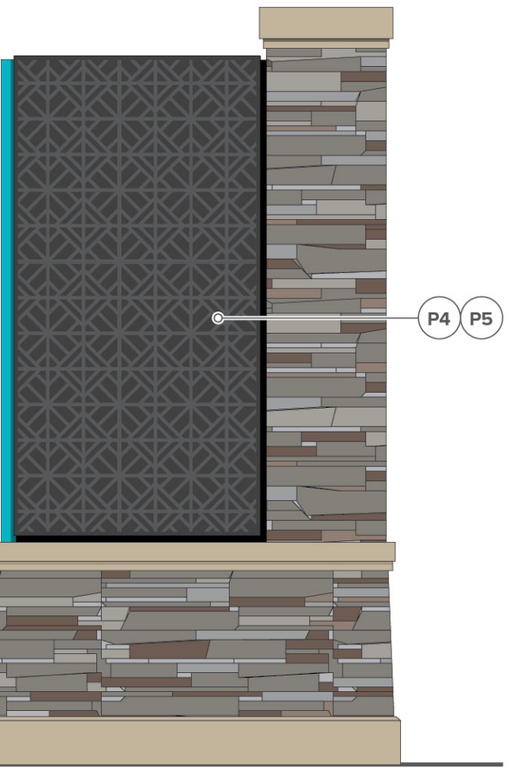
1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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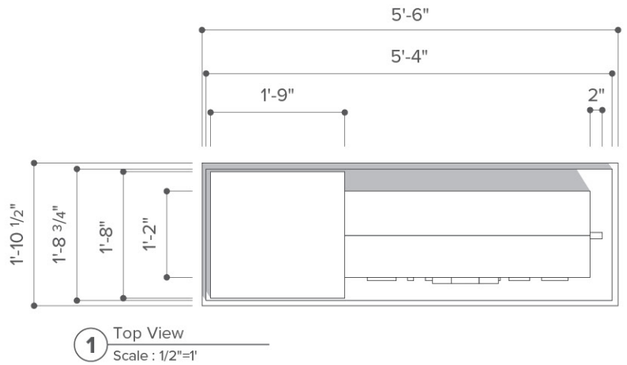
A2 | PRIMARY PROJECT MONUMENT
Color and Material



1 Top View
Scale : 1/2"=1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 55 sq.ft.

PROJECT IDENTITY AREA: 4 sq.ft.

SINGLE TENANT AREA: 2 sq.ft.

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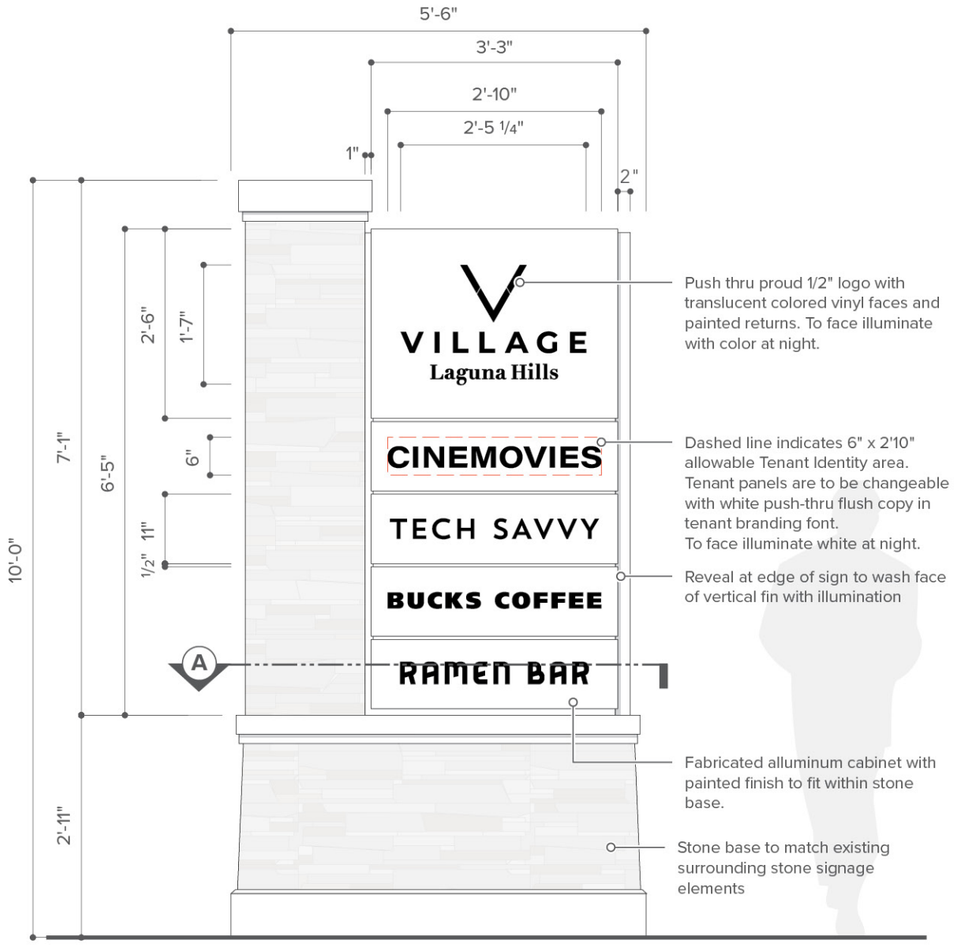


Push thru proud 1/2" logo with translucent colored vinyl faces and painted returns. To face illuminate with color at night.

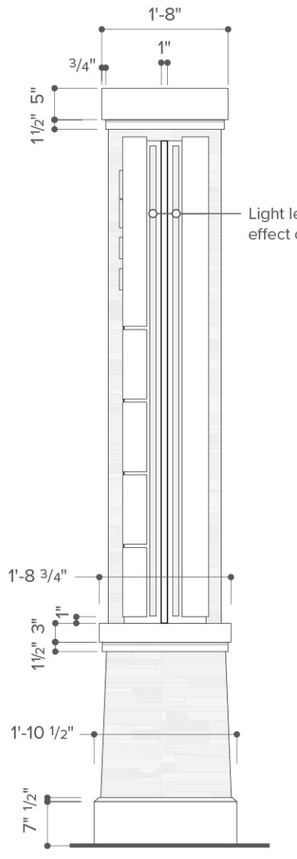
Dashed line indicates 6" x 2'10" allowable Tenant Identity area. Tenant panels are to be changeable with white push-thru flush copy in tenant branding font.
To face illuminate white at night.

Reveal at edge of sign to wash face of vertical fin with illumination

Fabricated alluminum cabinet with painted finish to fit within stone base.

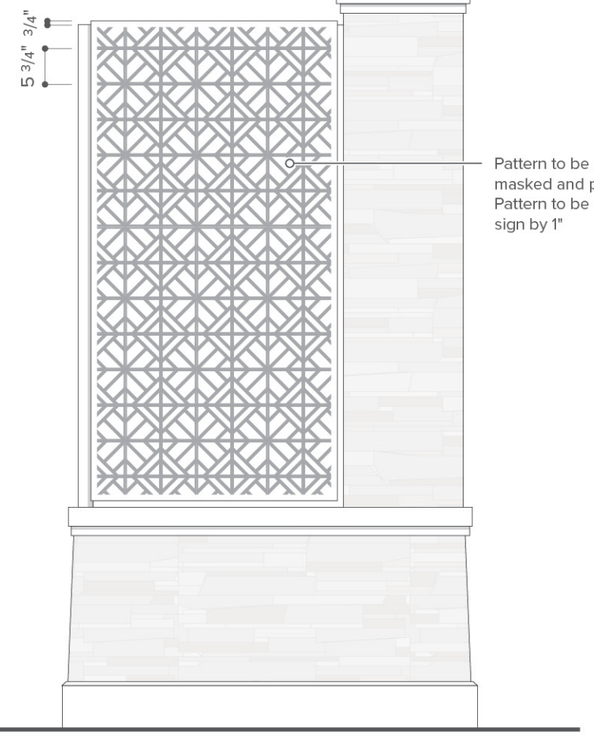
Stone base to match existing surrounding stone signage elements

2 Front View
Scale : 1/2"=1'



Light lens to create halo effect on vertical fin.

3 Side View
Scale : 1/2"=1'



Pattern to be direct print or masked and painted on cabinet. Pattern to be inset from sides of sign by 1"

4 Back View
Scale : 1/2"=1'

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A2 | PRIMARY PROJECT MONUMENT
Notes and Details

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SQUARE FOOTAGE

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SINGLE TENANT AREA: 2 sq.ft.

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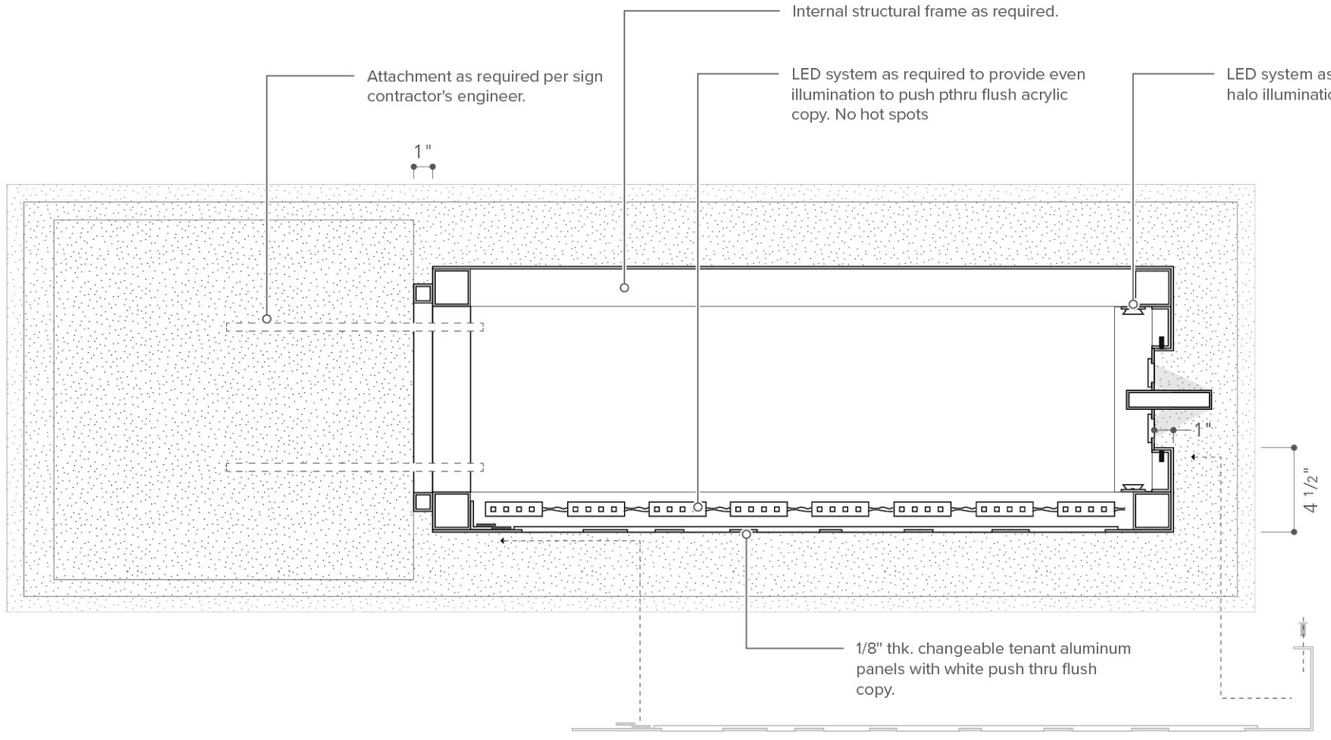

A Section
Scale : 1 1/2"=1'

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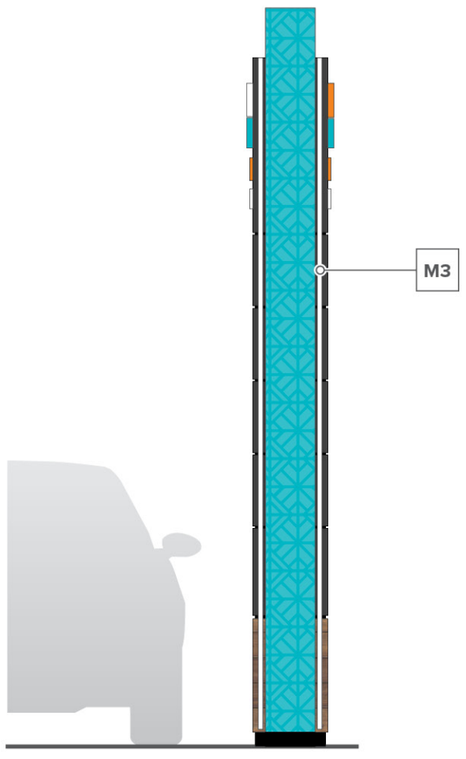
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



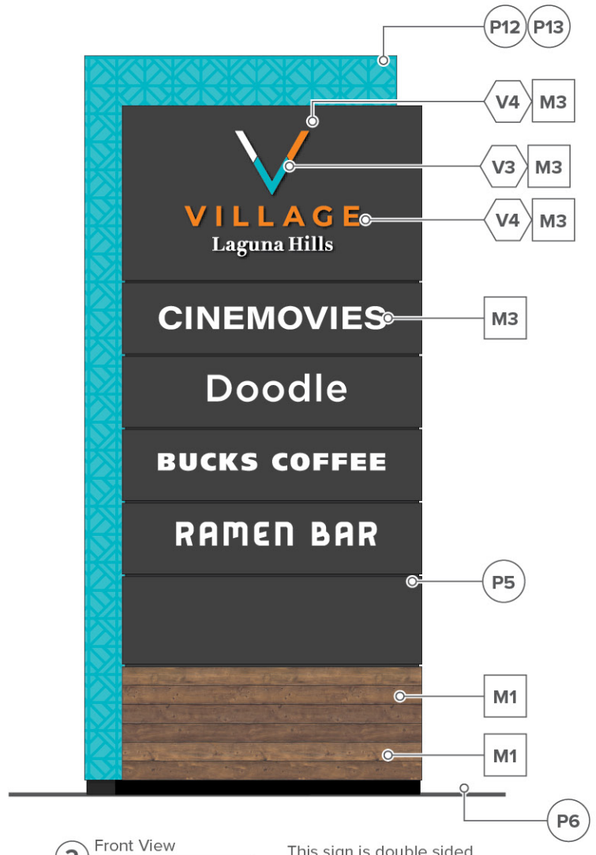
DETAIL OF ROUTED LOGO BACKED WITH SIMILAR MATERIAL



4 Top View
Scale : 3/8"=1'

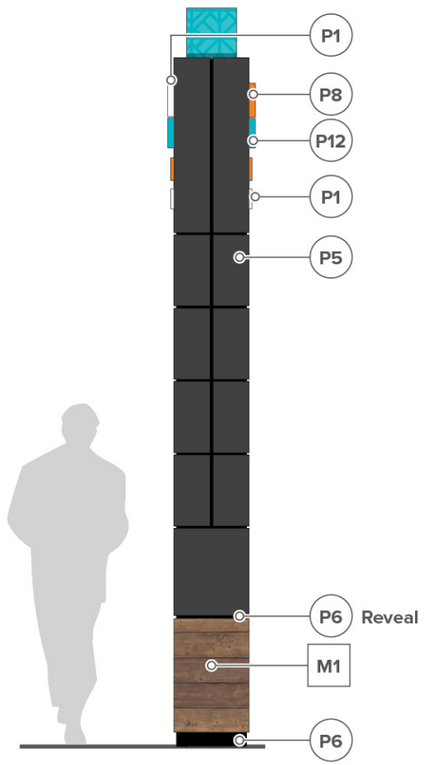


1 Side View
Scale : 3/8"=1'



2 Front View
Scale : 3/8"=1'

This sign is double sided



3 Side View
Scale : 3/8"=1'

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A3 | SECONDARY PROJECT MONUMENT
Color and Material

1.h

VILLAGE at Laguna Hills

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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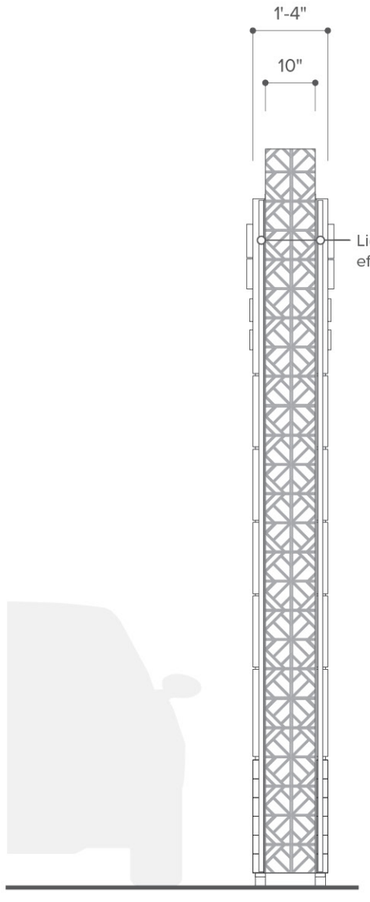
SQUARE FOOTAGE

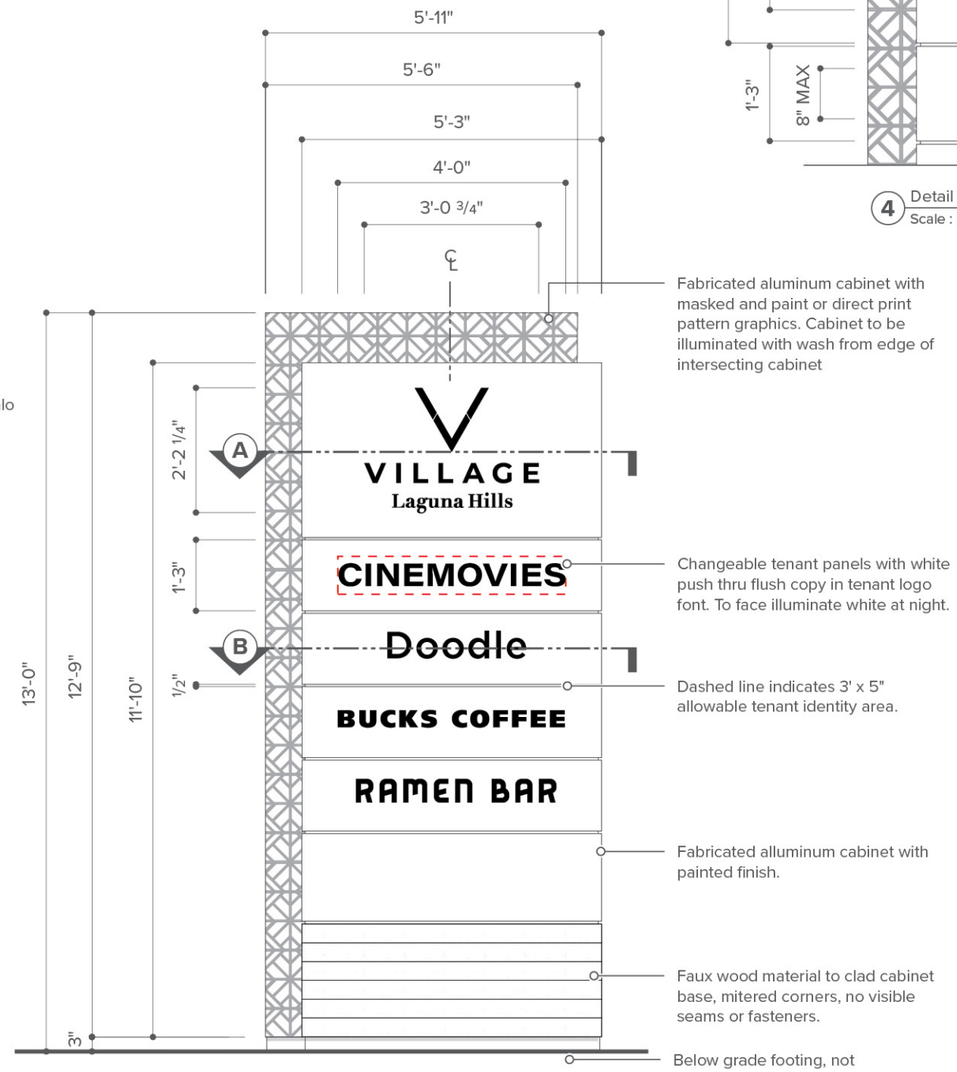
OVERALL SIGN AREA: 77 sq.ft.

PROJECT IDENTITY AREA: 7 sq.ft.

SINGLE TENANT AREA: 3 sq.ft.

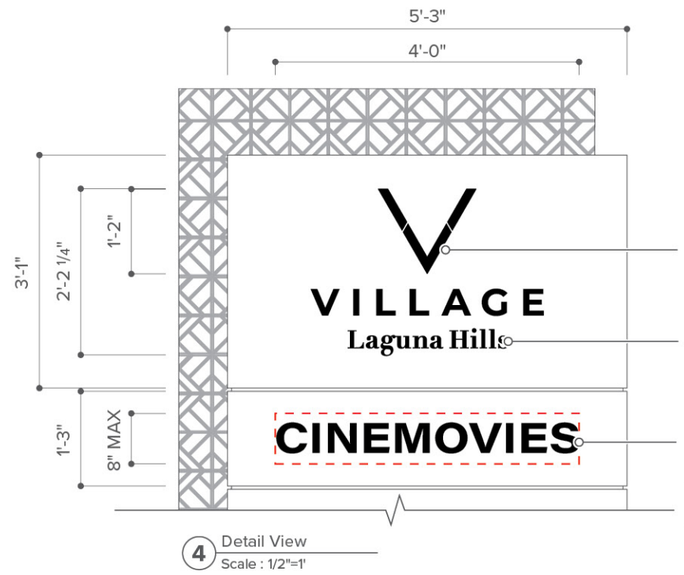


1 Side View
Scale : 3/8"=1'

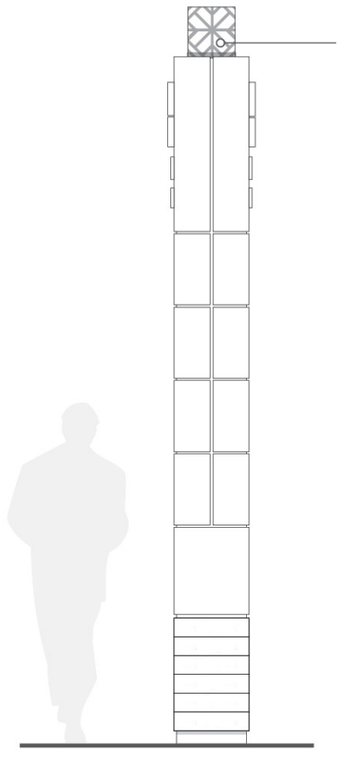


2 Front View
Scale : 3/8"=1'

This sign is double sided



4 Detail View
Scale : 1/2"=1'



3 Side View
Scale : 3/8"=1'

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A3 | SECONDARY PROJECT MONUMENT
Notes and Details

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PACKAGE: Schematic Design

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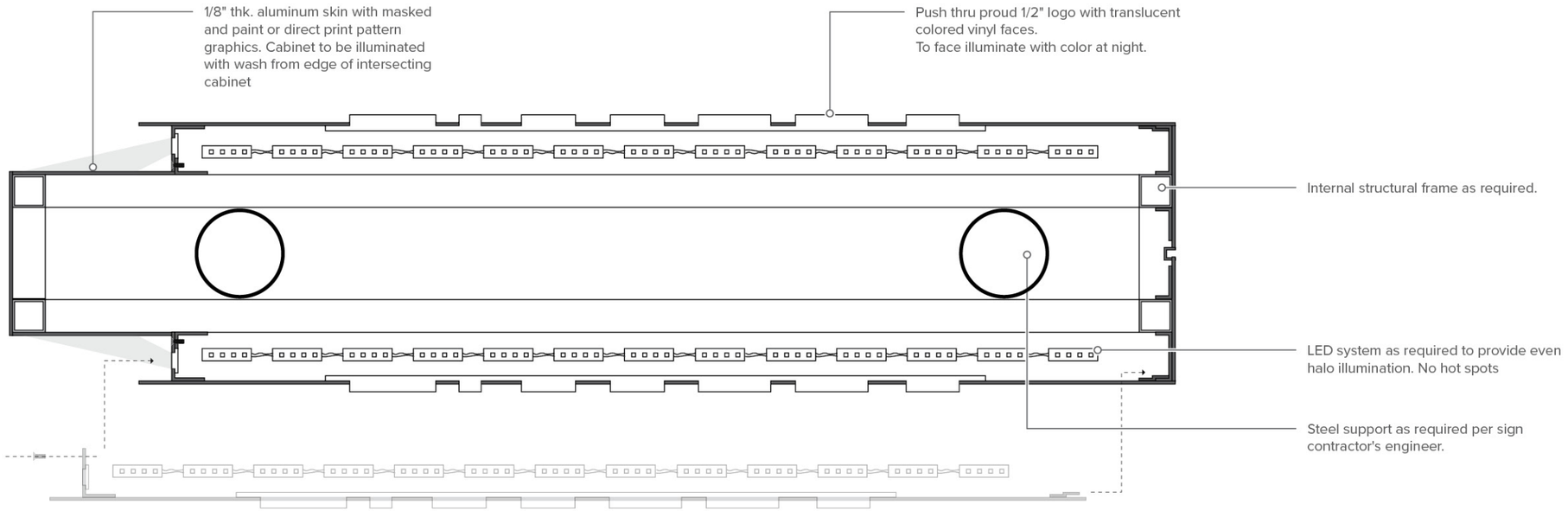
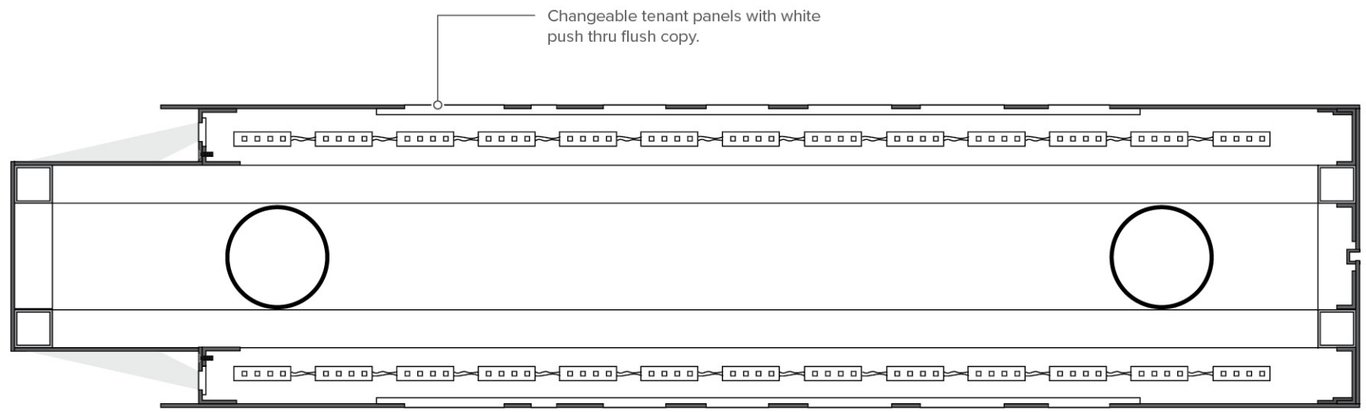
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



A Section
Scale : 1 1/2"=1'



B Section
Scale : 1 1/2"=1'

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A3 | SECONDARY PROJECT MONUMENT
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gn Program (2402 : USE-0010-2019 (Village at Laguna Hills))



1 Existing Sign Context
Scale : NTS

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2 Front View
Scale : 1/4"=1'

Provide curved structure to follow radius of existing wall for plant / vine to grow. Planting to be coordinated with and provided by landscape team or to be faux so element is green year round.

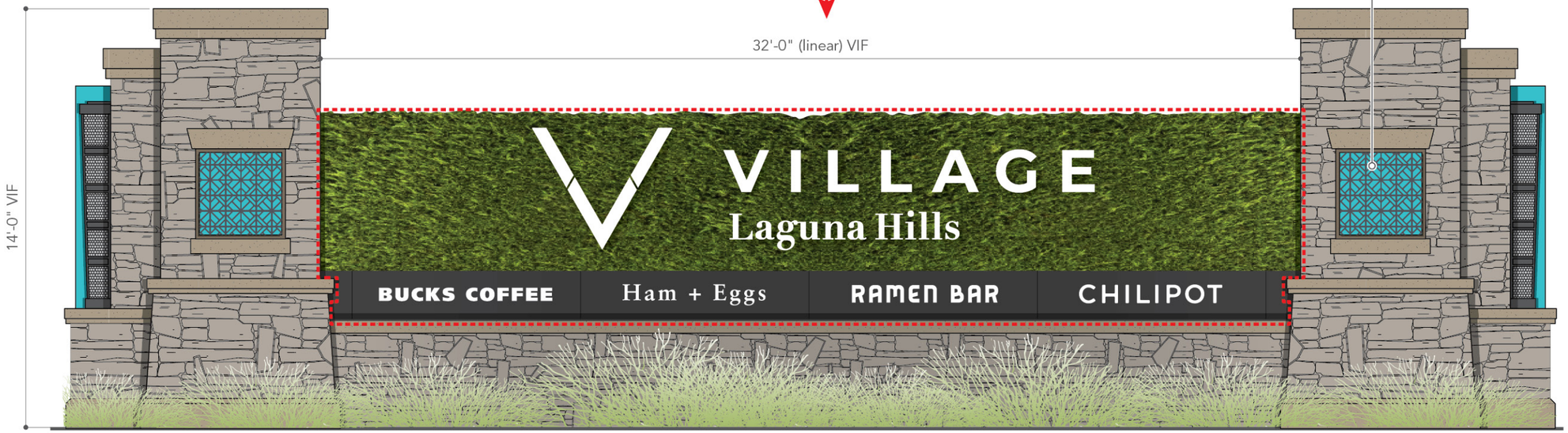
Fabricated aluminum channel letters. Individual letters pin mounted from planting structure. Letters to face illuminate and halo glow from back of letters.

Fabricated curved cabinet to follow radius of existing wall. Changeable tenant panels. White Push thru flush tenant identities in tenant logo font. Internally illuminated to glow white at night. Dashed area indicates Tenant Identity Area

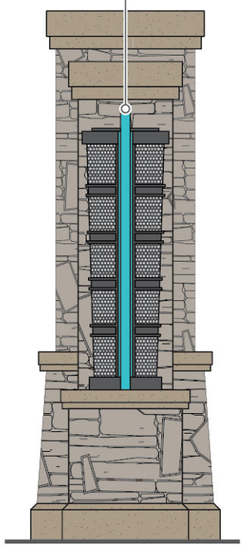
Existing grille to be replaced with new waterjet grille & frame backed up with acrylic. Colored film on first surface of acrylic. Internally illuminated.

Existing fins to be painted project blue.

Add new curved cabinet and planting structure to existing monument wall



3 Context Front View
Scale : 1/4"=1'



4 Side View
Scale : 1/4"=1'

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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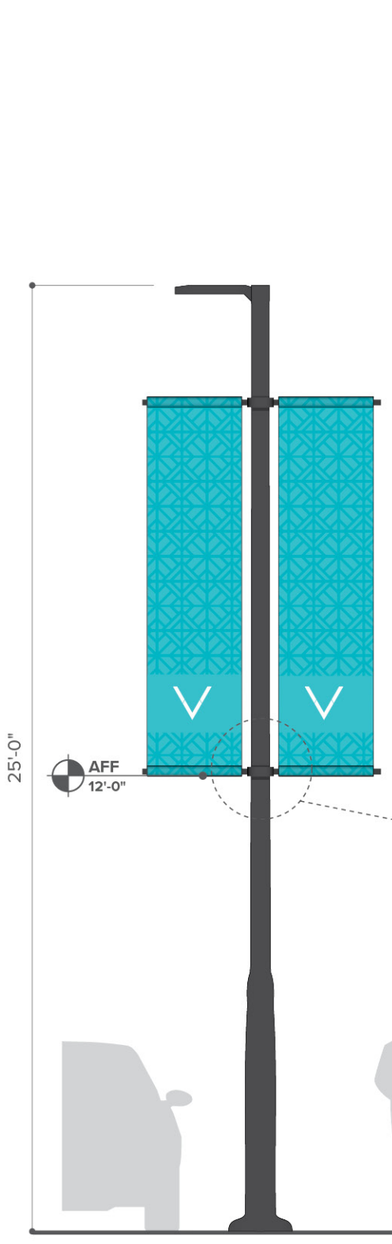

1 Front View
Scale : 1/4"=1'

Overall Site Alternate



2 Message and Pattern Variations
Scale : 3/8"=1'



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A5 | LIGHT POLE BANNERS
Color and Material

VILLAGE at Laguna Hills

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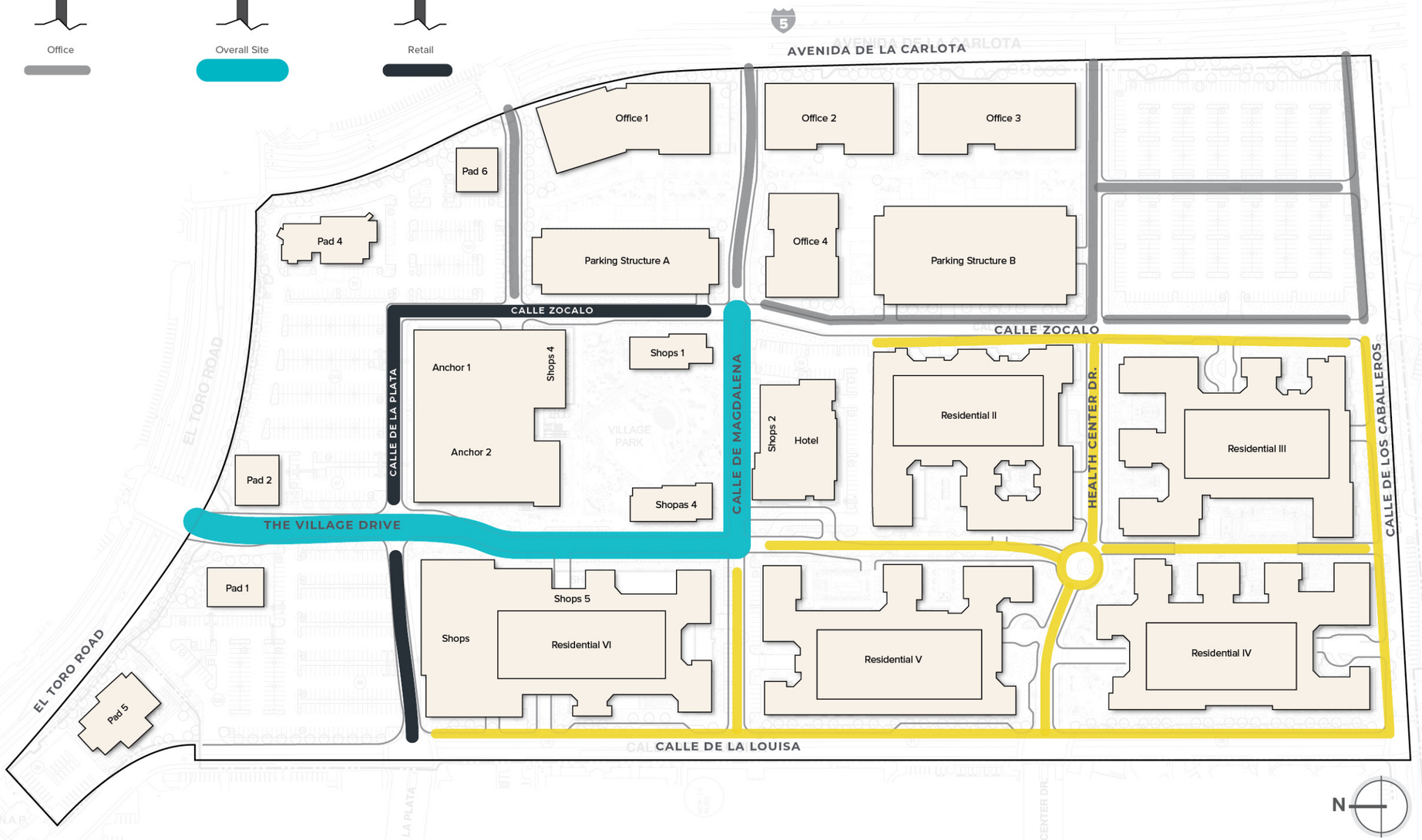

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A5 | LIGHT STANDARD MOUNTED BANNERS
Color and Material

Packet Pg. 757

VILLAGE at Laguna Hills

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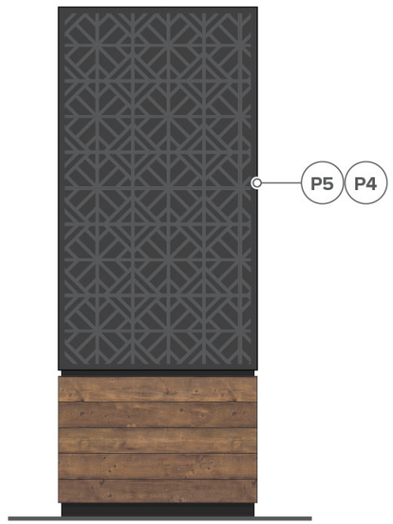

5 Alternate Back
Scale : 1/2"=1'



4 Detail View
Scale : 1/2"=1'

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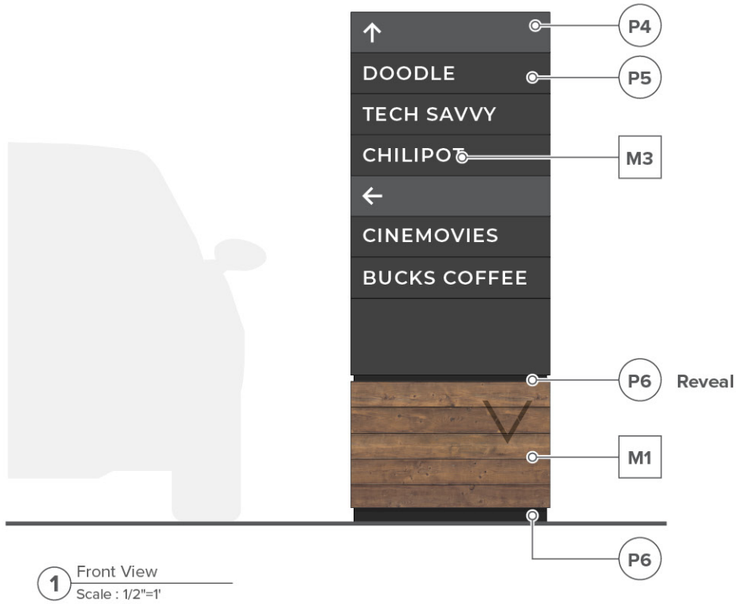
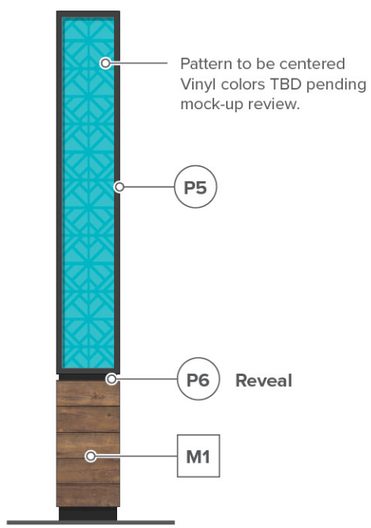
DETAIL OF ROUTED LOGO BACKED WITH SIMILAR MATERIAL



1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'

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B1 | VEHICULAR DIRECTIONALS
Color and Material

VILLAGE at Laguna Hills

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Attachment: Attachment h - Village at Laguna Hills Master Si
gn Program (2402 : USE-0010-2019 (Village at Laguna Hills))

SQUARE FOOTAGE

OVERALL SIGN AREA: 18 sq.ft.

PROJECT IDENTITY AREA: 1 sq.ft.

TOTAL MESSAGiNG AREA: 13 sq.ft.

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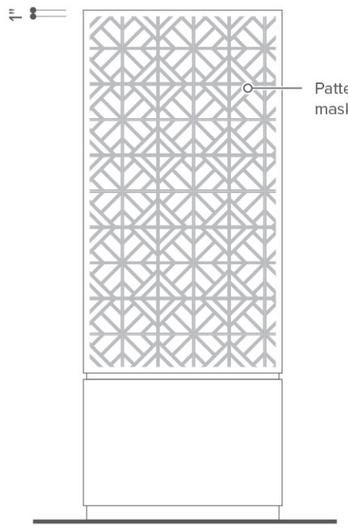
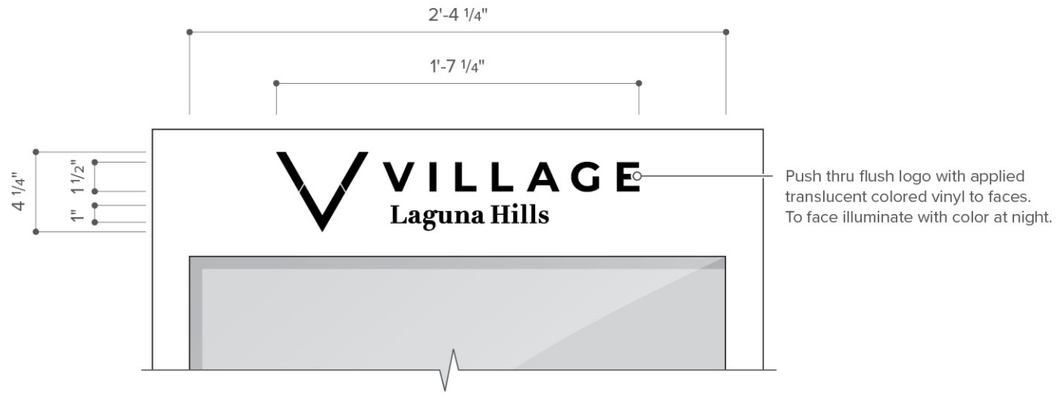
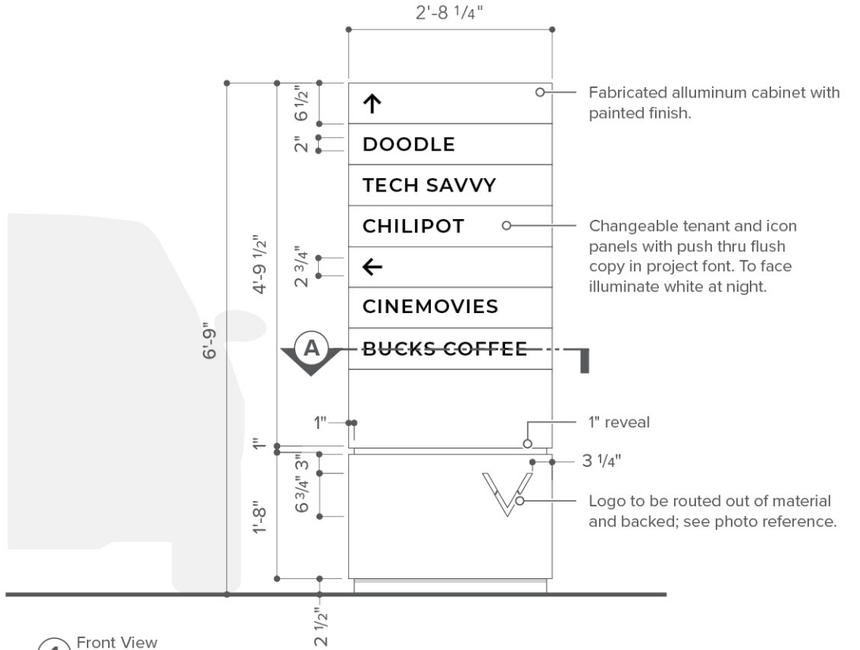


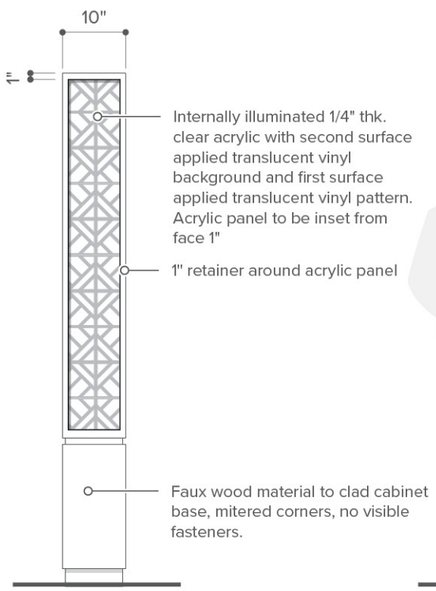
5 Alternate Back
Scale : 1/2"=1'



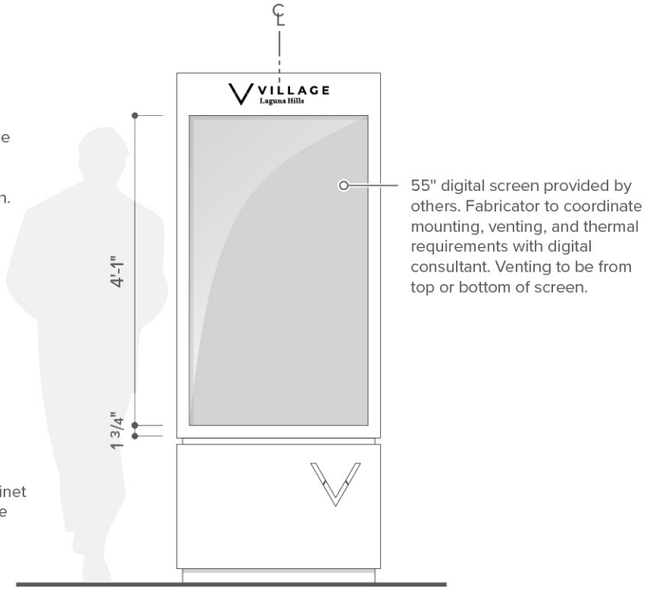
4 Detail View
Scale : 1 /2"=1'



1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'

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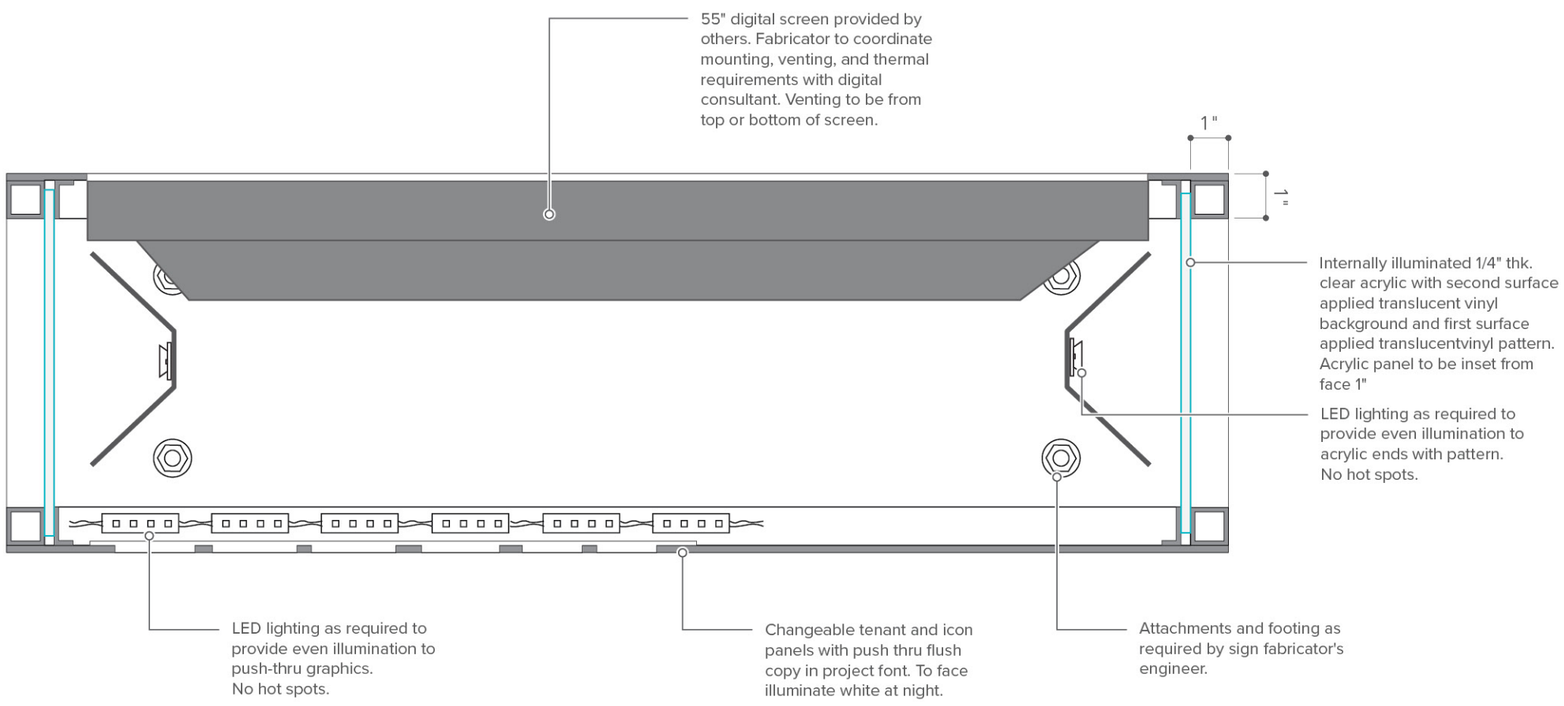

A Section
Scale : 3"=1'

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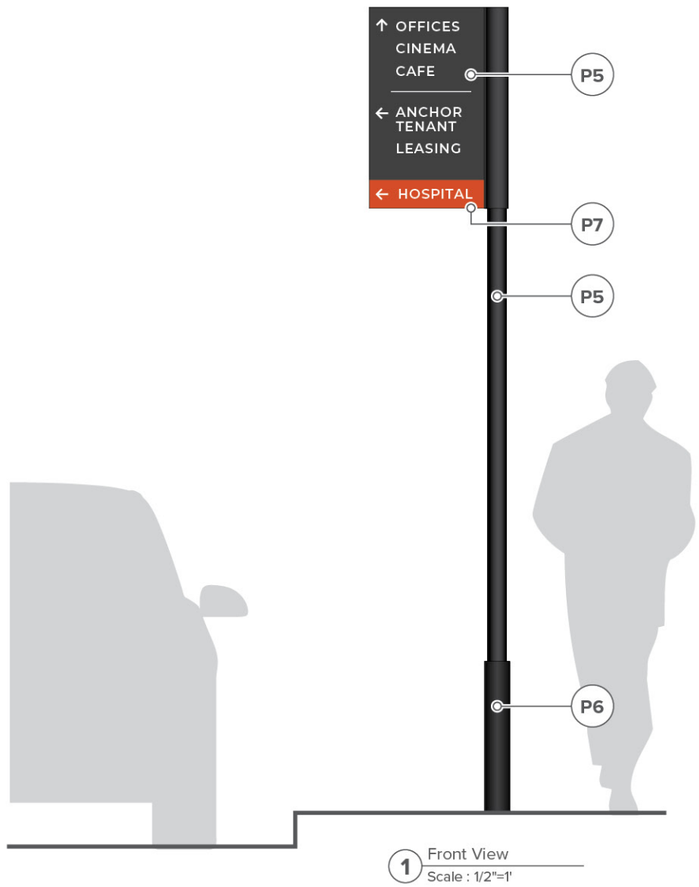
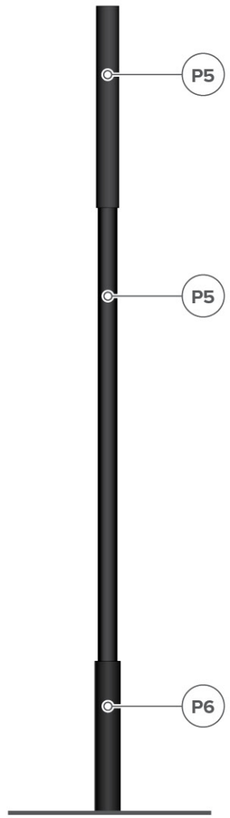
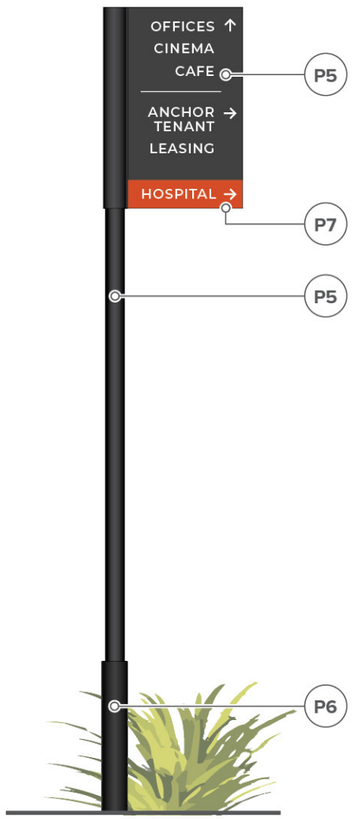


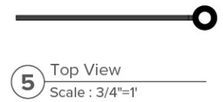
1 Front View
Scale : 1/2"=1'



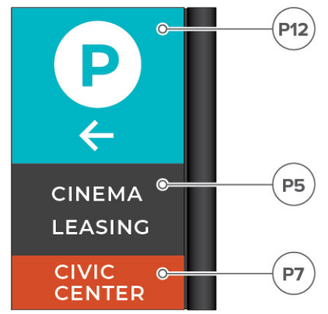
2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'



5 Top View
Scale : 3/4"=1'



4 Front View - Alt Messaging
Scale : 3/4"=1'

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B2 | POLE MOUNTED VEHICULAR DIRECTIONAL
Color and Material

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

SQUARE FOOTAGE

OVERALL SIGN: 19 sq.ft.

MESSAGING AREA: 5 sq.ft.

GENERAL NOTES

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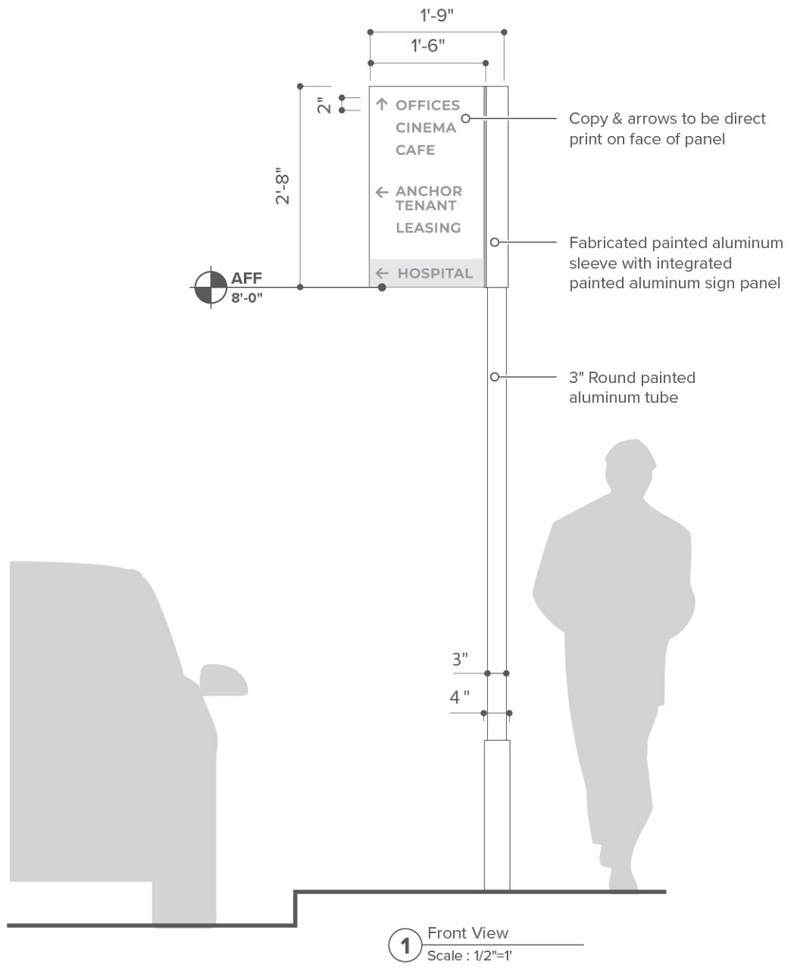
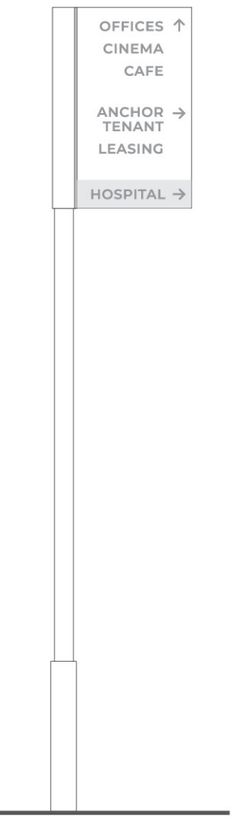


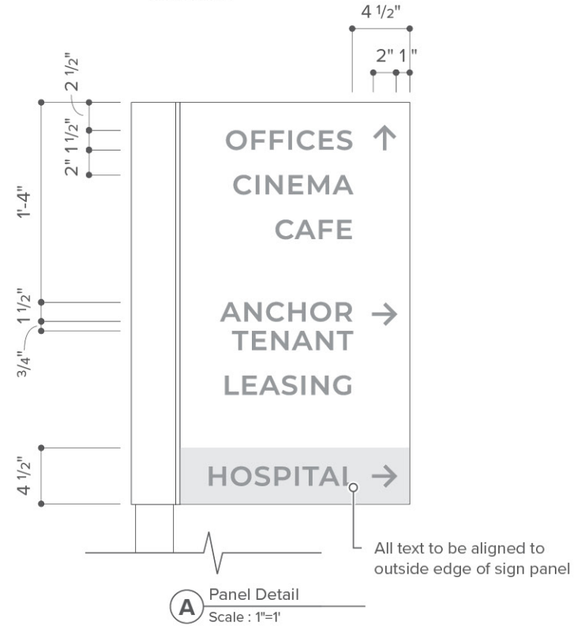
1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



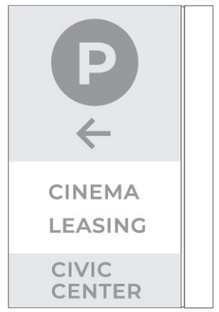
3 Back View
Scale : 1/2"=1'



A Panel Detail
Scale : 1"=1'



5 Top View
Scale : 3/4"=1'



4 Front View - Alt Messaging
Scale : 3/4"=1'

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B2 | POLE MOUNTED VEHICULAR DIRECTIONAL
Notes and Details

VILLAGE at Laguna Hills

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL



4 Detail View
Scale : 1 1/2"=1'

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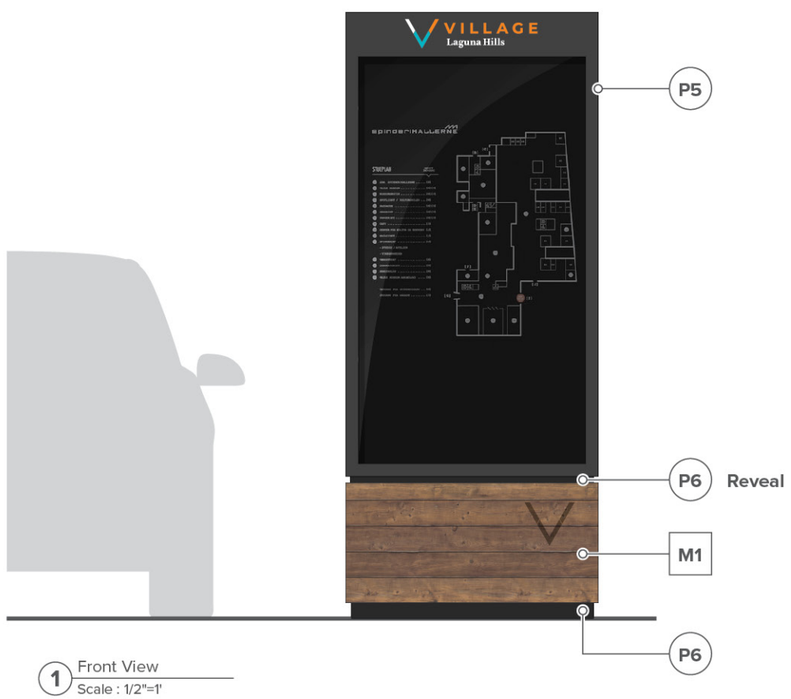
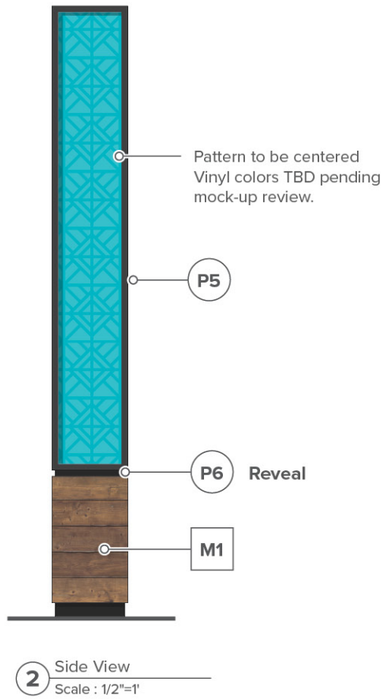


1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign P
rogram (2402 : USE-0010-2019 (Village at Laguna Hills))

SQUARE FOOTAGE

OVERALL SIGN AREA: 27 sq.ft.

PROJECT IDENTITY AREA: 1 sq.ft.

DIGITAL SCREEN AREA: 16 sq.ft.

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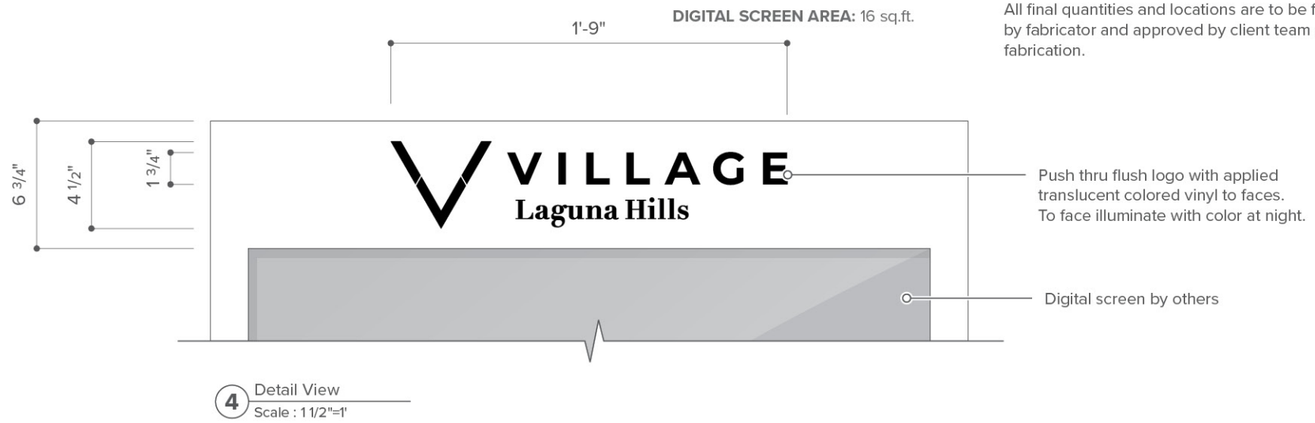
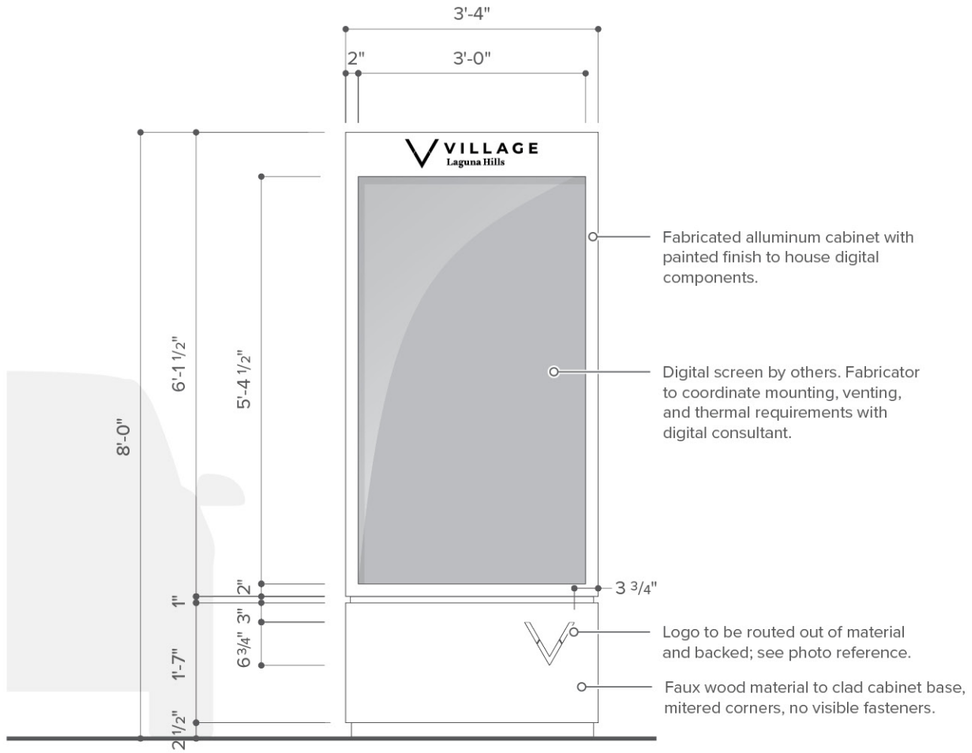
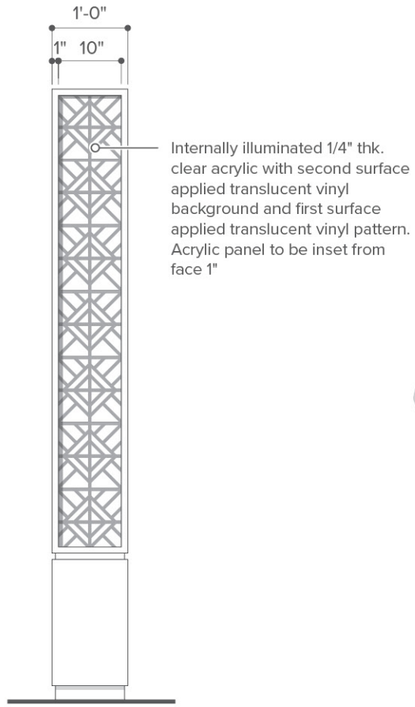


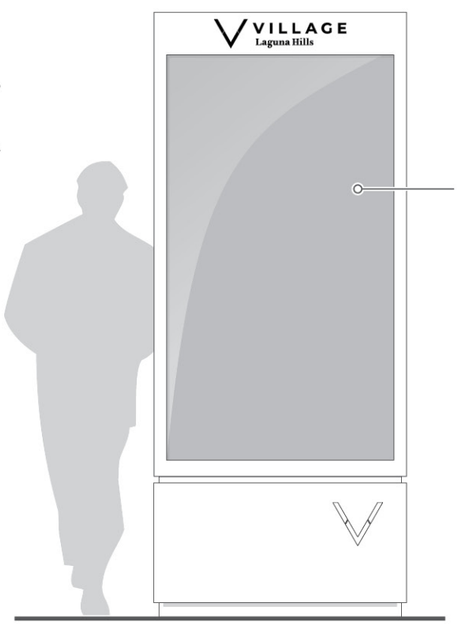
4 Detail View
Scale : 1 1/2"=1'



1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'

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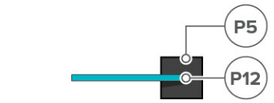
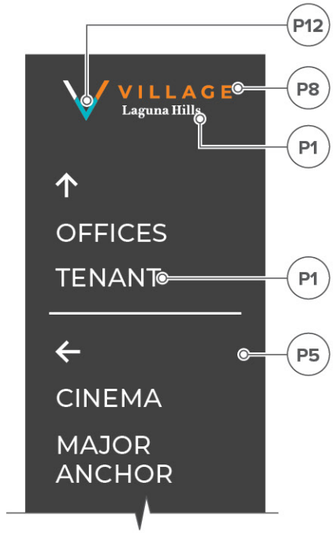
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



1 Top View
Scale : 1/2"=1'



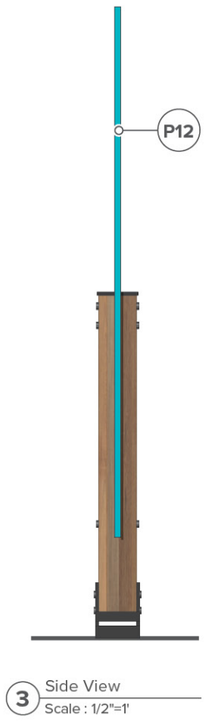
A Alternate Messaging
Scale : 1"=1'



B Detail of Messaging
Scale : 1"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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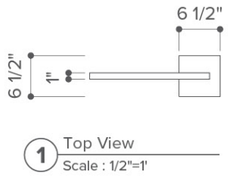
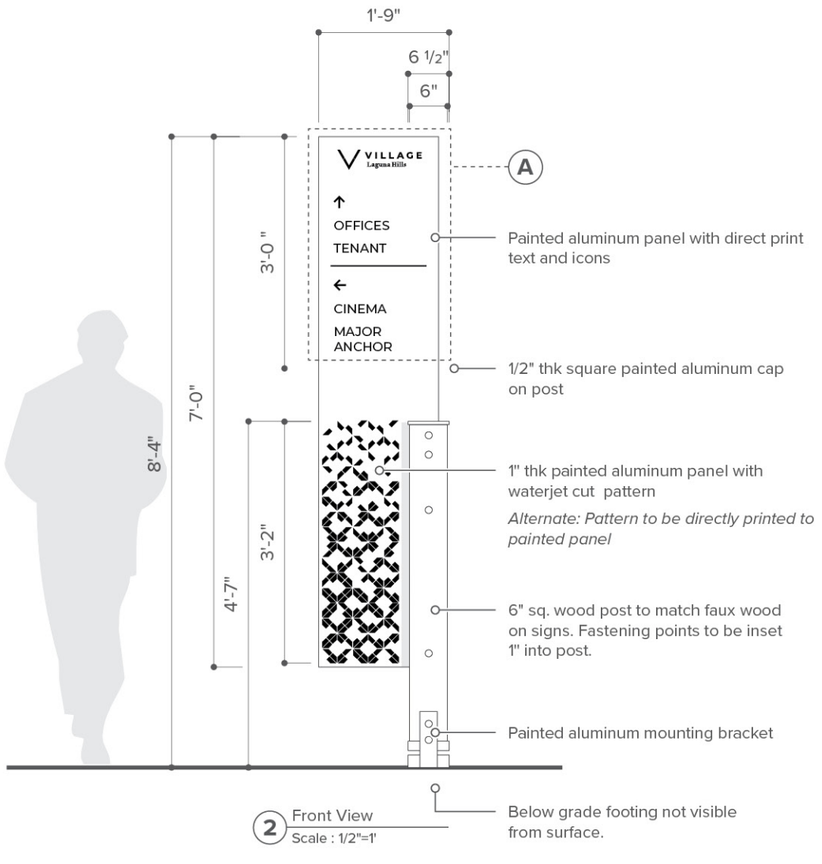
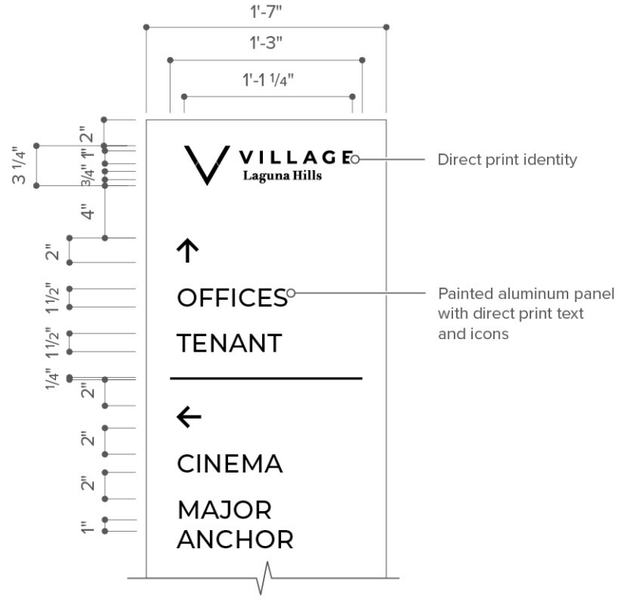


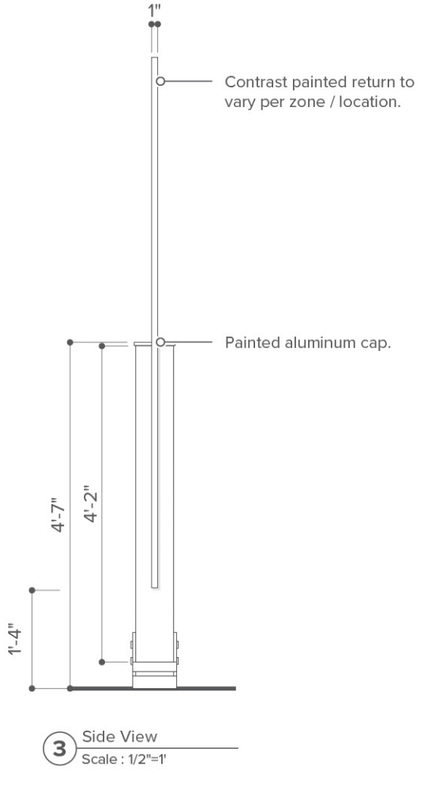
1 Top View
Scale : 1/2"=1'



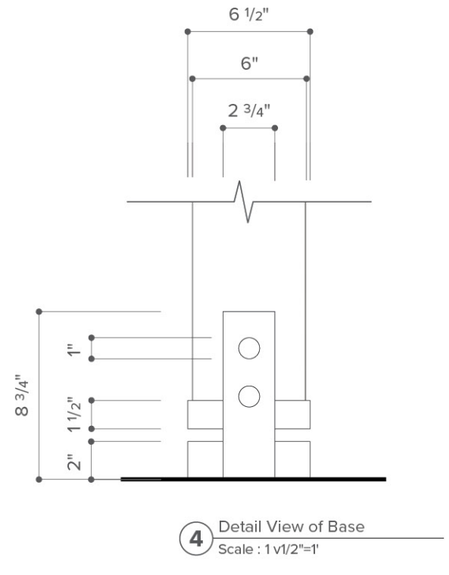
2 Front View
Scale : 1/2"=1'



A Alternate Messaging
Scale : 1"=1'



3 Side View
Scale : 1/2"=1'



4 Detail View of Base
Scale : 1 v1/2"=1'

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SQUARE FOOTAGE

OVERALL SIGN AREA: 14 sq.ft.

PROJECT IDENTITY AREA: 1 sq.ft.

MESSAGING AREA: 5 sq.ft.

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PACKAGE: Schematic Design

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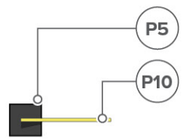
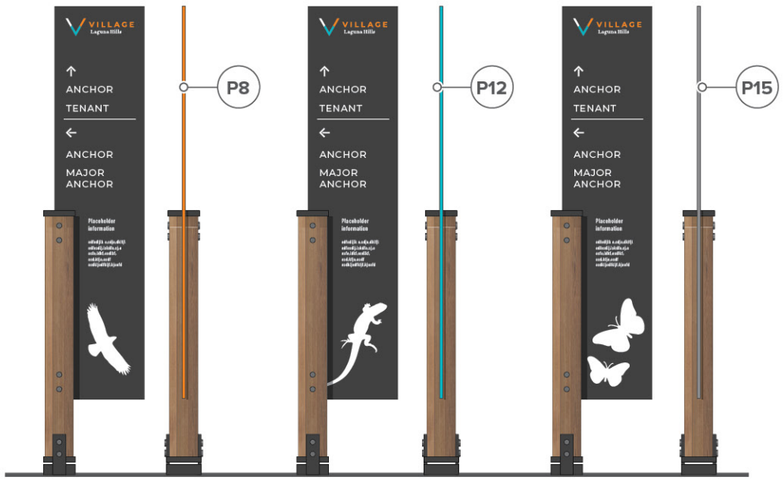
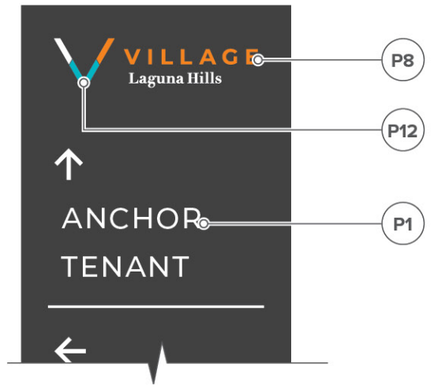


1 Top View
Scale : 1/2"=1'



A Graphic / Color Variations
Scale : 1/2"=1'



B Graphic / Color Variations
Scale : 1/2"=1'

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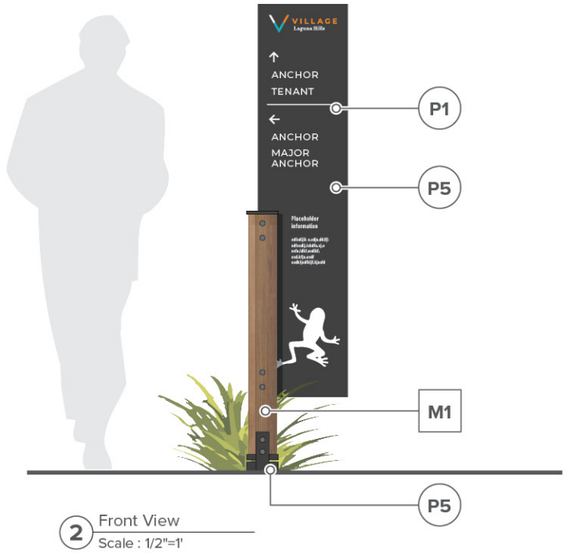
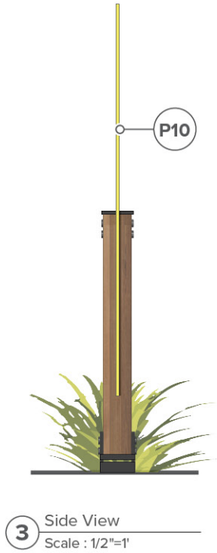


2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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B5 | TRAIL MARKER
Color and Material

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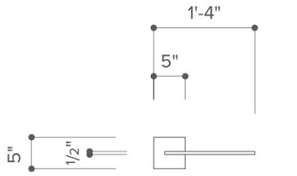
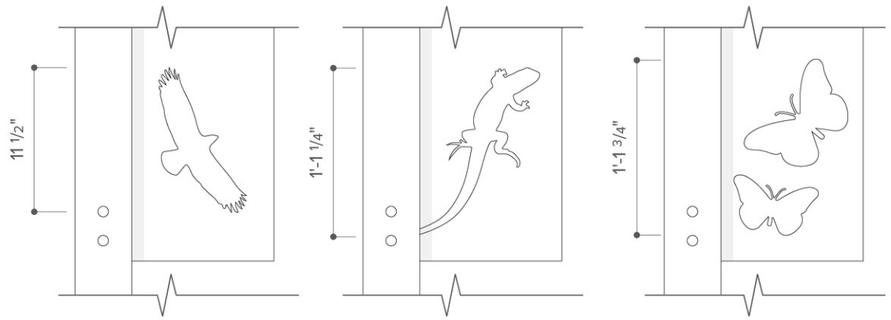
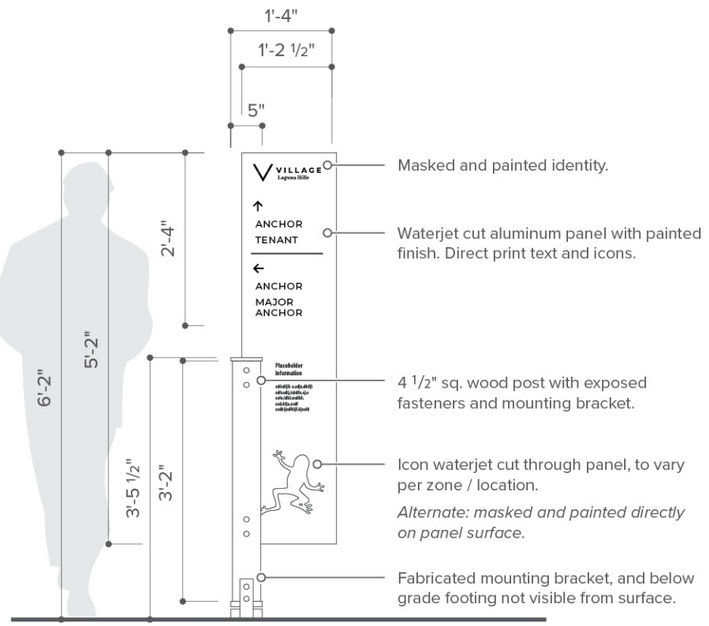


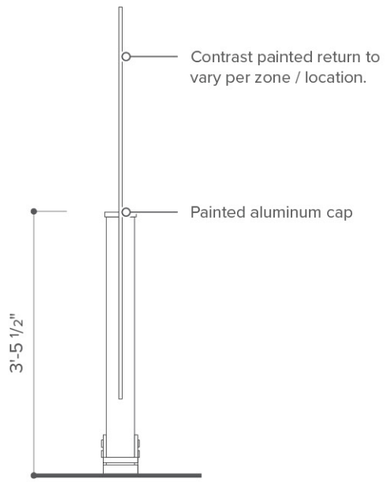
1 Top View
Scale : 1/2"=1'



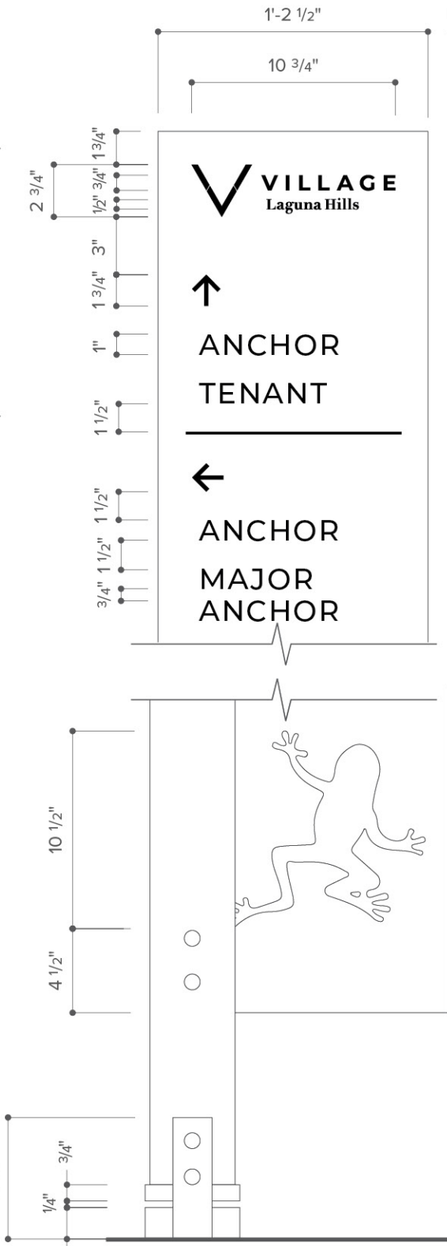
A Graphic / Color Variations
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



B Graphic / Color Variations
Scale : 1/2"=1'

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SQUARE FOOTAGE

OVERALL SIGN AREA: 8 sq.ft.

PROJECT IDENTITY AREA: 1 sq.ft.

MESSAGING AREA: 3 sq.ft.

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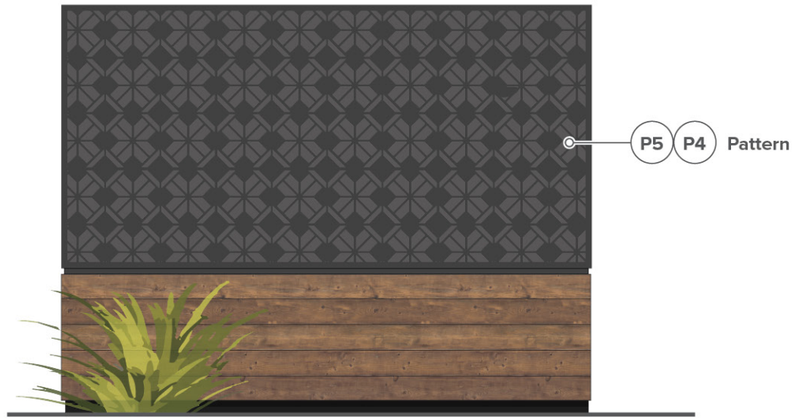
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

B5 | TRAIL MARKER
Notes and Details



1 Back View
Scale : 1/2"=1'



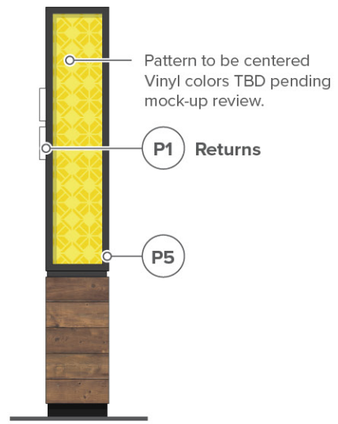
2 Top View
Scale : 1/2"=1'



3 Front View
Scale : 1/2"=1'



DETAIL OF ROUTED LOGO BACKED WITH SIMILAR MATERIAL



4 Side View
Scale : 1/2"=1'

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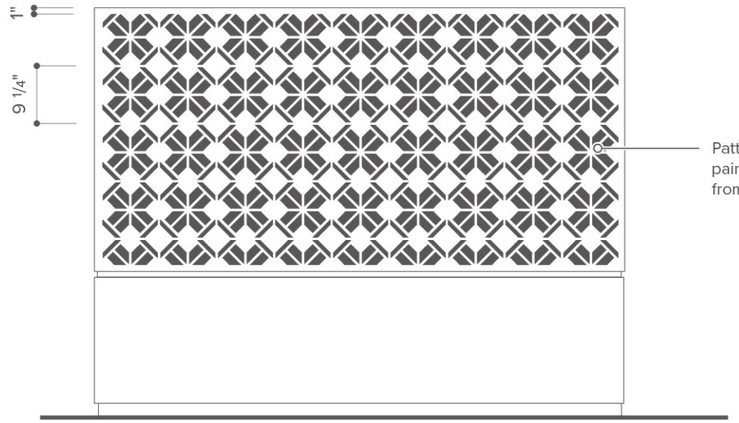
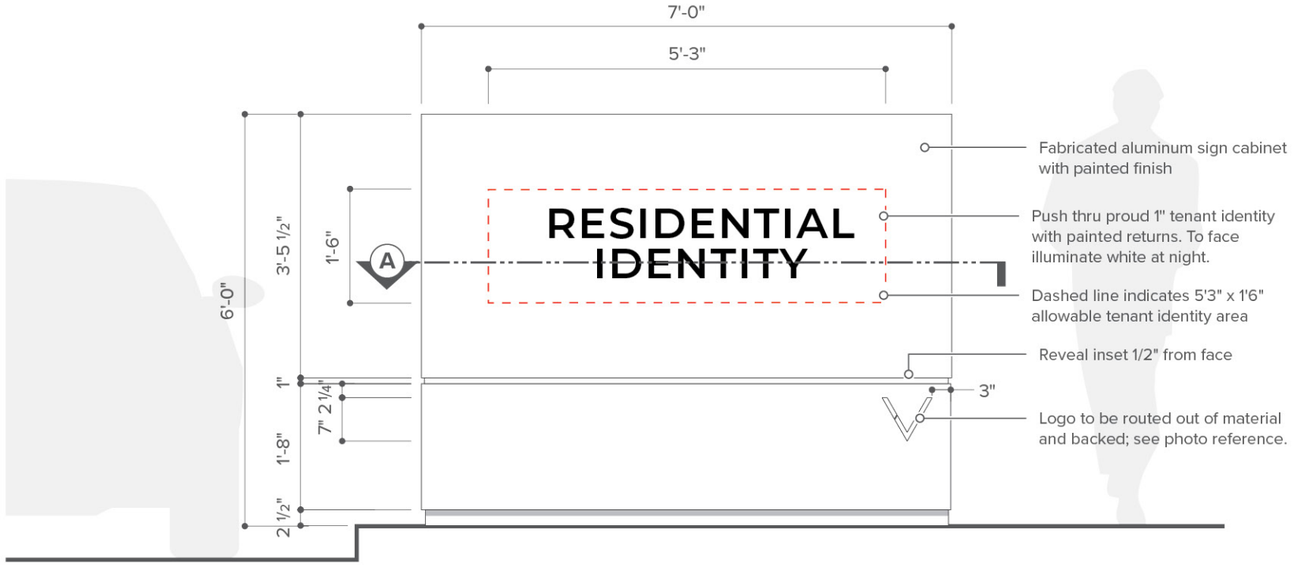
C1 | RESIDENTIAL IDENTITY MONUMENT
Color and Material



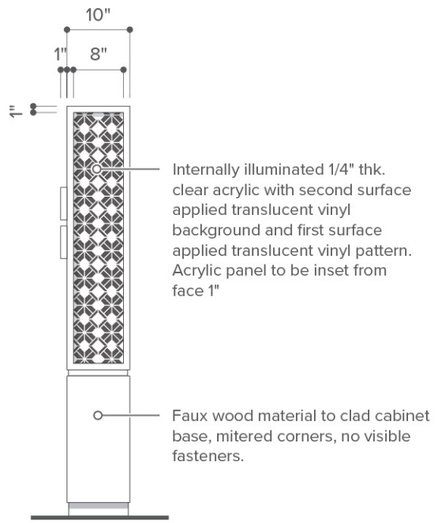
1 Back View
Scale : 1/2"=1'



2 Top View
Scale : 1/2"=1'



3 Front View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'

GENERAL NOTES

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SQUARE FOOTAGE

OVERALL SIGN AREA: 42 sq.ft.

SINGLE TENANT AREA: 8 sq.ft.

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C1 | RESIDENTIAL IDENTITY MONUMENT
Notes and Details

VILLAGE at Laguna Hills

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San Cleme
CA 26
949.492.94
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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Si
gn Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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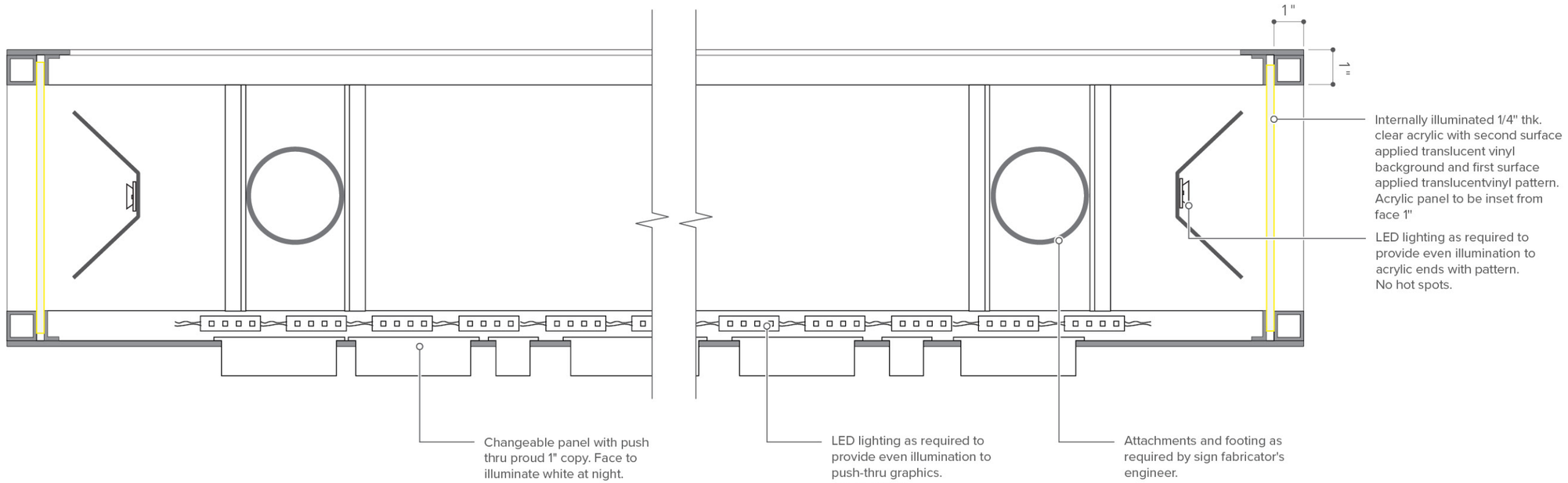

A Section
Scale : 3"=1'

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PACKAGE: Schematic Design

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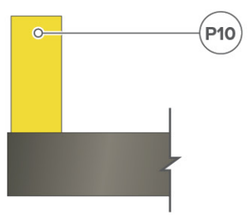
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



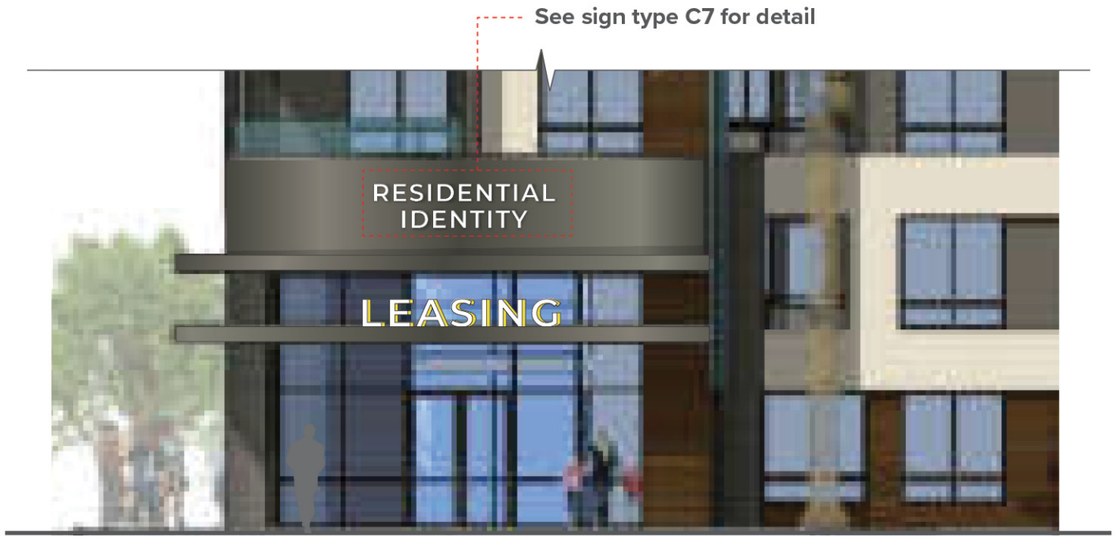
1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'



3 South Elevation - Residential III
Scale : 1:100

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PACKAGE: Schematic Design

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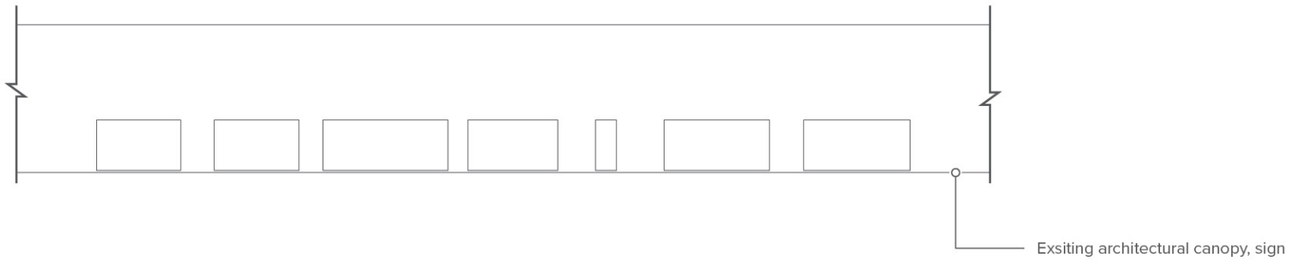
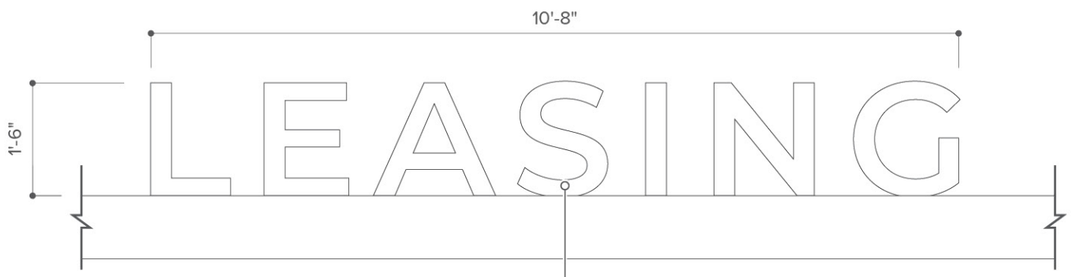
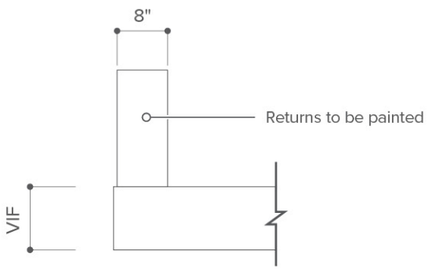
C2 | LEASING IDENTITY - BUILDING MTD
Color and Material



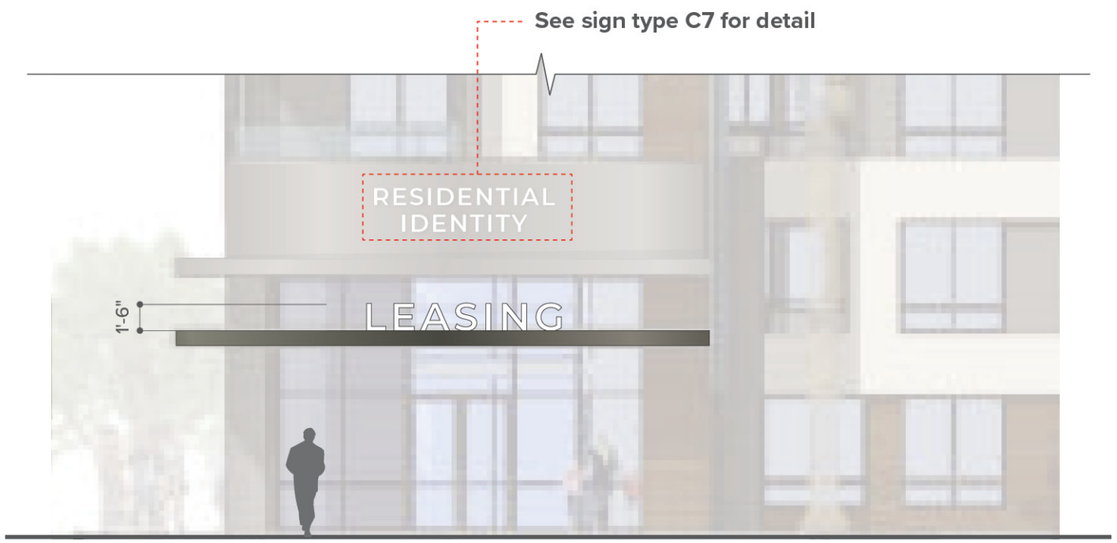
1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'



3 South Elevation - Residential III
Scale : 1:100

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SQUARE FOOTAGE

OVERALL SIGN AREA: 16 sq.ft.

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Si
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C2 | LEASING IDENTITY - BUILDING MTD
Notes and Details

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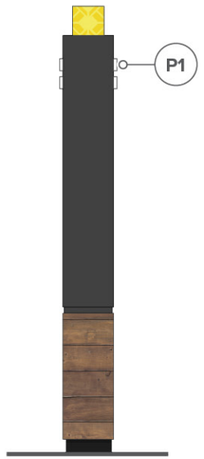
4 Top View
Scale : 1/2"=1'



1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'

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C3 | PARKING AND LEASING DIRECTIONAL
Color and Material

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PACKAGE: Schematic Design

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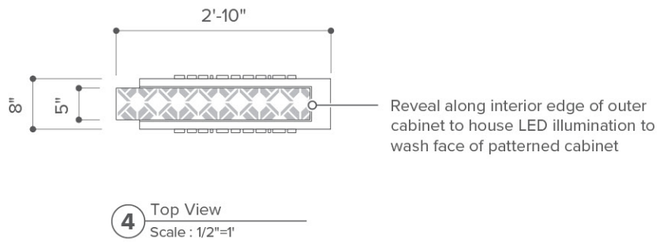
SQUARE FOOTAGE

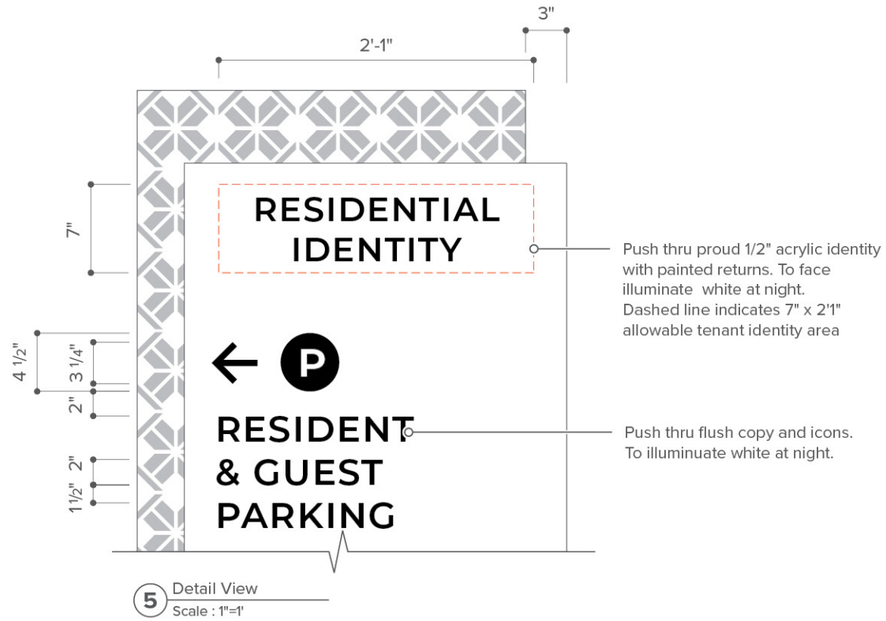
OVERALL SIGN AREA: 17 sq.ft.

MESSAGING AREA: 9 sq.ft.



Reveal along interior edge of outer cabinet to house LED illumination to wash face of patterned cabinet

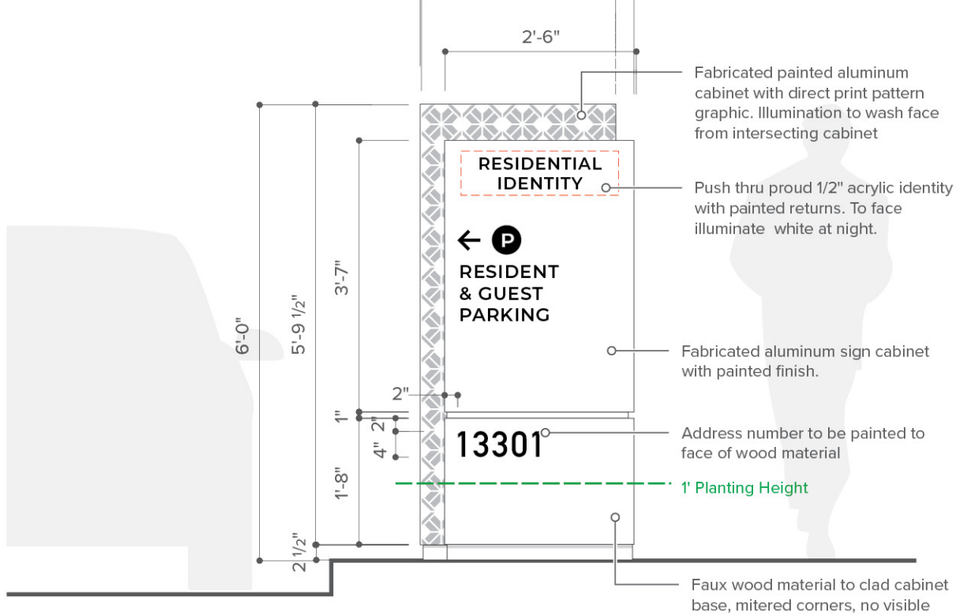
4 Top View
Scale : 1/2"=1'



Push thru proud 1/2" acrylic identity with painted returns. To face illuminate white at night. Dashed line indicates 7" x 2'1" allowable tenant identity area

Push thru flush copy and icons. To illuminate white at night.

5 Detail View
Scale : 1" = 1'



Fabricated painted aluminum cabinet with direct print pattern graphic. Illumination to wash face from intersecting cabinet

Push thru proud 1/2" acrylic identity with painted returns. To face illuminate white at night.

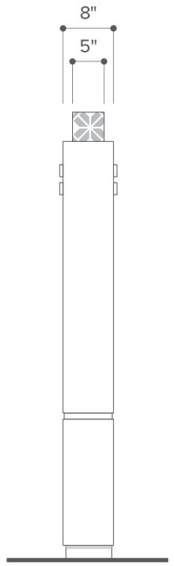
Fabricated aluminum sign cabinet with painted finish.

Address number to be painted to face of wood material

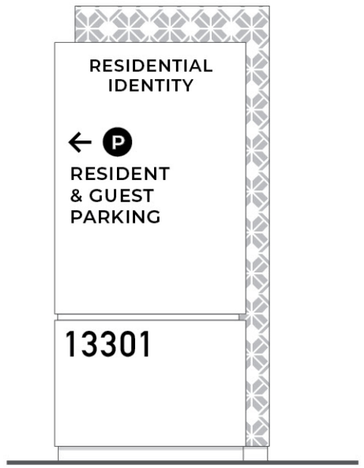
1' Planting Height

Faux wood material to clad cabinet base, mitered corners, no visible fasteners.

1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



1 Example Horizontal Signage Elevation
Scale : 1:100

SQUARE FOOTAGE

OVERALL SIGN AREA: 180 sq.ft.

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ALLOWABLE ILLUMINATION

See following pages for section details of letter types



Halo Illuminated Letter



White Acrylic Face Illuminated



Perforated Vinyl or Microperforated Metal Faces



Day Night Plex Face

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C4 | RESIDENTIAL BUILDING MTD IDENTITY
Color and Material



Align or center with architecture

Dashed line indicates allowable residential identity signage area.

Fabricated 4" deep painted aluminum channel letters. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

1 Example Vertical Signage Elevation
Scale : 1:100

SQUARE FOOTAGE

OVERALL SIGN AREA: 75 sq.ft.

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ALLOWABLE ILLUMINATION

See following pages for section details of letter types



Halo Illuminated Letter



White Acrylic Face Illuminated



Perforated Vinyl or Microperforated Metal Faces



Day Night Plex Face

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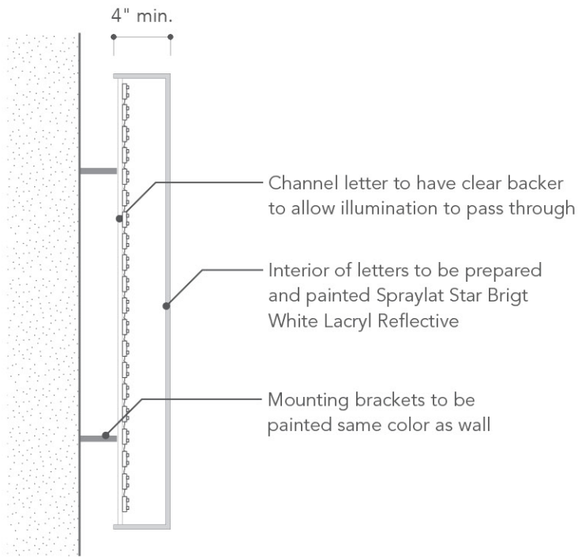
HALO ILLUMINATED LETTERS

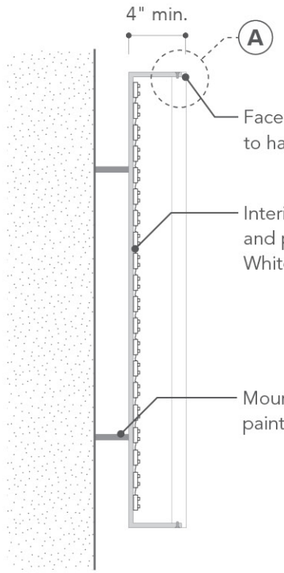


1 Detail of Halo Illuminated letter
Scale: NTS

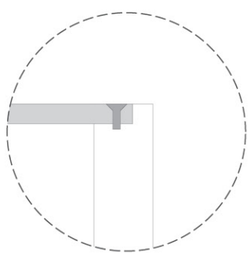


Halo Illuminated Letter

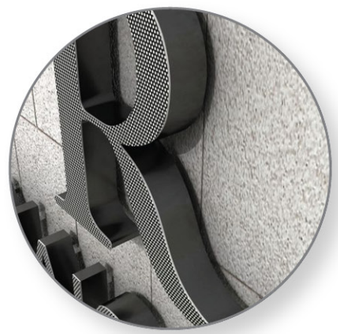
FACE ILLUMINATED LETTERS



2 Detail of Face Illuminated Letter
Scale: NTS



A No Trim Cap Detail
Scale: NTS



Perforated Vinyl or Microperforated Metal Faces



White Acrylic Face Illuminated



Day Night Plex Face

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STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

IDENTITY
RSM suggests building brand to include address number.

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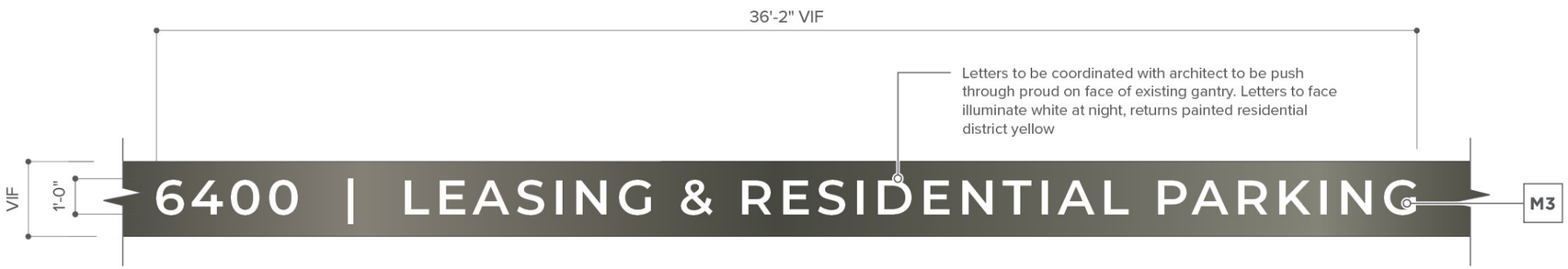
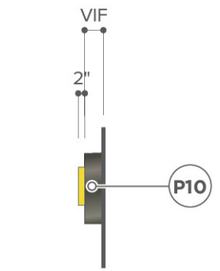
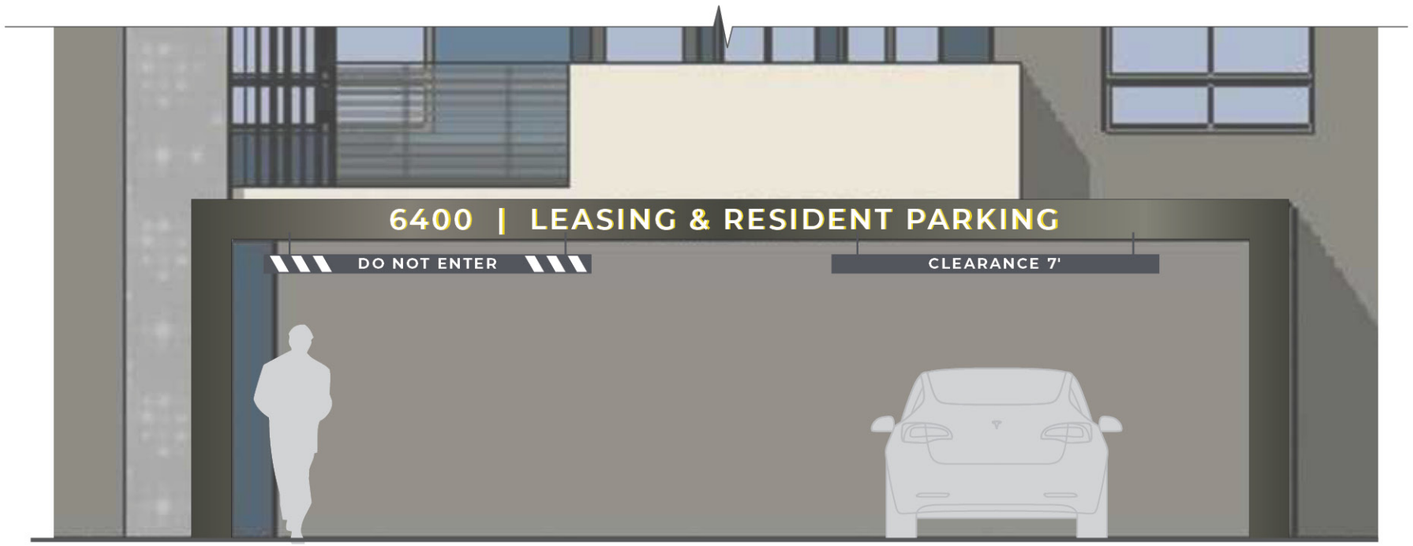


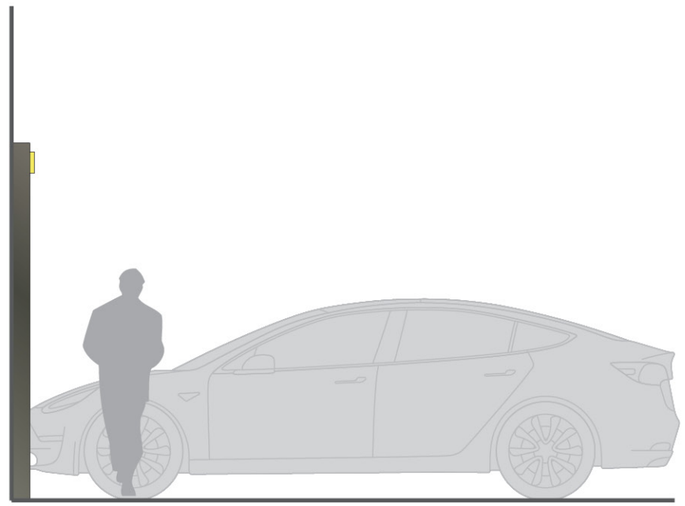
1 Entry Detail - Front View
Scale : 1/4" = 1'



2 Side View
Scale : 1/4" = 1'



3 South Elevation - Residential III
Scale : 1:100



4 Side View
Scale : 1:100

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C5 | RESIDENTIAL PARKING ENTRANCE IDENTITY
Color and Material

VILLAGE at Laguna Hills

rsmdesig
160 Cabi
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949.492.94
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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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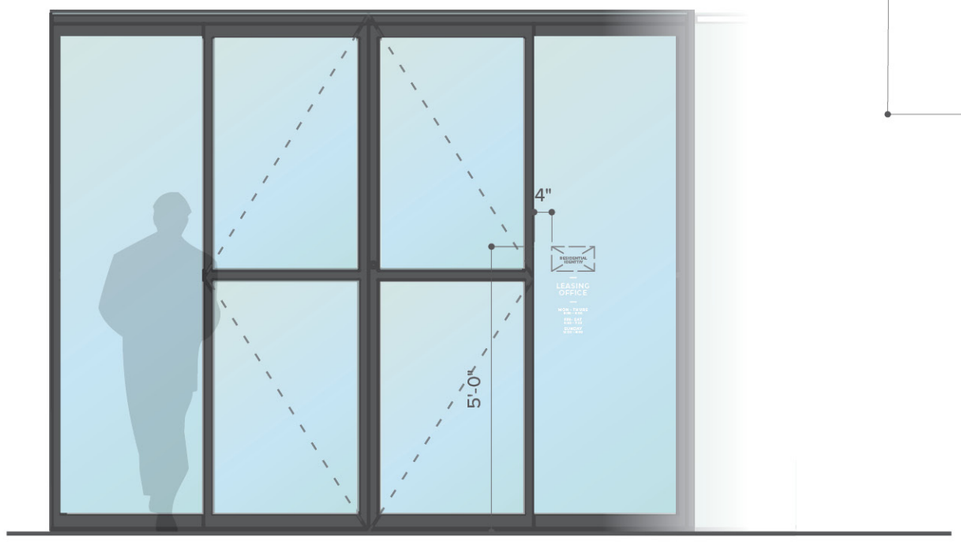
Attachment: Attachment h - Village at Laguna Hills Master Si
gn Program (2402 : USE-0010-2019 (Village at Laguna Hills))



2 Enlarged Detail
Scale : 3"=1'



1 Front Elevation
Scale : 3/8"=1'

GENERAL NOTES
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SQUARE FOOTAGE

OVERALL SIGN AREA: 1 sq.ft.

VILLAGE at Laguna Hills

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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C6 | ENTRY DOOR IDENTITY / INFORMATION GRAPHICS
Color and Material

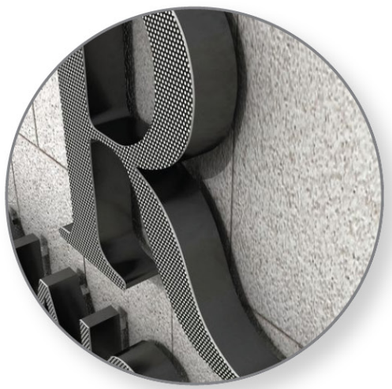
ALLOWABLE ILLUMINATION



White Face Illuminated



Day Night Plex



Perforated or Microperforated Faces

SQUARE FOOTAGE

OVERALL SIGN AREA: 46 sq.ft.

GENERAL NOTES

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STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

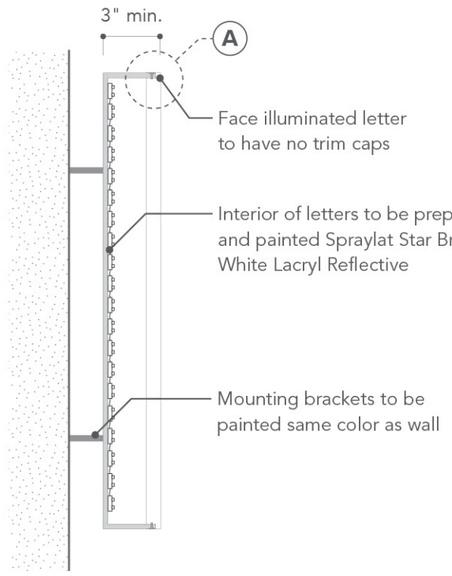
IDENTITY
RSM suggests building brand to include address number.



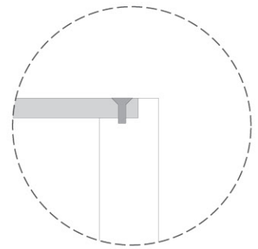
Dashed line indicates allowable residential identity signage area.

Fabricated 3" deep painted aluminum channel letters. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

1 South Elevation - Residential III
Scale : 1:100



2 Detail of Face Illuminated Letter
Scale: NTS



A No Trim Cap Detail
Scale: NTS

VILLAGE at Laguna Hills

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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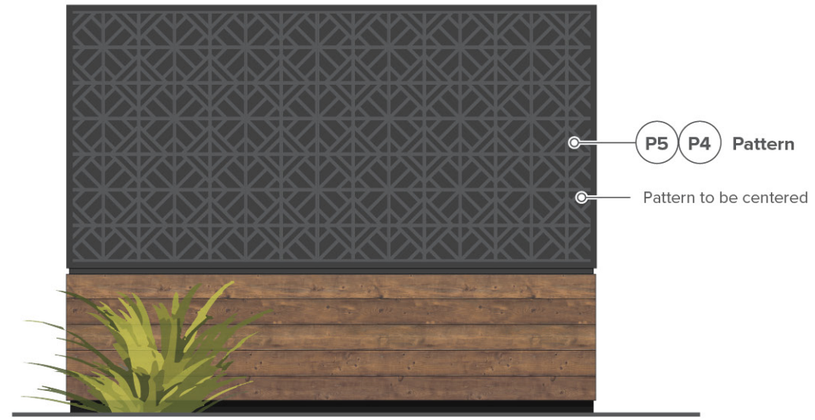


4 Back View
Scale : 1/2"=1'



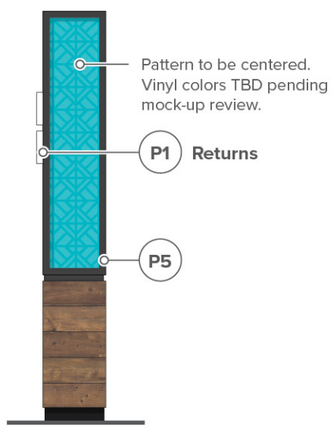
3 Top View
Scale : 1/2"=1'



DETAIL OF ROUTED LOGO BACKED WITH SIMILAR MATERIAL



1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'

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Attachment: Attachment h - Village at Laguna Hills Master Sign P rogram (2402 : USE-0010-2019 (Village at Laguna Hills))

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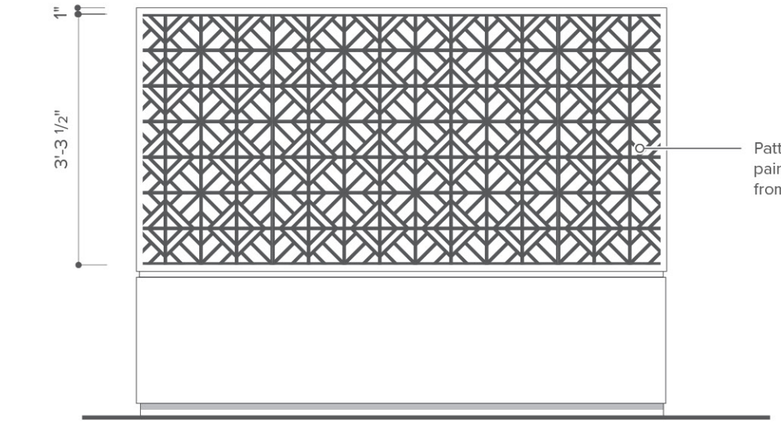
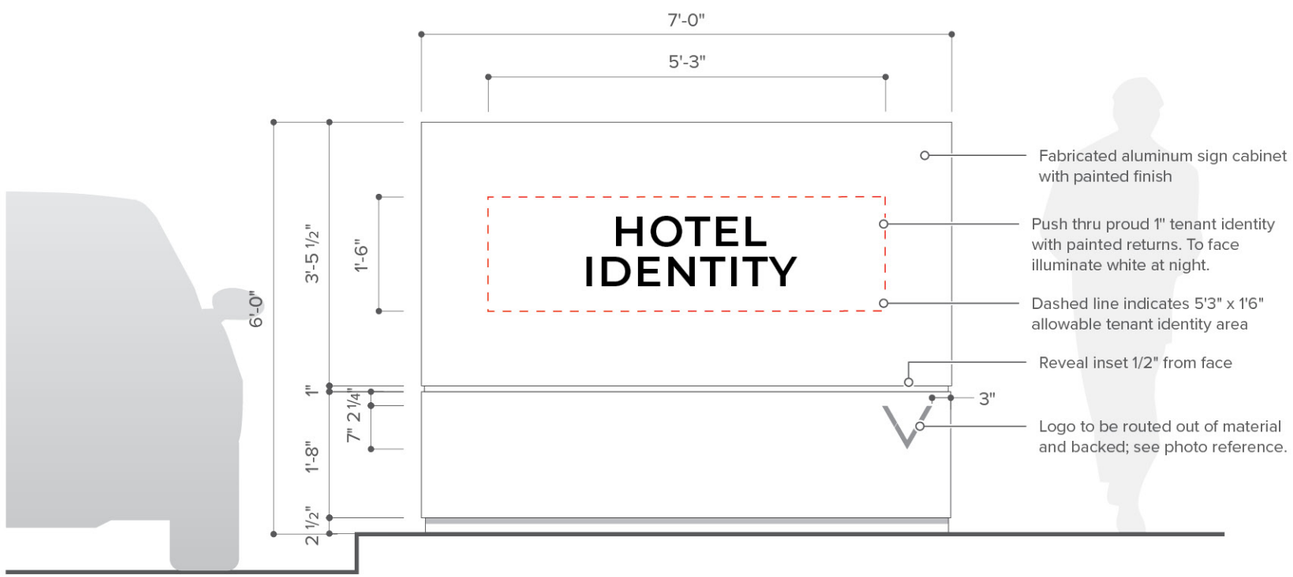
D1 | HOTEL IDENTITY MONUMENT
Color and Material



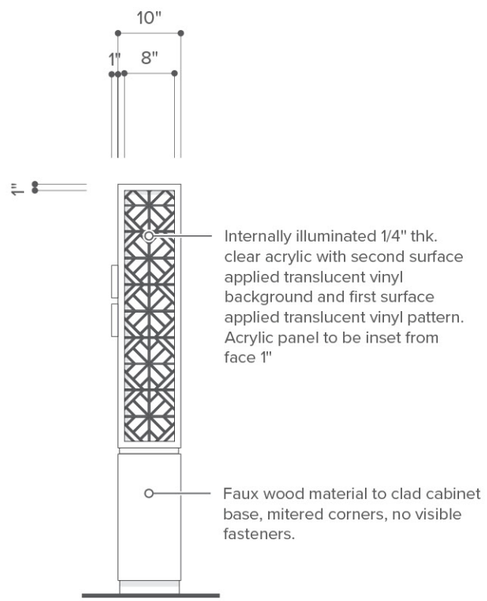
4 Back View
Scale : 1/2"=1'



3 Top View
Scale : 1/2"=1'



1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'

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SQUARE FOOTAGE

OVERALL SIGN AREA: 42 sq.ft.

SINGLE TENANT AREA: 8 sq.ft.

VILLAGE at Laguna Hills

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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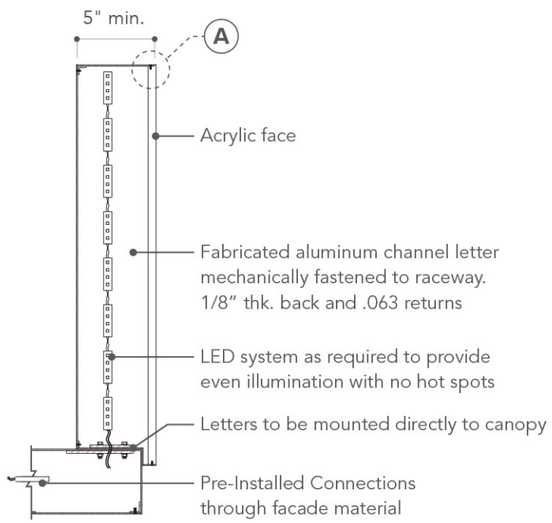
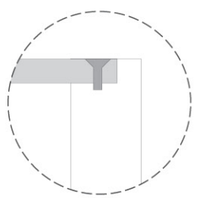
D1 | HOTEL IDENTITY MONUMENT
Notes and Details



1 Detail of Face Illuminated Letter on Canopy
Scale : NTS

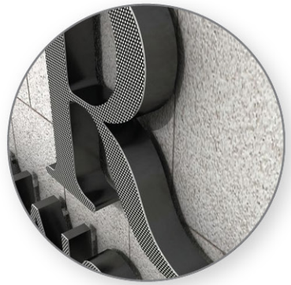


A No Trim Cap Detail
Scale : NTS

ALLOWABLE ILLUMINATION



Day Night Plex



Perforated Vinyl or Microperforated Metal Faces



White Face Illuminated

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STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

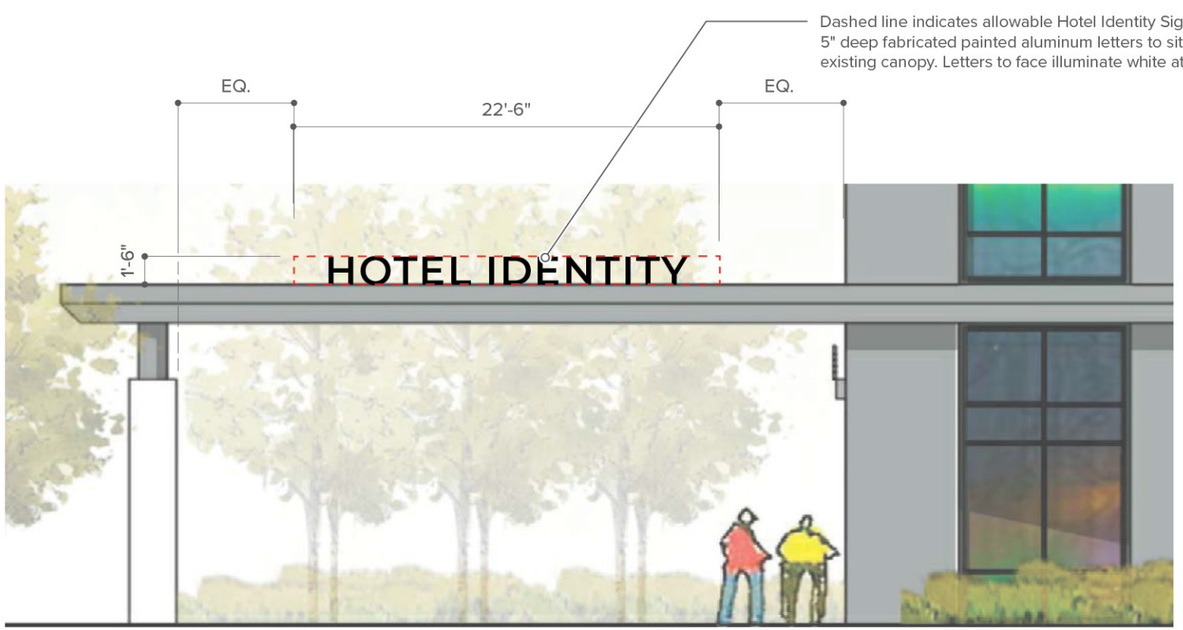
Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

SQUARE FOOTAGE

OVERALL SIGN AREA: 17 sq.ft.



2 Front View
Scale : 1/8"=1'



3 Side View
Scale : 1/8"=1'

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D2 | PORTE COCHERE IDENTITY
Color and Material

VILLAGE at Laguna Hills

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PACKAGE: Schematic Design

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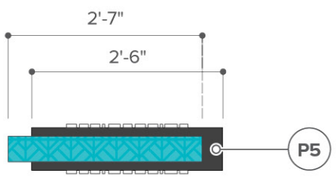
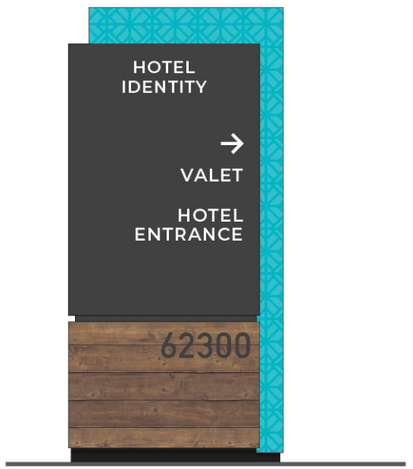


1 Top View
Scale : 1/2"=1'



5 Alternate Messaging
Scale : 1/2"=1'

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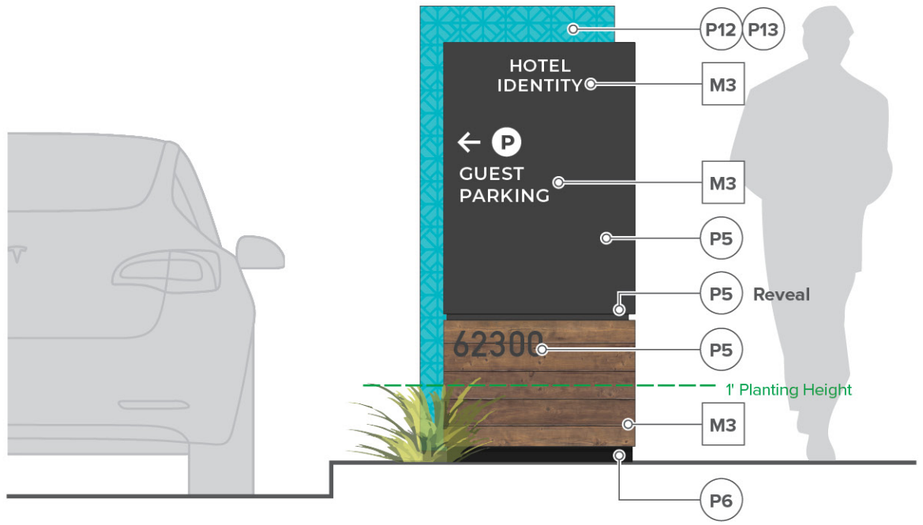
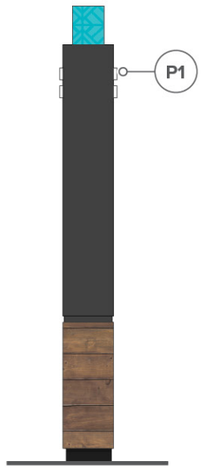
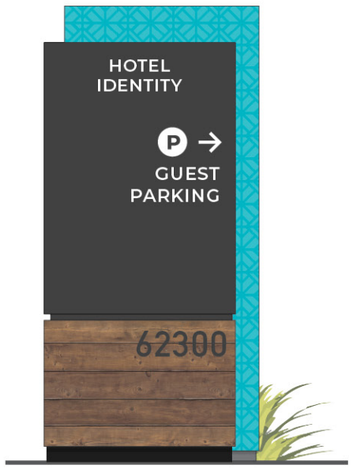


2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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D3 | HOTEL VEHICULAR DIRECTIONAL
Color and Material

VILLAGE at Laguna Hills

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Attachment: Attachment h - Village at Laguna Hills Master Si
gn Program (2402 : USE-0010-2019 (Village at Laguna Hills))

SQUARE FOOTAGE

OVERALL SIGN AREA: 17 sq.ft.

MESSAGING AREA: 10 sq.ft.

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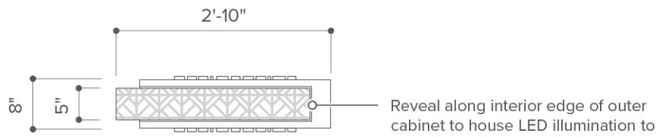
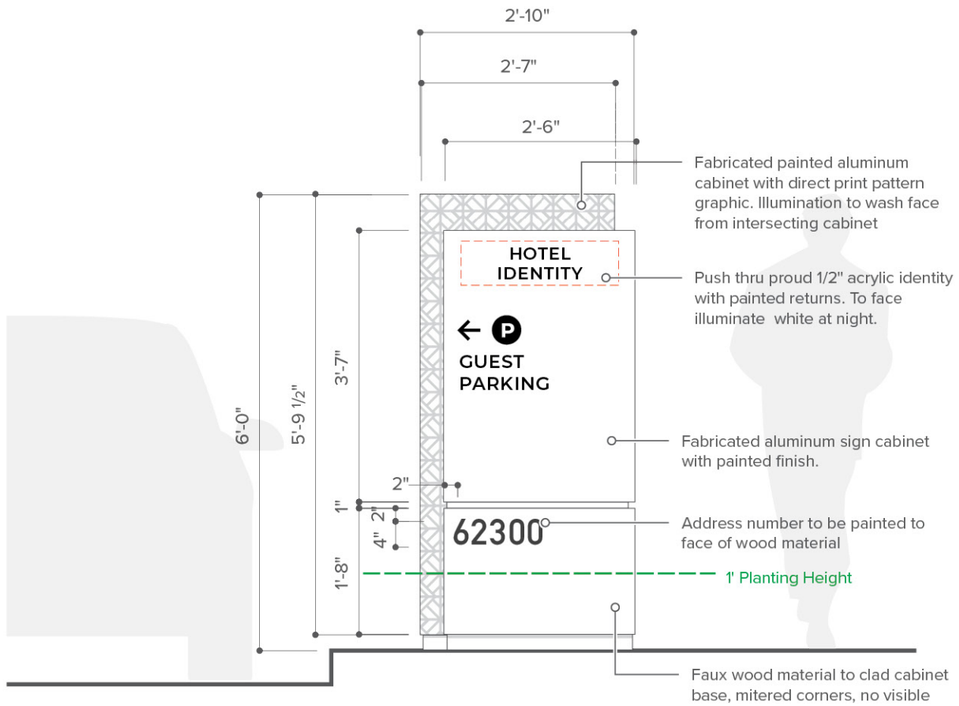
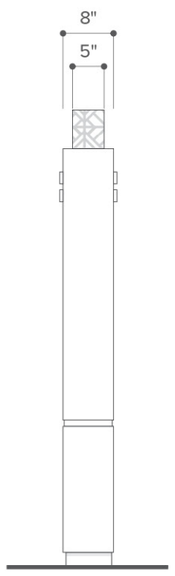


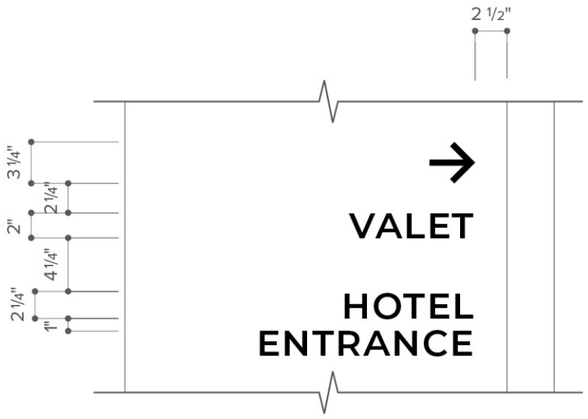
1 Top View
Scale : 1/2"=1'



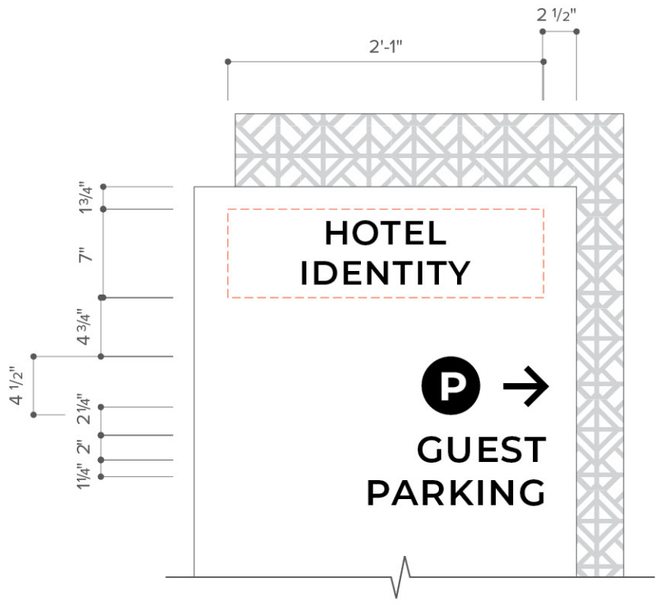
2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



5 Alternate Messaging
Scale : 1"=1'



4 Detail Messaging View
Scale : 1"=1'

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D3 | HOTEL VEHICULAR DIRECTIONAL
Notes and Details

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



2 Front Elevation - East Elevation
Scale: 1" = 40'



Dashed line indicates allowable Hotel Identtiy signage area.

Fabricated 4" deep painted aluminum letters. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. Sign to illuminate white at night.

1 Front Elevation - North Elevation
Scale: 1/16" = 1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 129 sq.ft.

GENERAL NOTES

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ALLOWABLE ILLUMINATION

See following pages for section details of letter types



Halo Illuminated Letter



White Acrylic Face Illuminated



Perforated Vinyl or Microperforated Metal Faces



Day Night Plex Face

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D4 | BUILDING MTD HOTEL HOTEL IDENTITY
Color and Material

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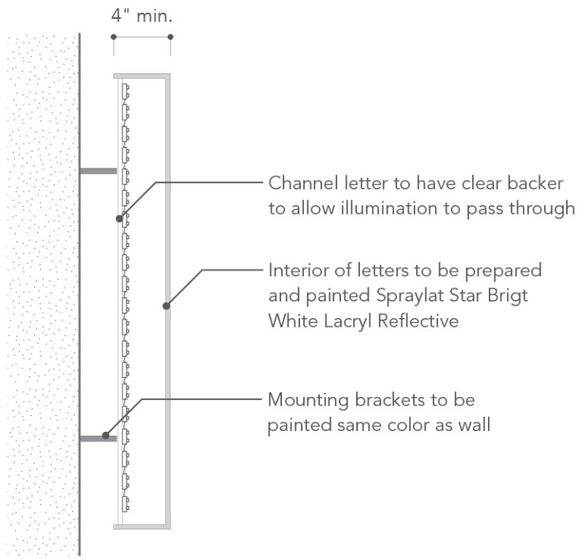
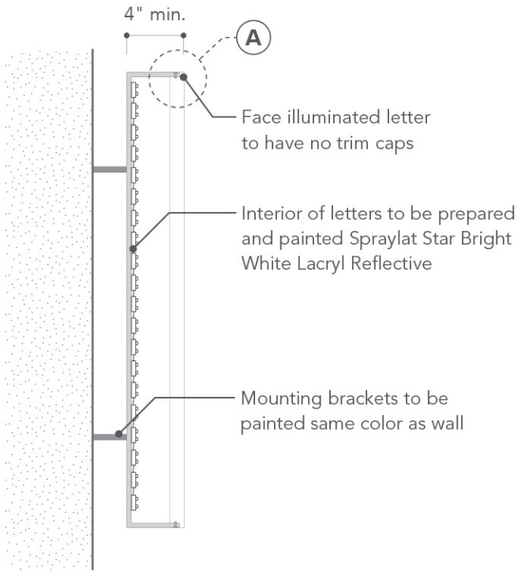


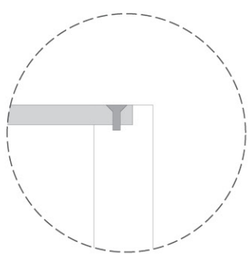
1 Detail of Halo Illuminated letter
Scale: NTS



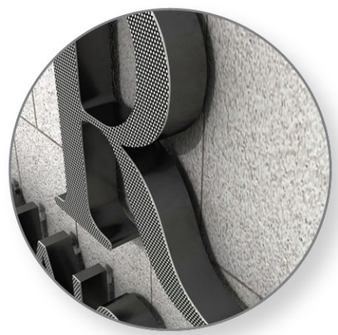
Halo Illuminated Letter



2 Detail of Face Illuminated Letter
Scale: NTS



A No Trim Cap Detail
Scale: NTS



Perforated Vinyl or Microperforated Metal Faces



White Acrylic Face Illuminated



Day Night Plex Face

GENERAL NOTES

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STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

VILLAGE at Laguna Hills

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Si
gn Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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SQUARE FOOTAGE

OVERALL SIGN AREA: 1 sq.ft.



Dashed line indicates allowable Hotel Logo area.
Vinyl logo to be applied to first surface of glass

V2

1 Front Elevation
Scale : 3/4"=1'

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D5 | HOTEL IDENTITY ON GLASS
Color and Material

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



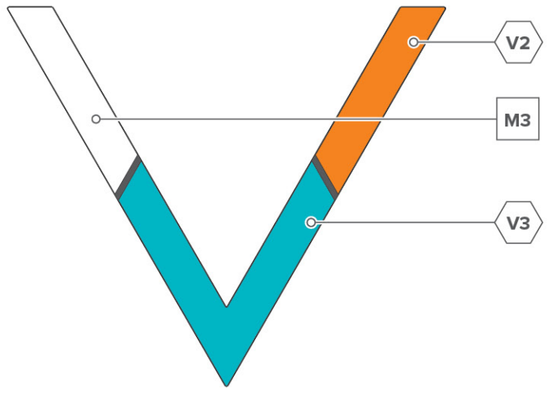
1 East Elevation - Parking A
Scale : 1:500



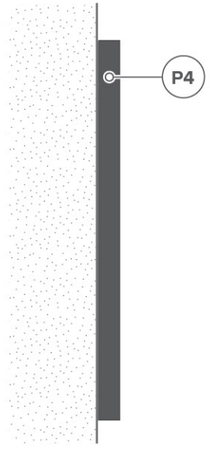
2 West Elevation - Parking A
Scale : 1:150



3 Front View Detail
Scale : 3/16" = 1'



4 Front View Detail
Scale : 3/16" = 1'



5 Side View Detail
Scale : 3/16" = 1'

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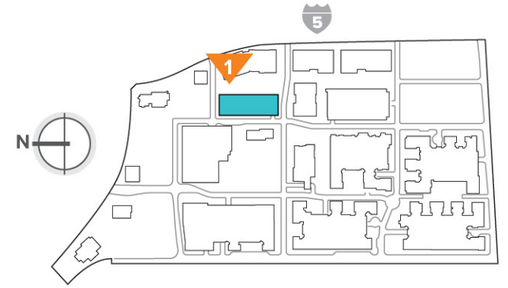

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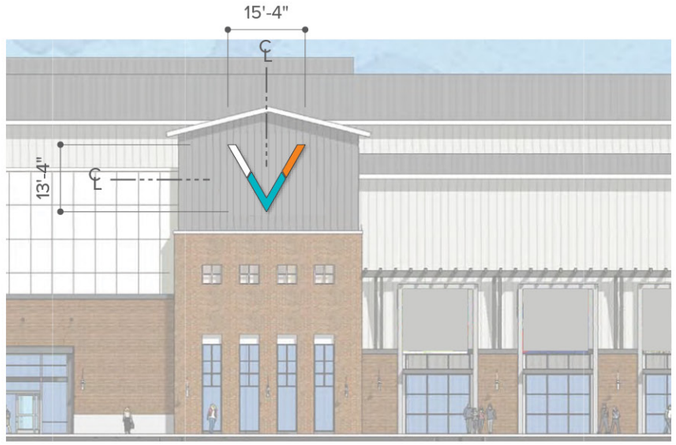
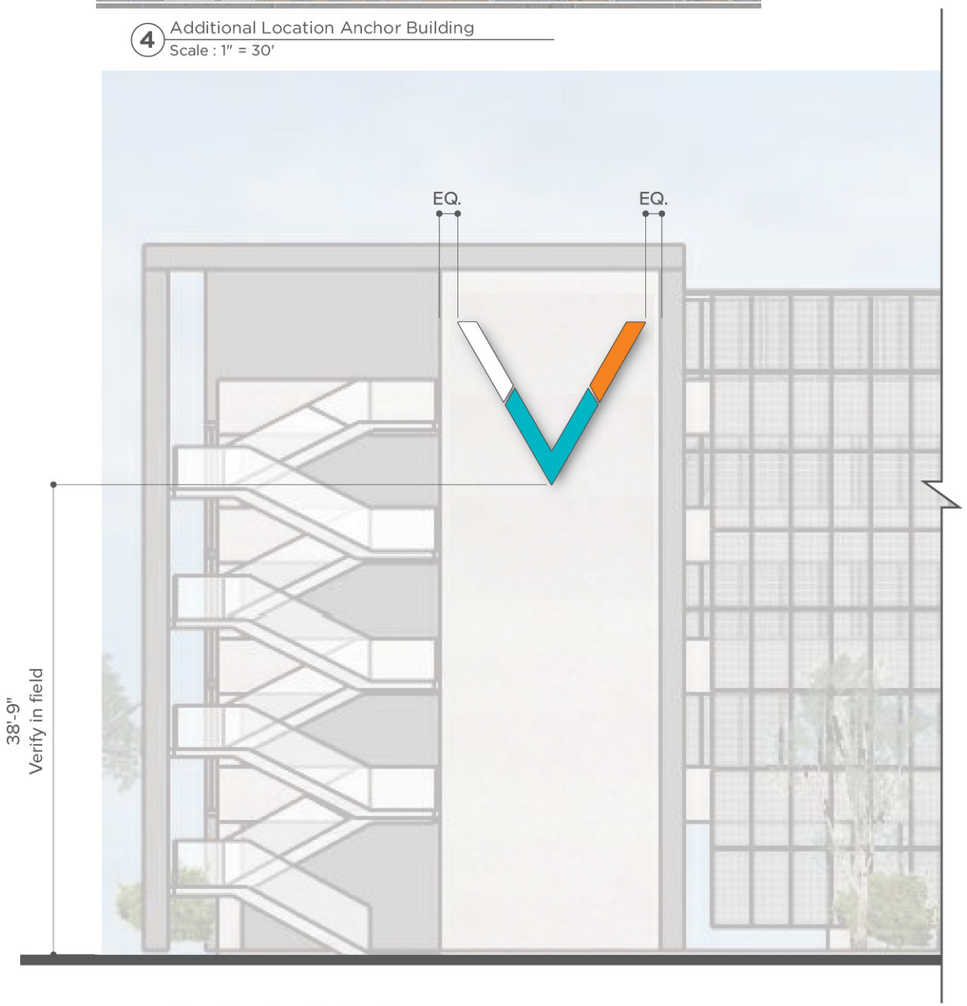
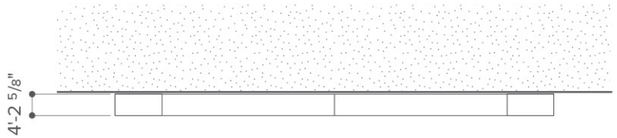
E1 | PROJECT IDENTITY ON GARAGE
Color and Material



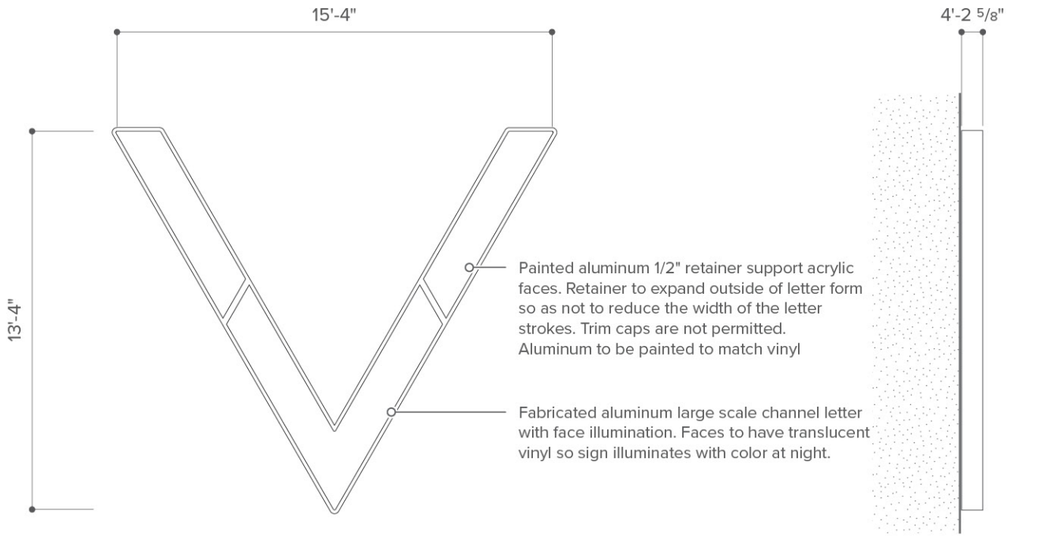
4 Additional Location Anchor Building
Scale : 1" = 30'



1 West Elevation - Parking A
Scale : 1:150



4 Front View Detail
Scale : 3/16" = 1'



2 Front View Detail
Scale : 3/16" = 1'

3 Side View Detail
Scale : 3/16" = 1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 204 sq.ft.

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E1 | PROJECT IDENTITY ON GARAGE
Notes and Details

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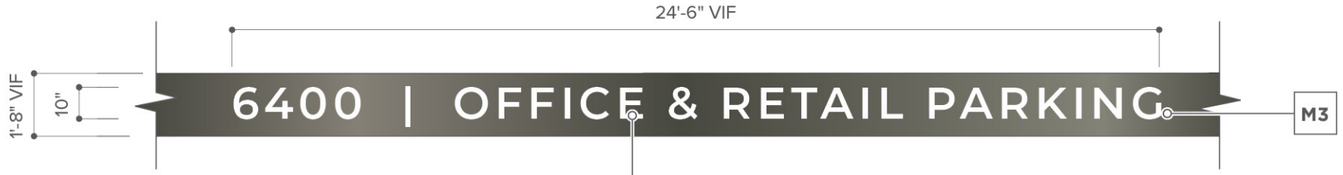
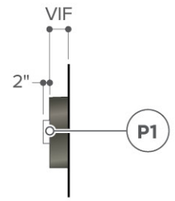


2 Entry Detail - Front View
Scale : 1/4" = 1'



3 Side View
Scale : 1/4" = 1'



1 West Elevation - Parking A
Scale : 1:150

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E2 | BUILDING MOUNTED ENTRANCE IDENTITY
Color and Material

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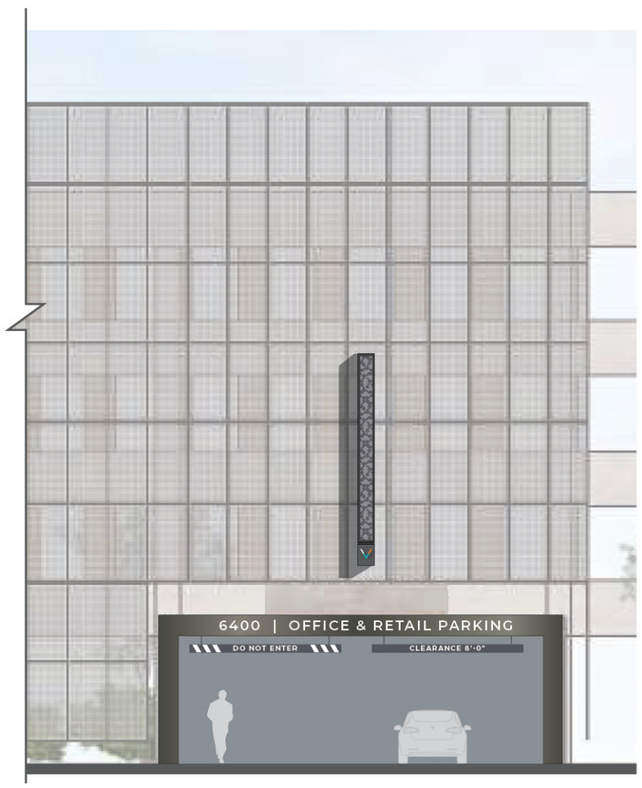
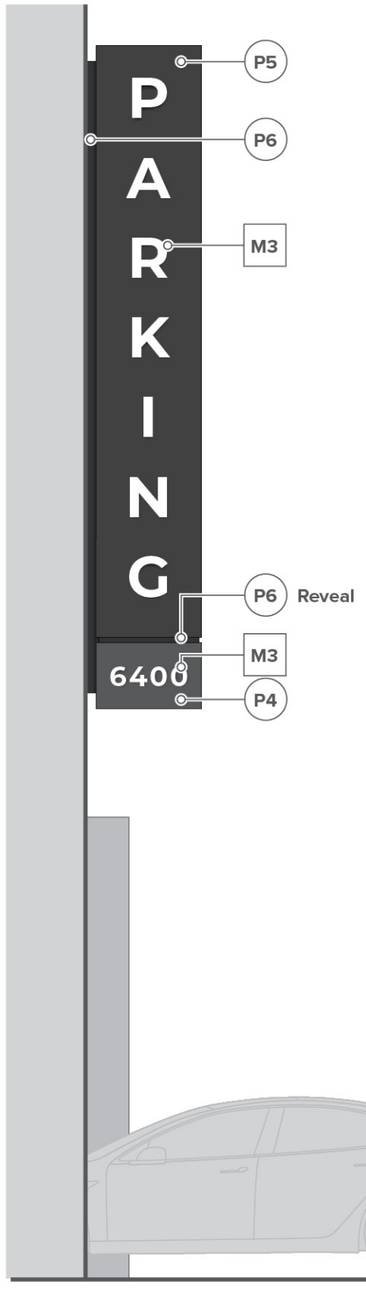
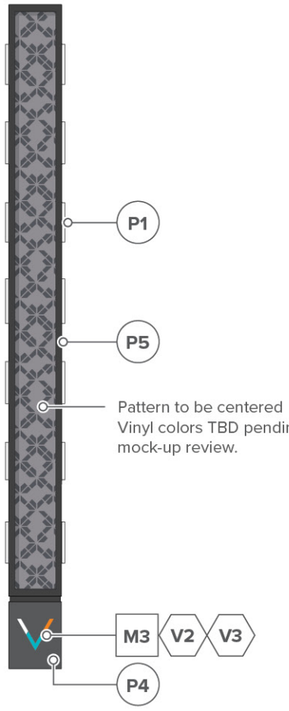


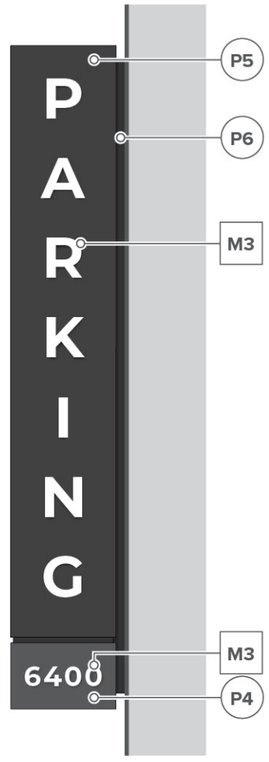
1 West Elevation - Parking A
Scale : 1:150



2 Front View
Scale : 1/4"=1'



3 Side View
Scale : 1/4"=1'



4 Back View
Scale : 1/4"=1'

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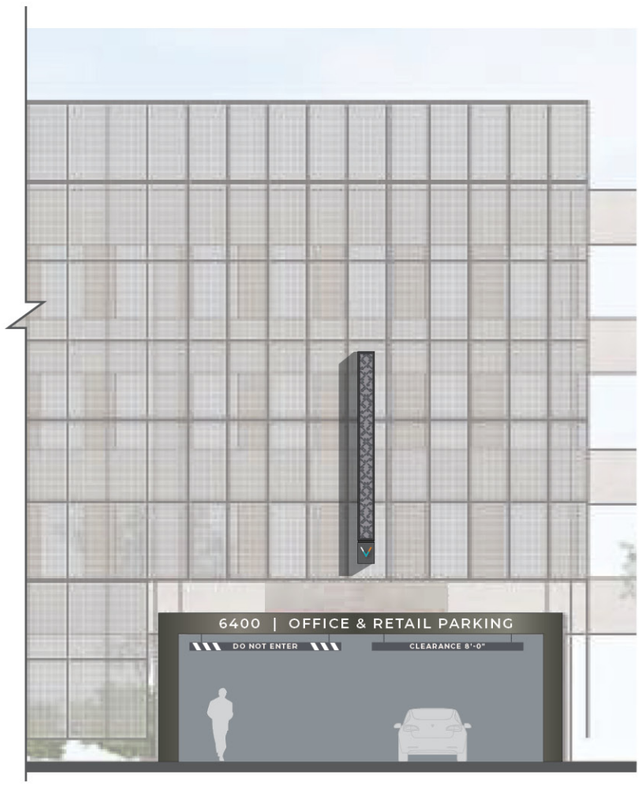
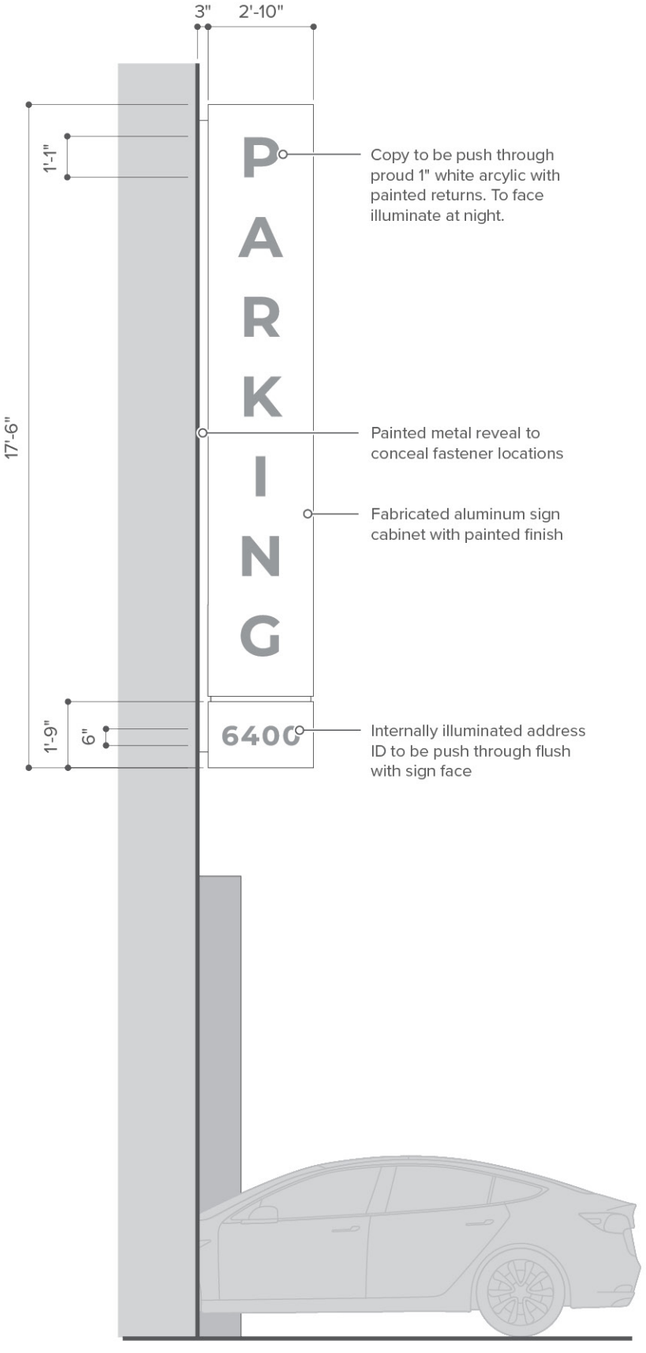
E3 | PARKING BLADE SIGN
Color and Material



1 West Elevation - Parking A
Scale : 1:150



2 Front View
Scale : 1/4"=1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 54 sq.ft.

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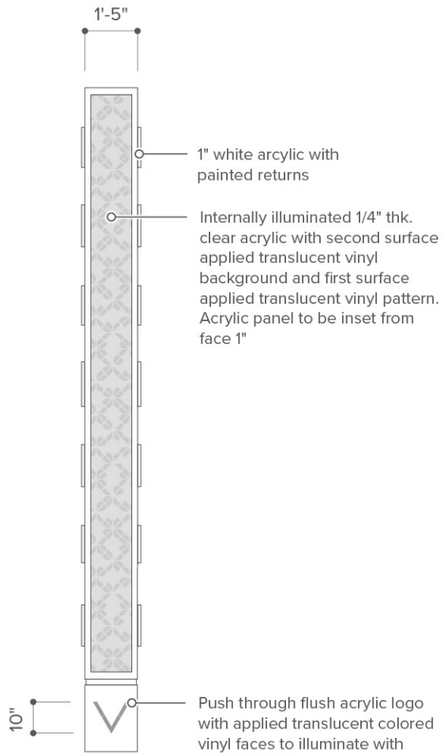

3 Side View
Scale : 1/4"=1'



4 Back View
Scale : 1/4"=1'

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E3 | PARKING BLADE SIGN
Notes and Details

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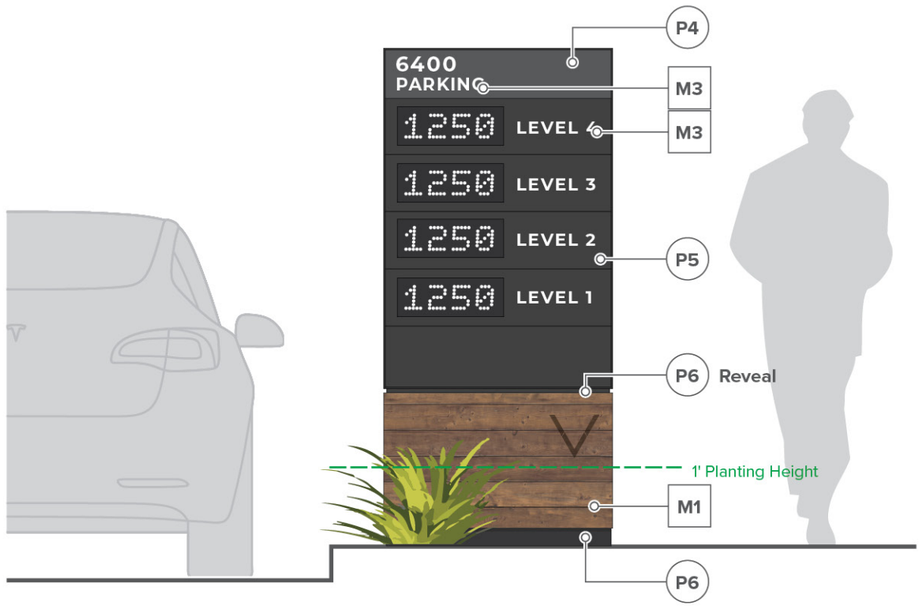
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



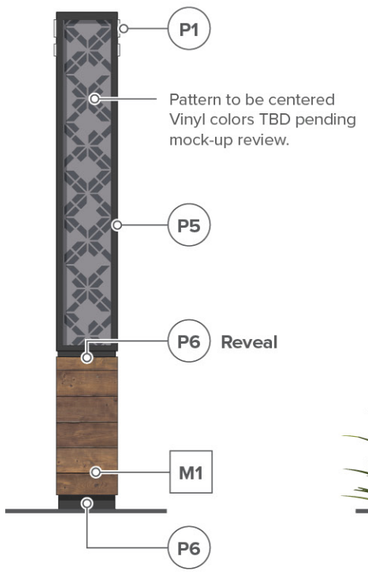
1 Top View
Scale : 1/2"=1'



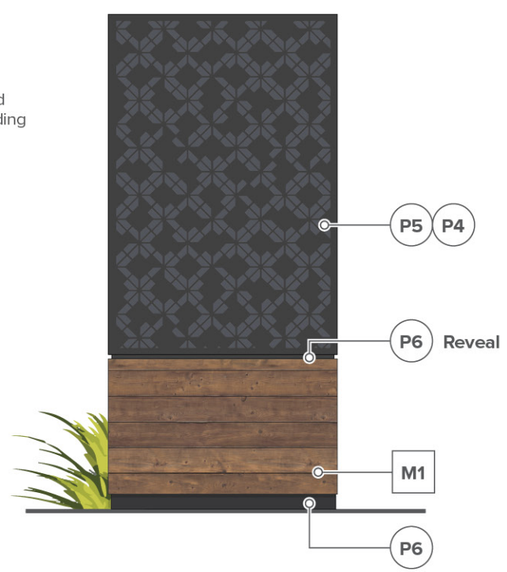
DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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E4 | CAR COUNTER EXTERIOR
Color and Material

SQUARE FOOTAGE

OVERALL SIGN AREA: 20 sq.ft.

MESSAGING AREA: 6 sq.ft.

SINGLE DIGITAL AREA: 1 sq.ft.

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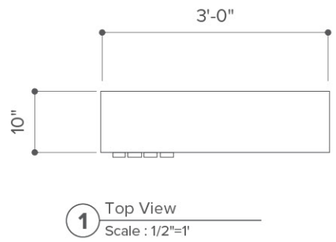
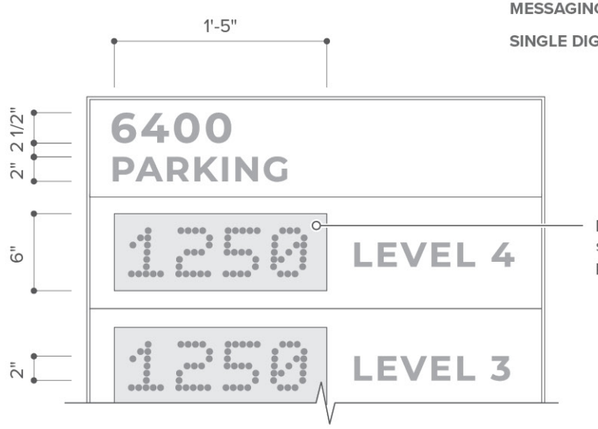
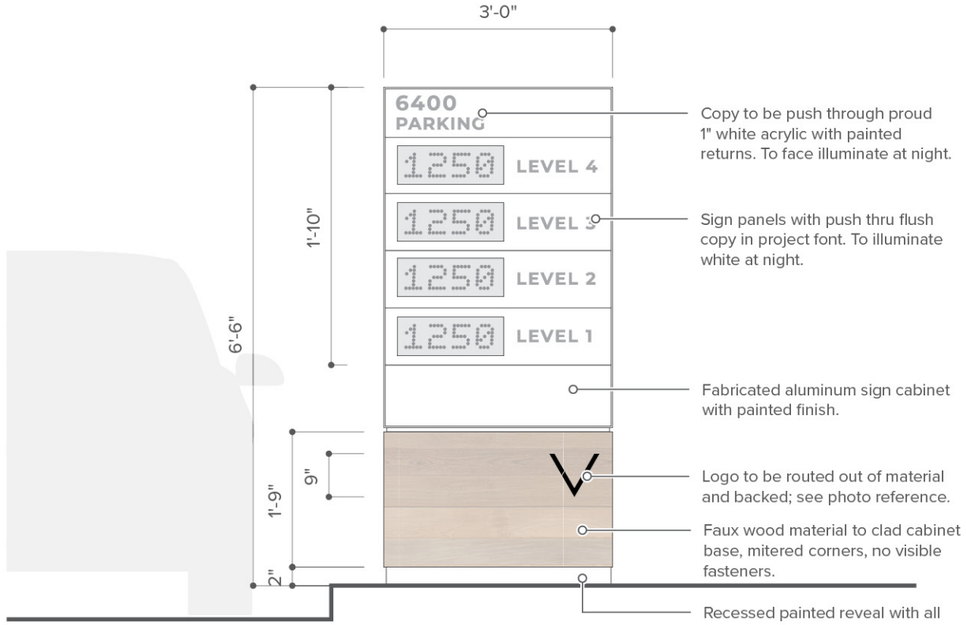


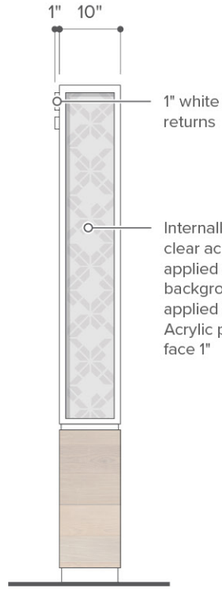
1 Top View
Scale : 1/2"=1'



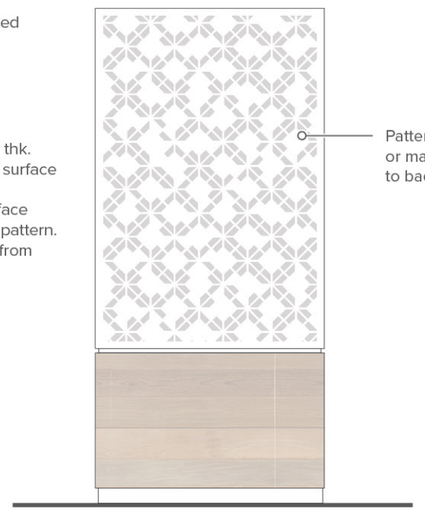
A Front Detail
Scale : 1"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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E4 | CAR COUNTER EXTERIOR
Notes and Details

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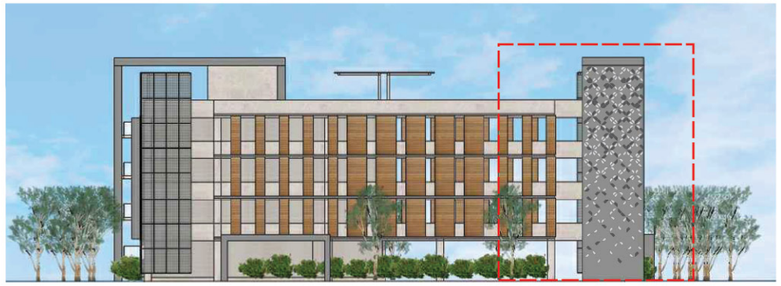
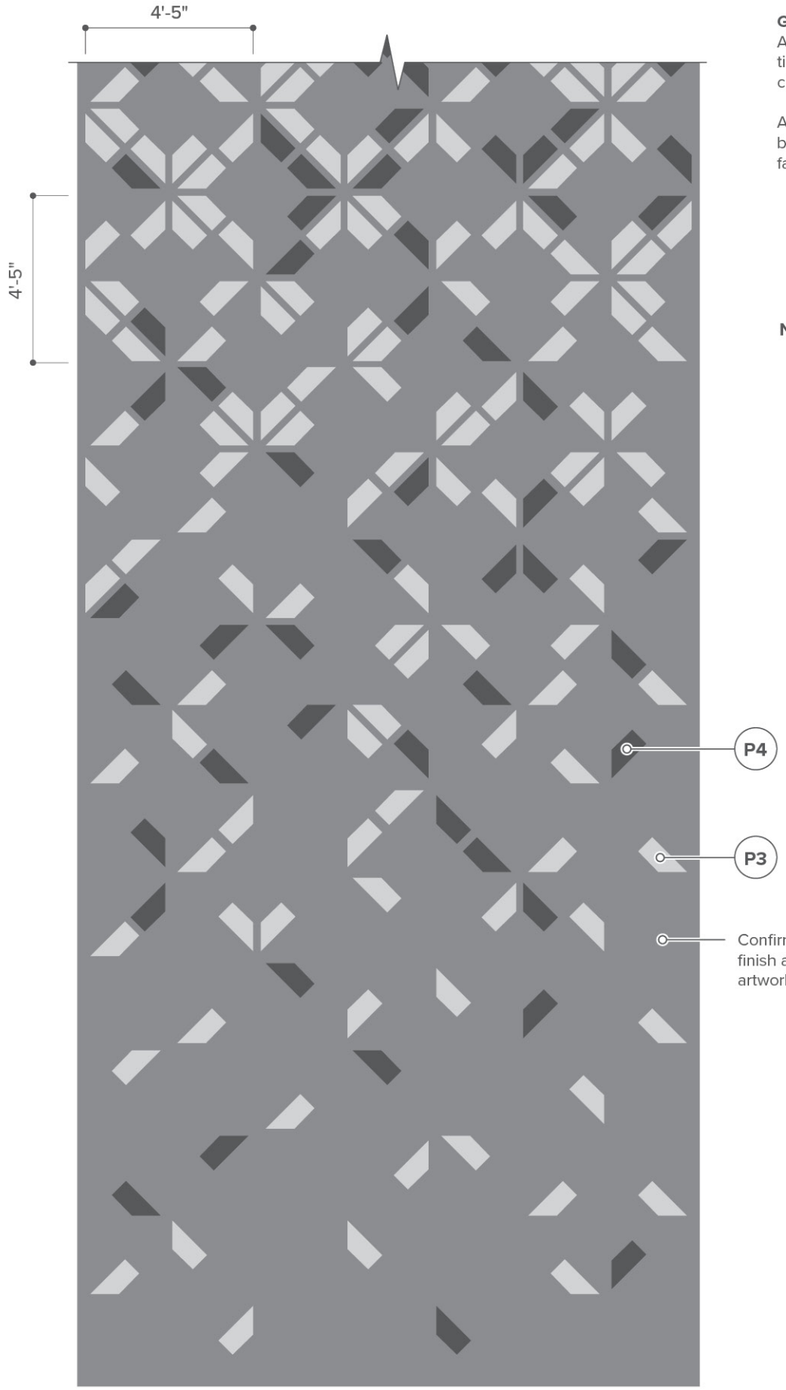


1 South Elevation - Parking A
Scale : 1:500



2 South Elevation - Parking A
Scale : 1:150



3 Artwork Detail
Scale : 1/4"=1'-0"

GENERAL NOTES
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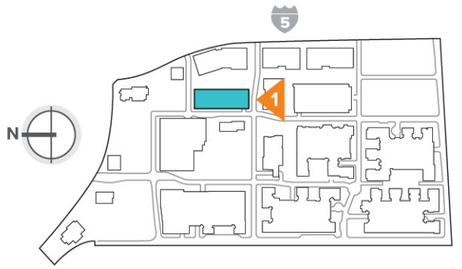

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San Cleme
CA 26
949.492.94
rsmdesign.c

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PROJECT : Village at Laguna Hi
PACKAGE: Schematic Design

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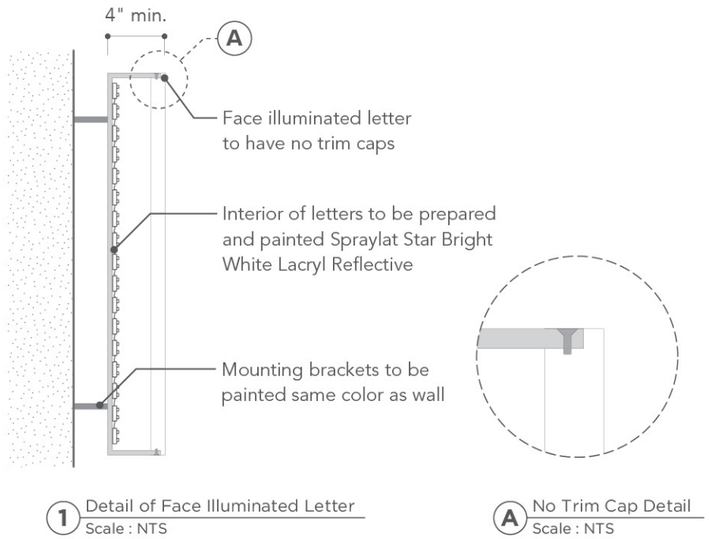
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

E5 | PROJECT PAINTED GRAPHICS ON GARAGE
Color and Material



1 Detail of Face Illuminated Letter
Scale : NTS

A No Trim Cap Detail
Scale : NTS

ALLOWABLE ILLUMINATION



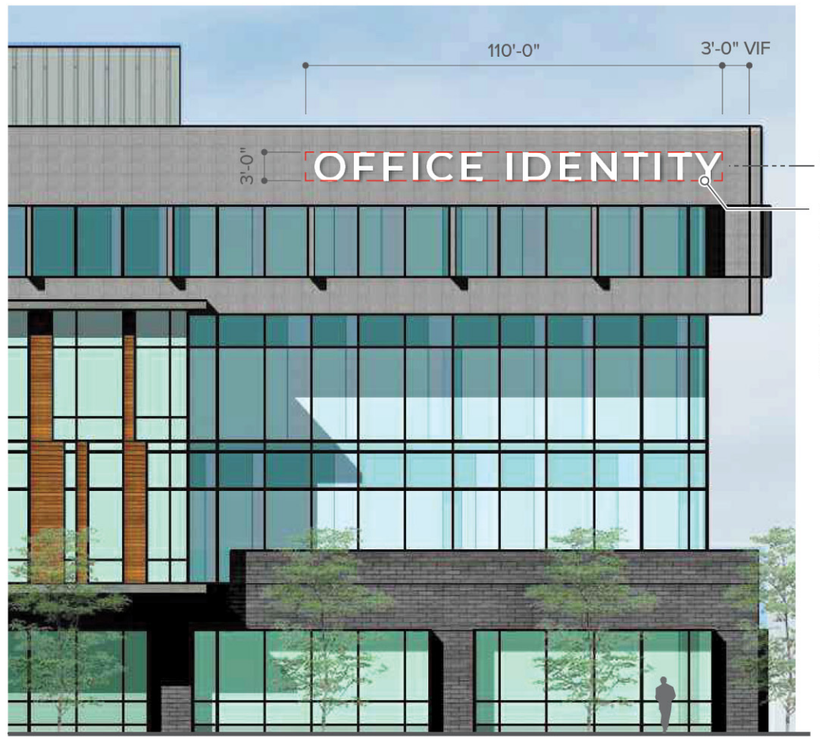
White Face Illuminated



Day Night Plex



Perforated Vinyl or
Microperforated Metal Faces



2 East Elevation - Facing I-5
Scale : 1/16"=1'

℄ To be centered with architecture

Dashed line indicates allowable residential identity signage area.

Fabricated 4" deep painted face illuminated aluminum channel letters. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

GENERAL NOTES

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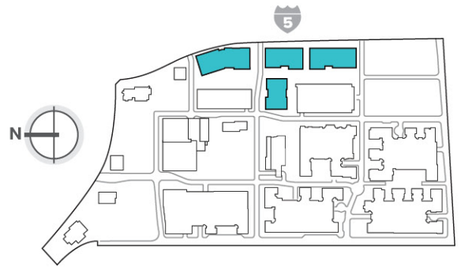

STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

IDENTITY
RSM suggests building brand to include address number.

SQUARE FOOTAGE

OVERALL SIGN AREA: 330 sq.ft.

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PACKAGE: Schematic Design

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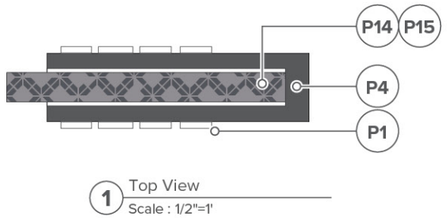
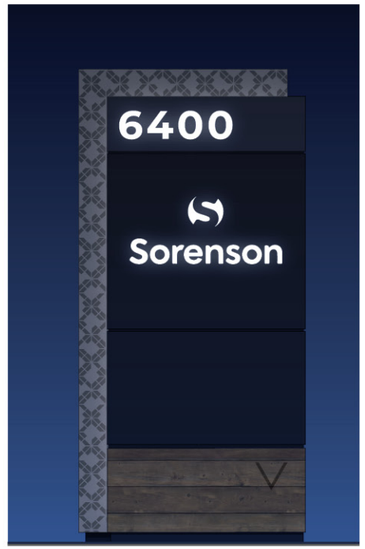


1 Top View
Scale : 1/2"=1'



A Front View - Single Tenant
Scale : 3/8"=1'



B Illumination Rendering
Scale : 3/8"=1'

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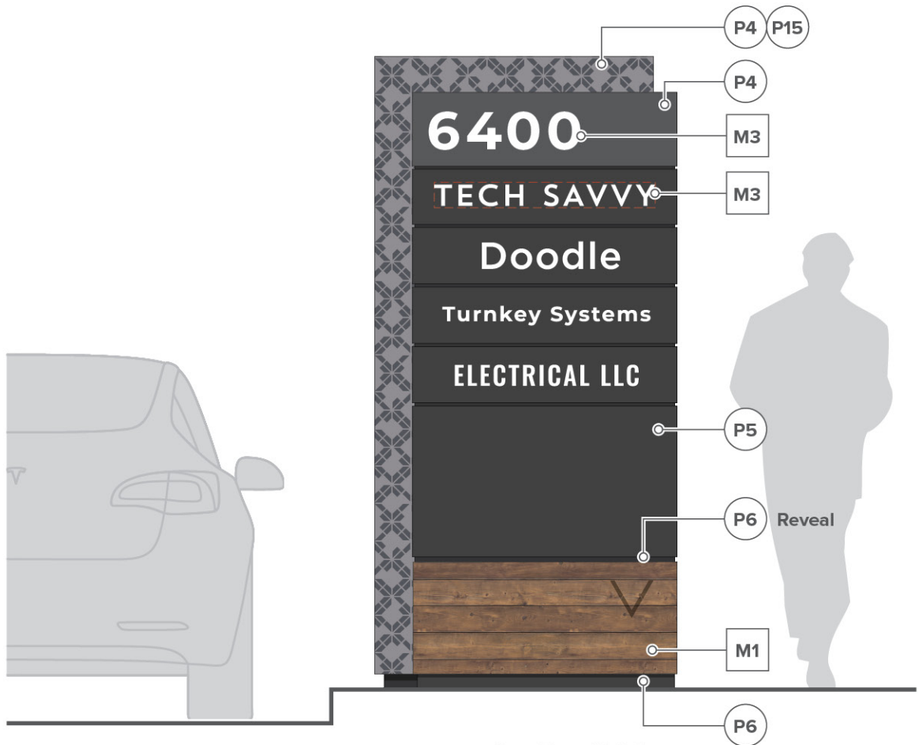
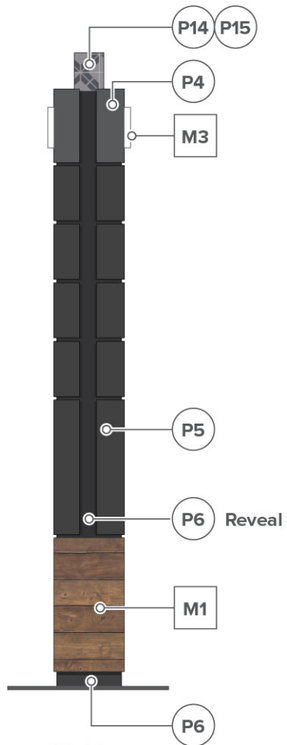
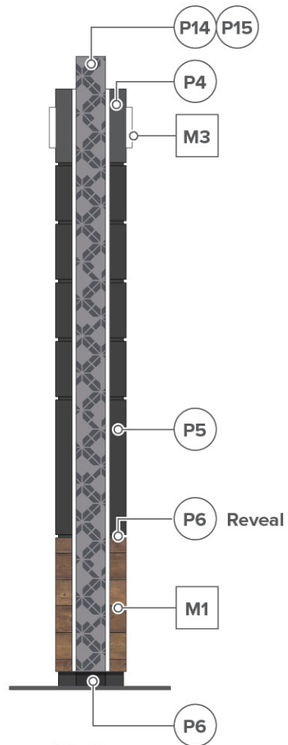
DETAIL OF ROUTED LOGO BACKED WITH SIMILAR MATERIAL



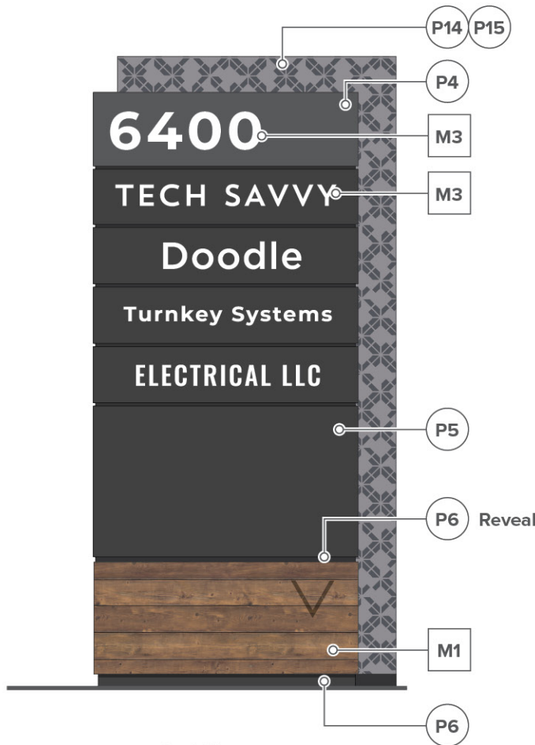
2 Front View - Multi Tenant
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'



5 Back View
Scale : 1/2"=1'

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F2 | TENANT IDENTITY MONUMENT
Color and Material

VILLAGE at Laguna Hills

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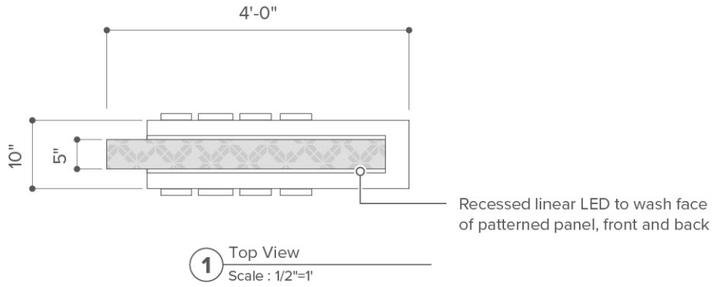
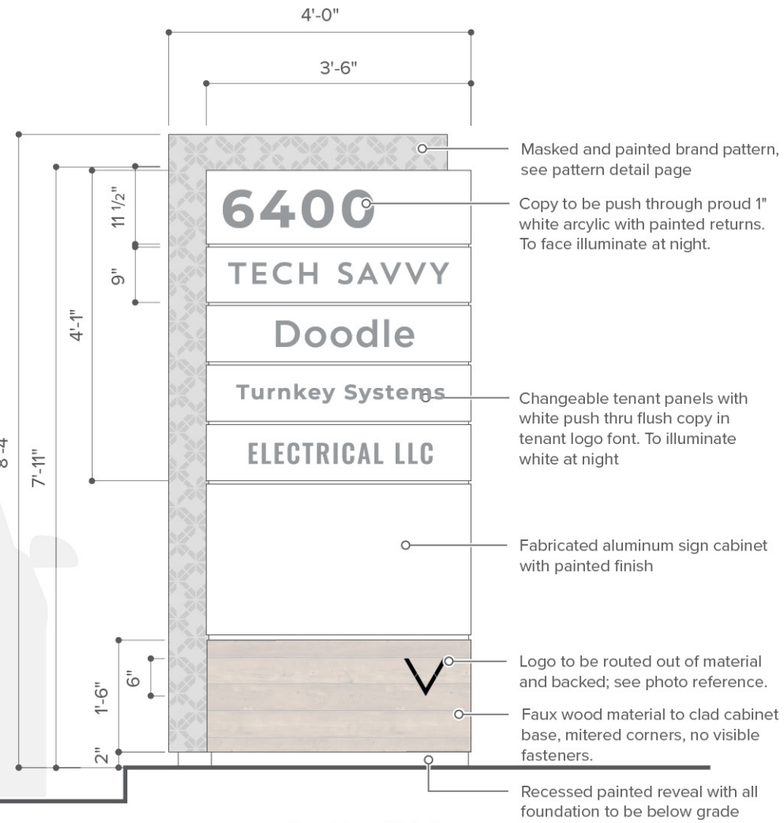
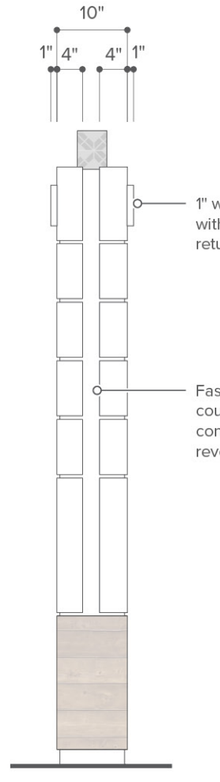
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))



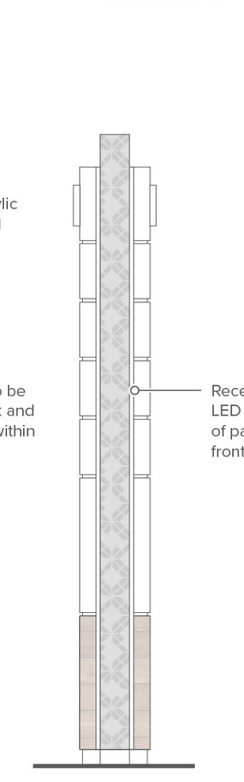
1 Top View
Scale : 1/2"=1'



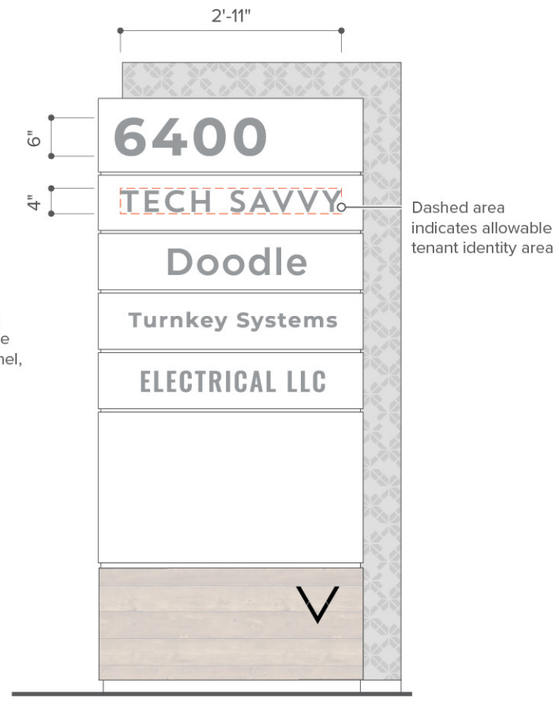
2 Front View - Multi Tenant
Scale : 1/2"=1'



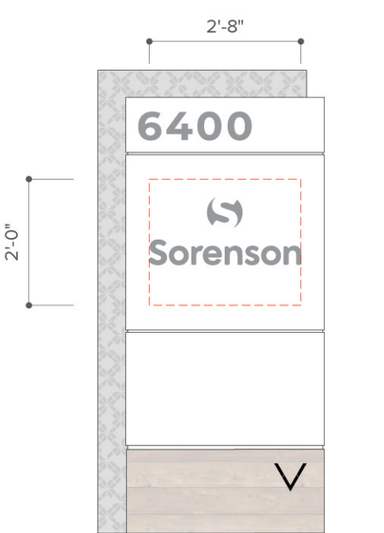
3 Side View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'



5 Back View
Scale : 1/2"=1'



A Front View - Single Tenant
Scale : 3/8"=1'

GENERAL NOTES
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SQUARE FOOTAGE

OVERALL SIGN AREA: 33 sq.ft.

MESSAGING AREA: 14 sq.ft.

SINGLE TENANT AREA: 1 sq.ft.

VILLAGE at Laguna Hills

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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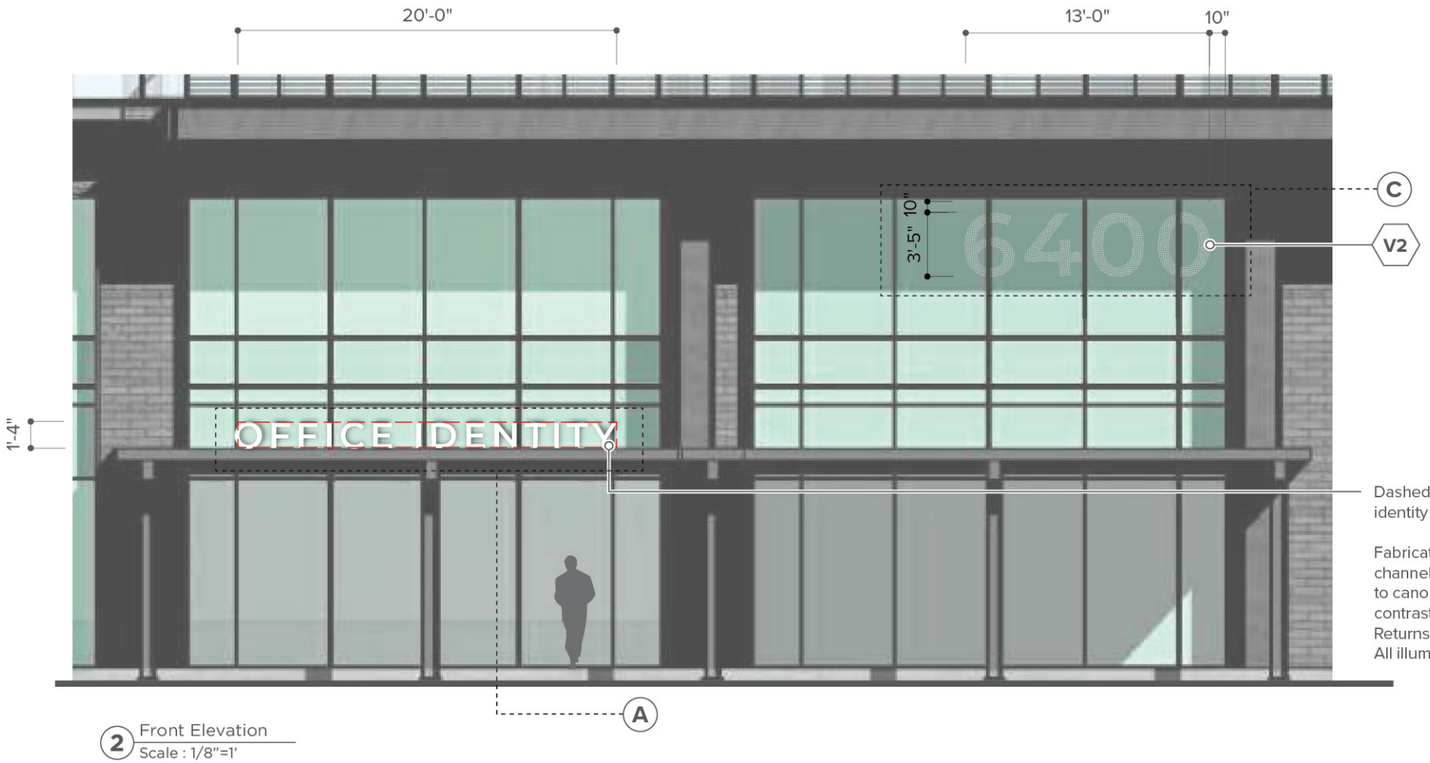
F2 | TENANT IDENTITY MONUMENT
Notes and Details



1 Front Elevation
Scale : 1"=200'



2 Front Elevation
Scale : 1/8"=1'

Dashed line indicates allowable office identity signage area.

Fabricated 4" deep painted aluminum channel letters. Letters to be mounted to canopy. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

SQUARE FOOTAGE

IDENTITY SIGN AREA: 27 sq.ft.

ADDRESS SIGN AREA: 44 sq.ft.

GENERAL NOTES

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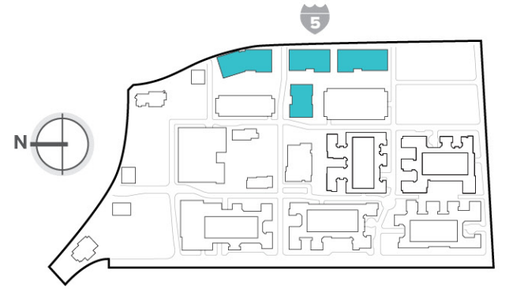

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PACKAGE: Schematic Design

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F3 | OFFICE BUILDING MOUNTED ENTRANCE IDENTITY
Color and Material

ALLOWABLE ILLUMINATION



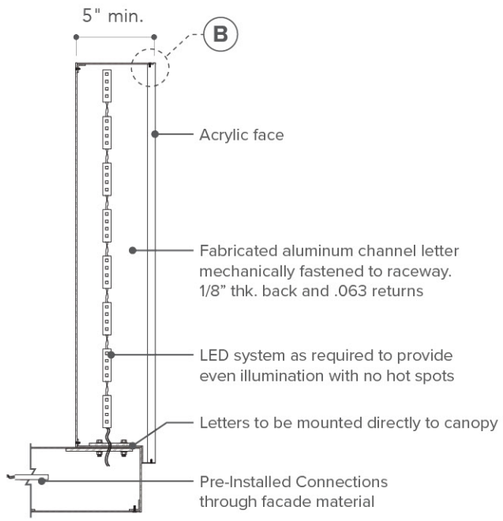
White Acrylic Face Illuminated



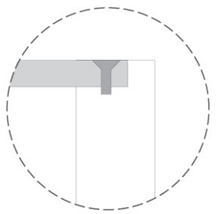
Day Night Plex



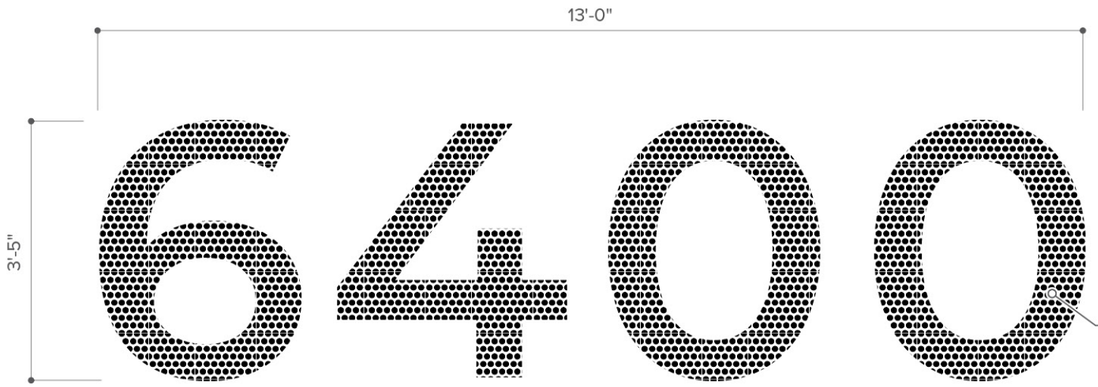
Perforated Vinyl or Microperforated Metal Faces



A Detail of Face Illuminated Letter on Canopy
Scale : NTS



B No Trim Cap Detail
Scale : NTS



Frosted vinyl building address number to be applied to second surface of glazing. Sign to be used if address is not included in Office Identity

C Detail of Numbers
Scale : 1/2"=1'

GENERAL NOTES

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STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

IDENTITY

RSM suggests building brand to include address number.

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Maste
Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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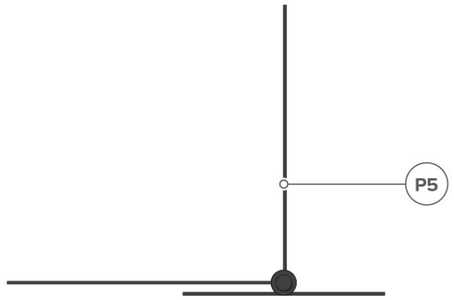
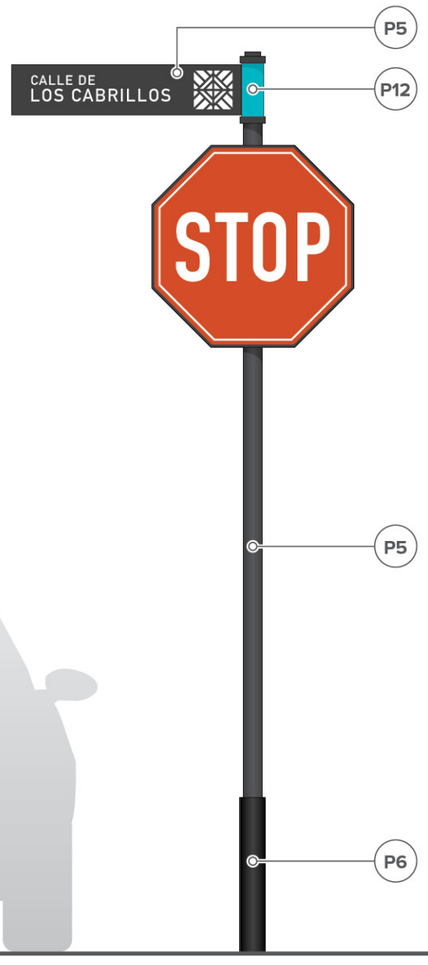
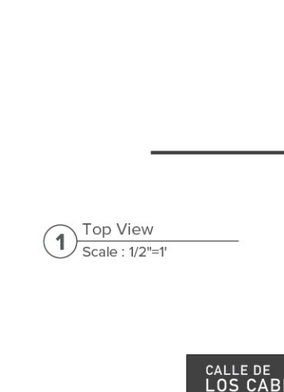


1 Top View
Scale : 1/2"=1'

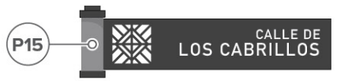


2 Front View
Scale : 1/2"=1'





Main Street Overall Project & Hotel

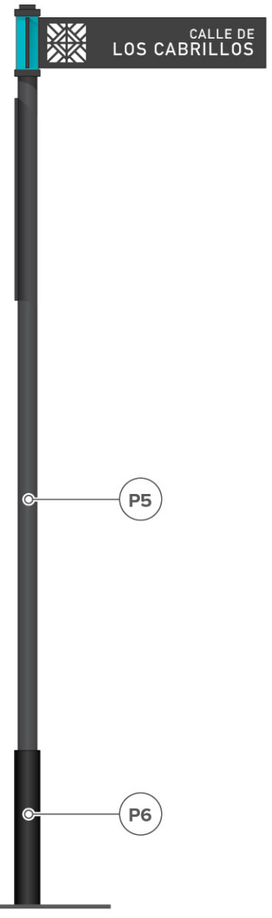


Office District

A Color Variations
Scale : 1/2"=1'



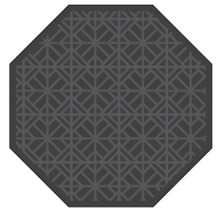
Residential District



3 Side View
Scale : 1/2"=1'



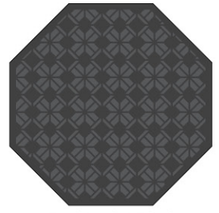
4 Back View
Scale : 1/2"=1'



Overall Site



Overall Site



Residential District



Office District

B Pattern Variations
Scale : 1/2"=1'

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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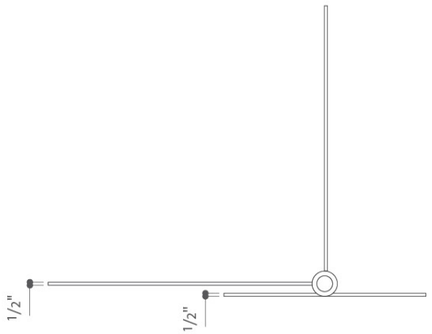
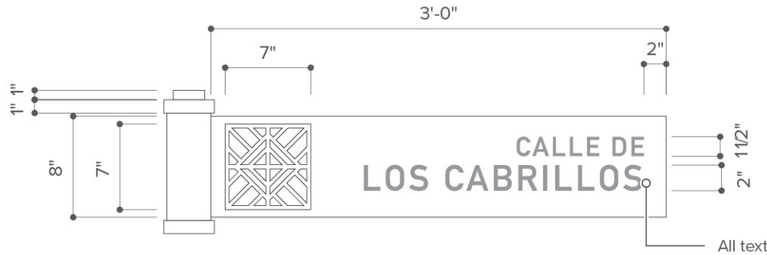
R1 | REGULATORY STOP SIGN | R2 | REGULATORY STREET SIGN
Color and Material



1 Top View
Scale : 1/2"=1'



All text to be aligned to outside edge of sign panel

A Street Sign Detail
Scale : 1"=1'

GENERAL NOTES

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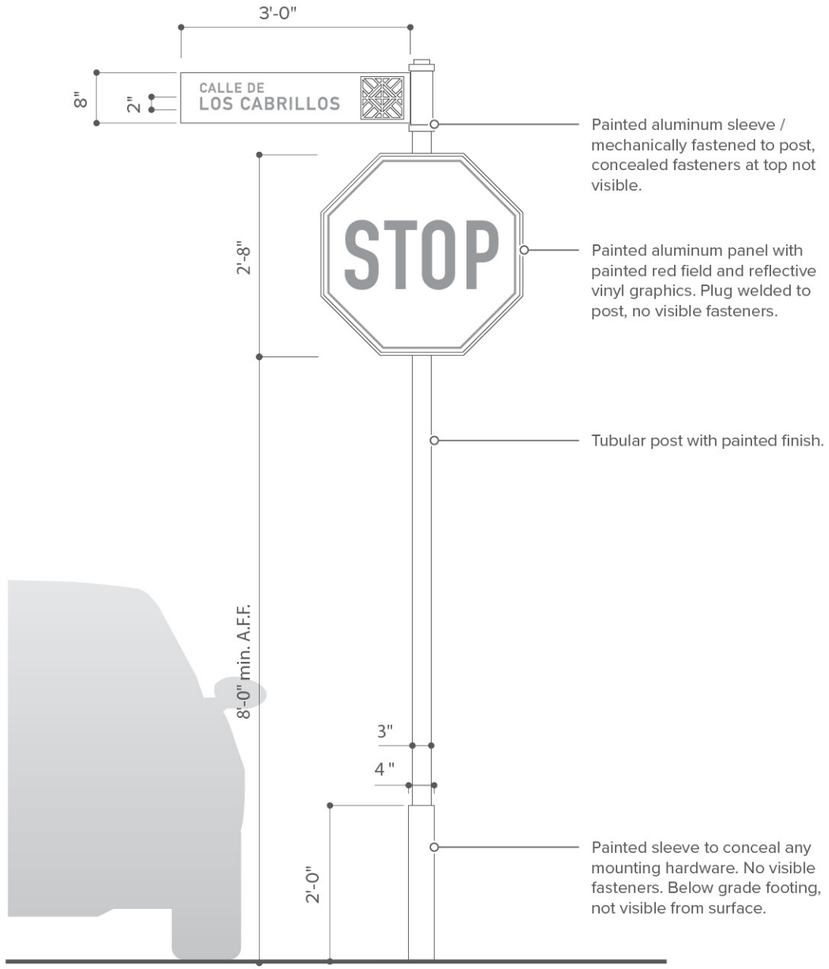
SQUARE FOOTAGE

STREET SIGN AREA: 2 sq.ft.



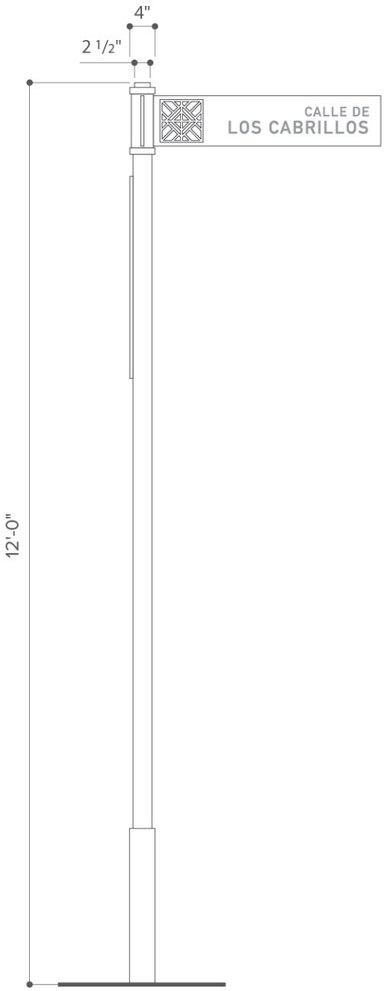
Painted aluminum sleeve / mechanically fastened to post, concealed fasteners at top not visible.

Painted aluminum panel with painted red field and reflective vinyl graphics. Plug welded to post, no visible fasteners.

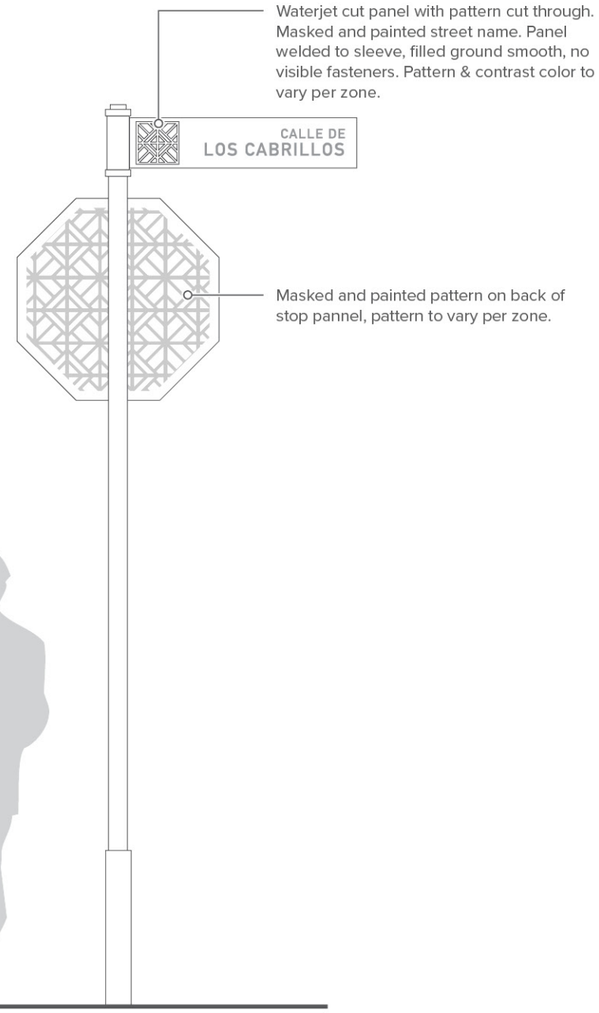
Tubular post with painted finish.

Painted sleeve to conceal any mounting hardware. No visible fasteners. Below grade footing, not visible from surface.

2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



Waterjet cut panel with pattern cut through. Masked and painted street name. Panel welded to sleeve, filled ground smooth, no visible fasteners. Pattern & contrast color to vary per zone.

Masked and painted pattern on back of stop pannel, pattern to vary per zone.

4 Back View
Scale : 1/2"=1'

DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

R1 | REGULATORY STOP SIGN | R2 | REGULATORY STREET SIGN
Notes and Details

VILLAGE at Laguna Hills

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rsmdesign.c

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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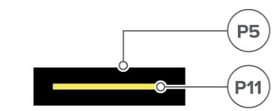
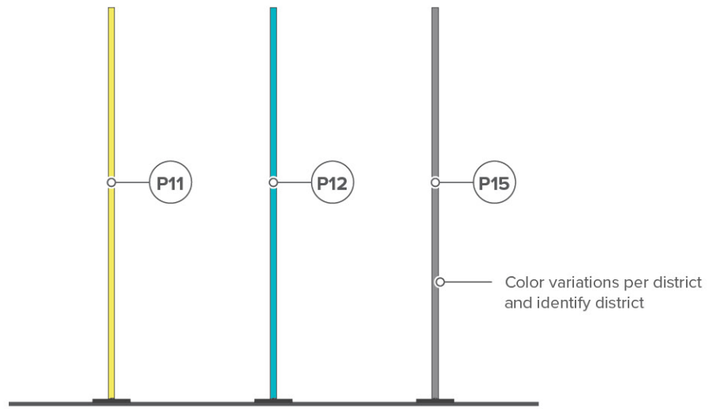
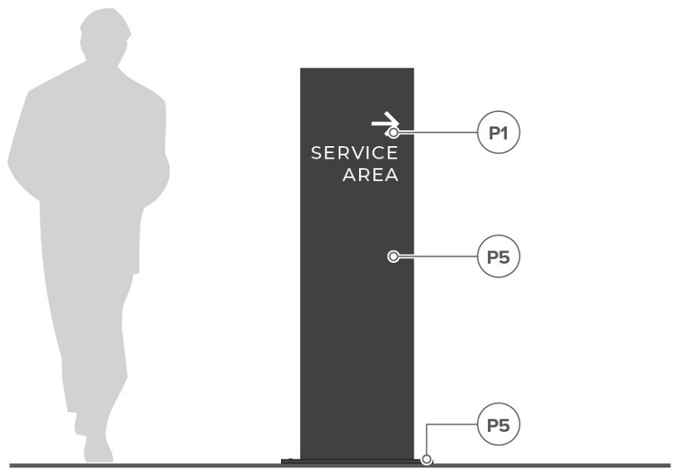


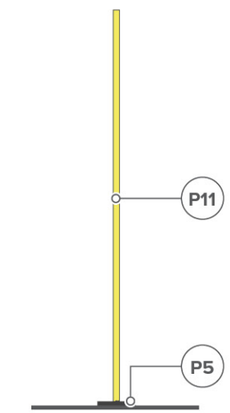
1 Top View
Scale : 1/2"=1'



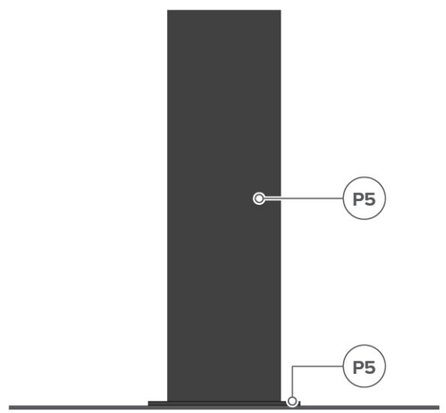
A Color Variations
Scale : 1/2"=1'



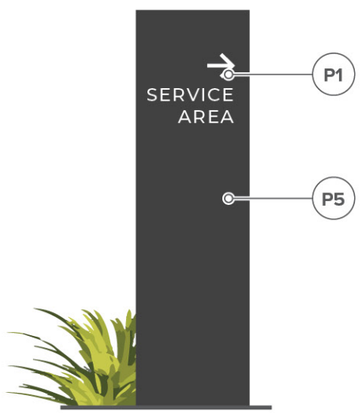
2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'



5 Softscape Mounting
Scale : 1/2"=1'

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R3 | SERVICE AREA IDENTITY
Color and Material

VILLAGE at Laguna Hills

rsmdesig
160 Cabi
San Cleme
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949.492.94
rsmdesign.c

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PACKAGE: Schematic Design

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Attachment: Attachment h - Village at Laguna Hills Master Si
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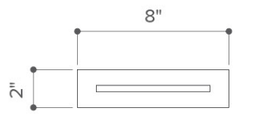
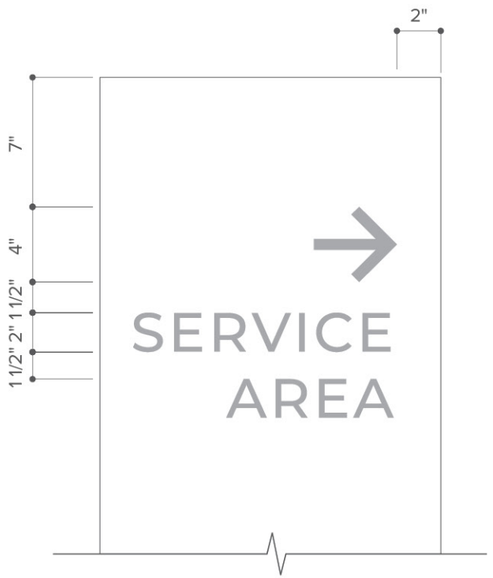


1 Top View
Scale : 1/2"=1'



A Copy Detail
Scale : 1 1/2"=1'

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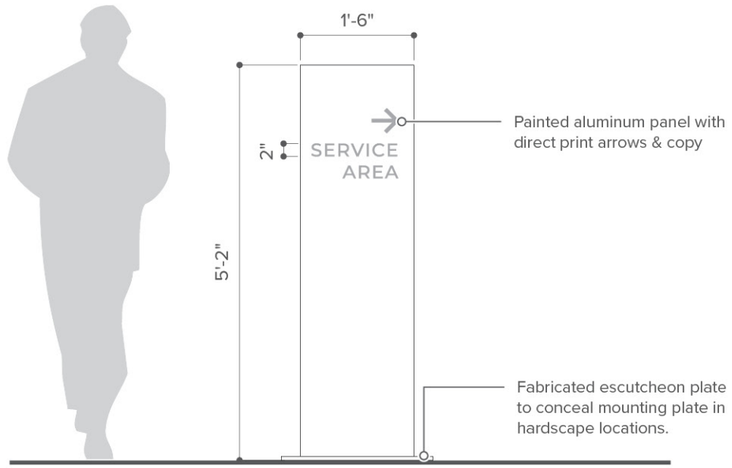
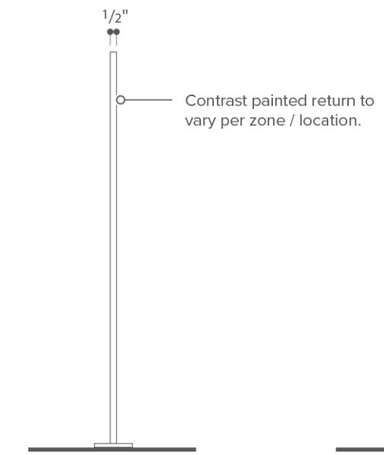
SQUARE FOOTAGE

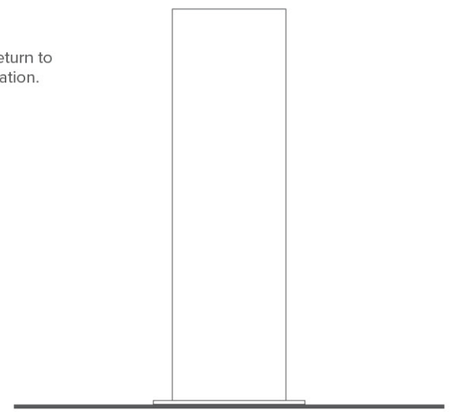
OVERALL SIGN AREA: 8 sq.ft.



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'



5 Softscape Mounting
Scale : 1/2"=1'

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R3 | SERVICE AREA IDENTITY
Notes and Details

VILLAGE at Laguna Hills

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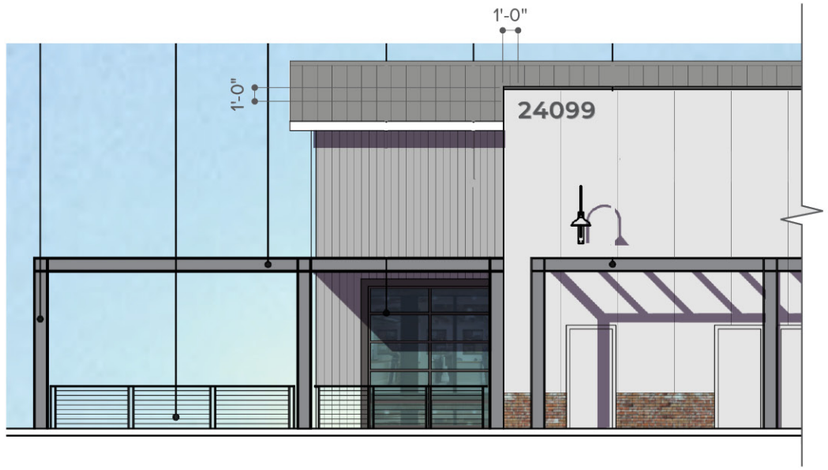
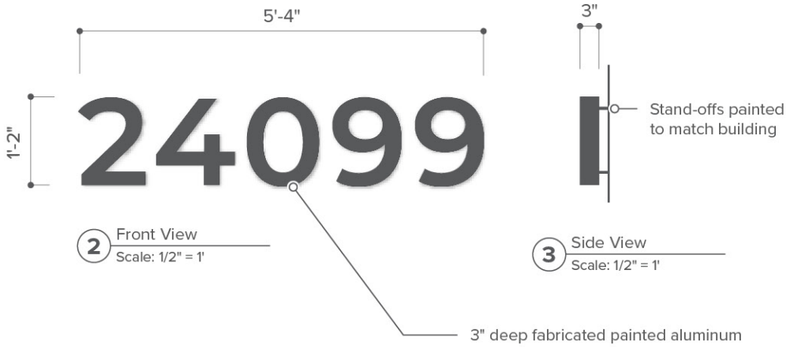


1 Contextual Elevation - Single Story Building
Scale: 3/32" = 1'

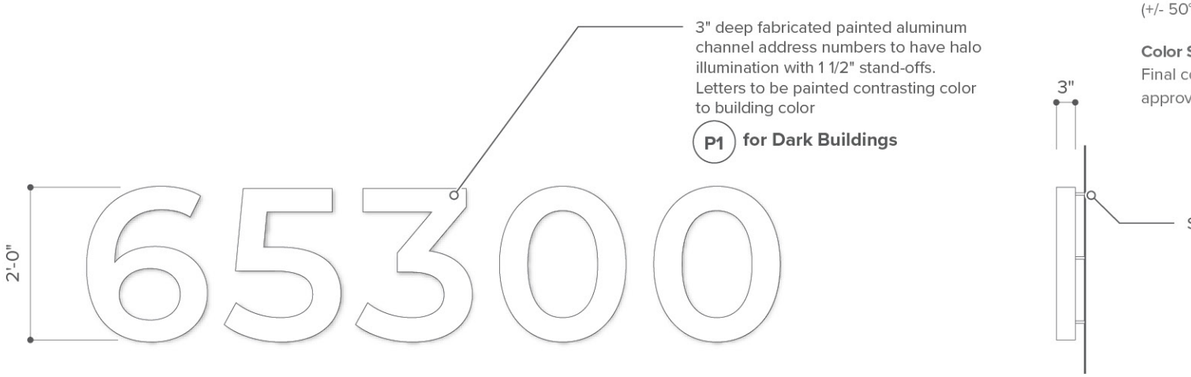


2 Front View
Scale: 1/2" = 1'

3 Side View
Scale: 1/2" = 1'



4 Contextual Elevation - Multi-Story Building
Scale: 1/16" = 1'



5 Front View
Scale: 1/2" = 1'

6 Side View
Scale: 1/2" = 1'

GENERAL NOTES

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All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.

Final dimensions, illumination and locations to be confirmed by local fire authority



STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

VILLAGE at Laguna Hills

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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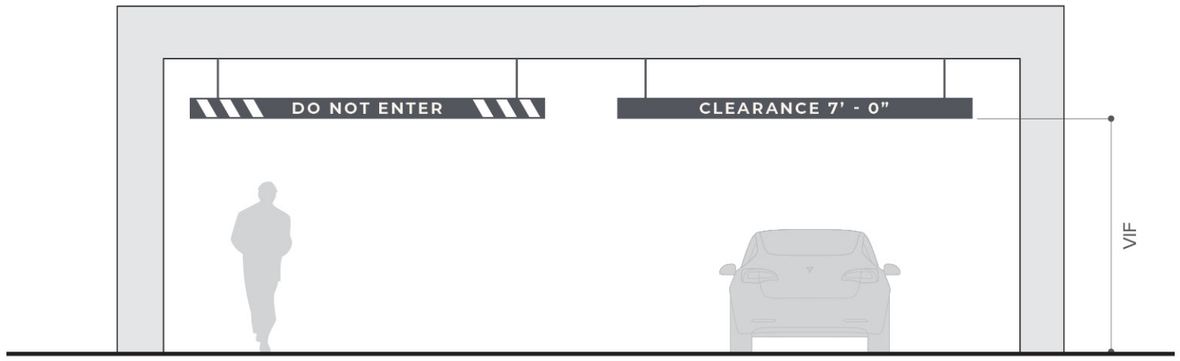
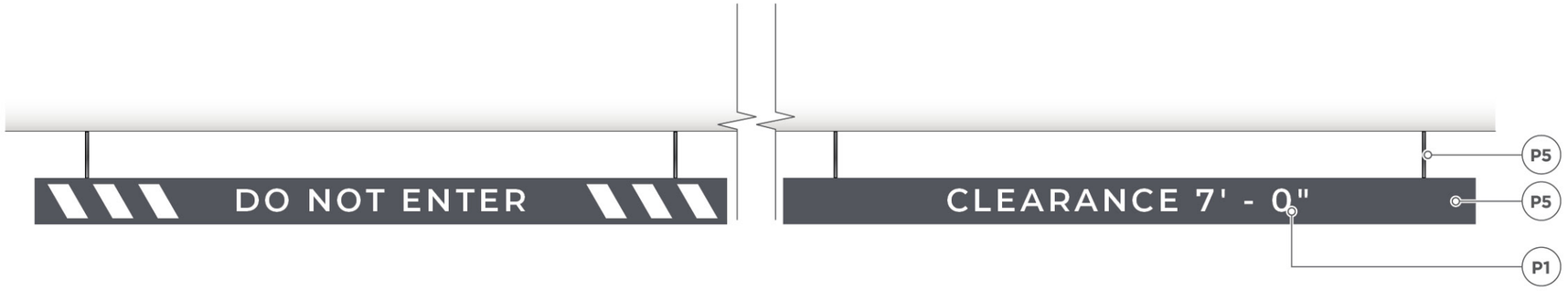
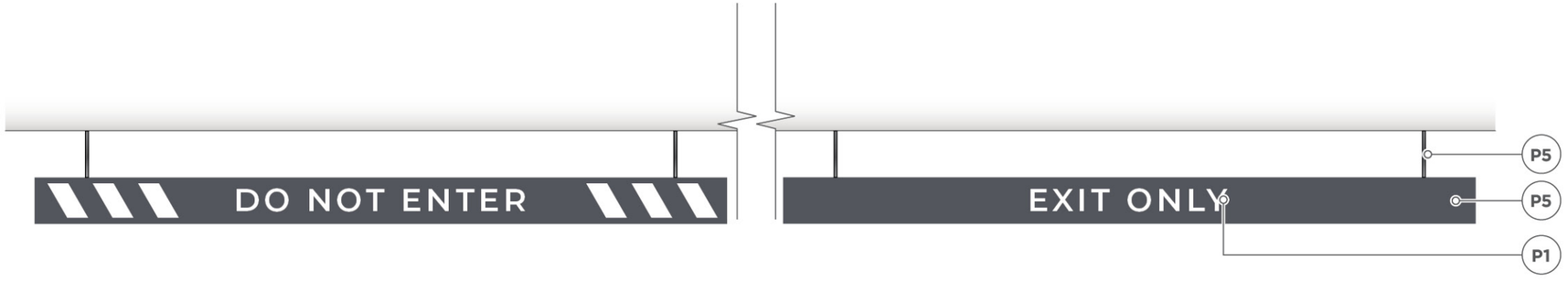


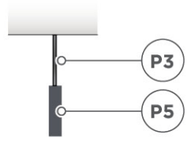
1 Context Elevation
Scale : 3/16"=1'



2 Front View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'



4 Side View
Scale :1/2"=1'

GENERAL NOTES

Fabricator to survey all existing conditions and locations prior to shop drawings.

Copy to be verified, reviewed and approved by client prior to fabrication.

All seams to be filled, ground, and sanded smooth prior to painting

Exact hang lenghts and cabinet mounting T.B.D based on F.V. of each location

VILLAGE at Laguna Hills

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Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

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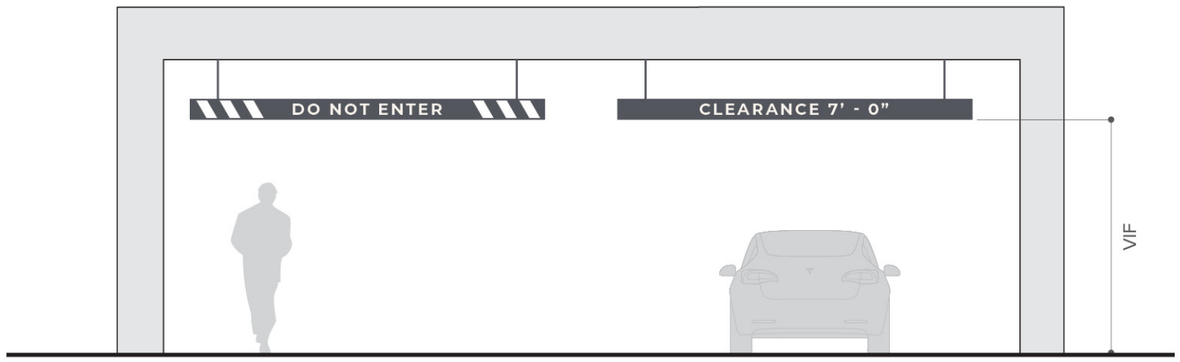
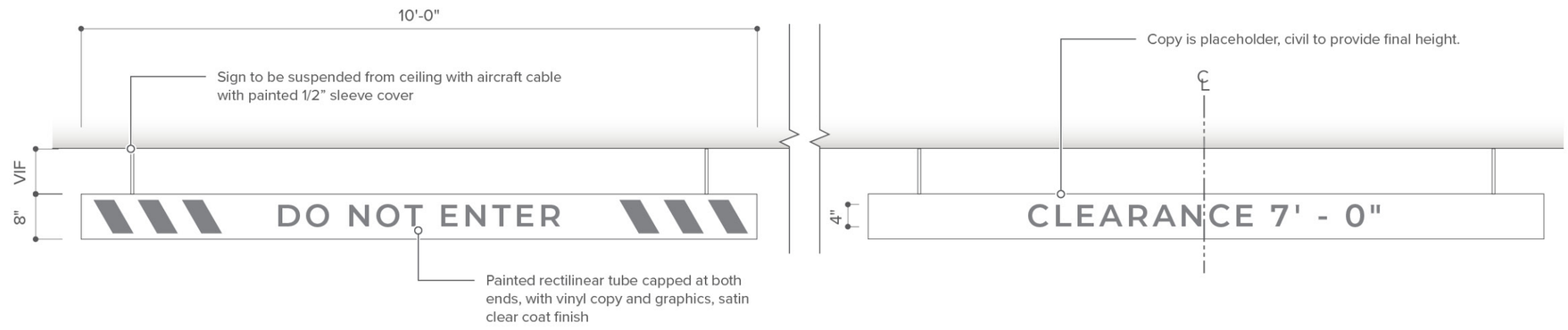
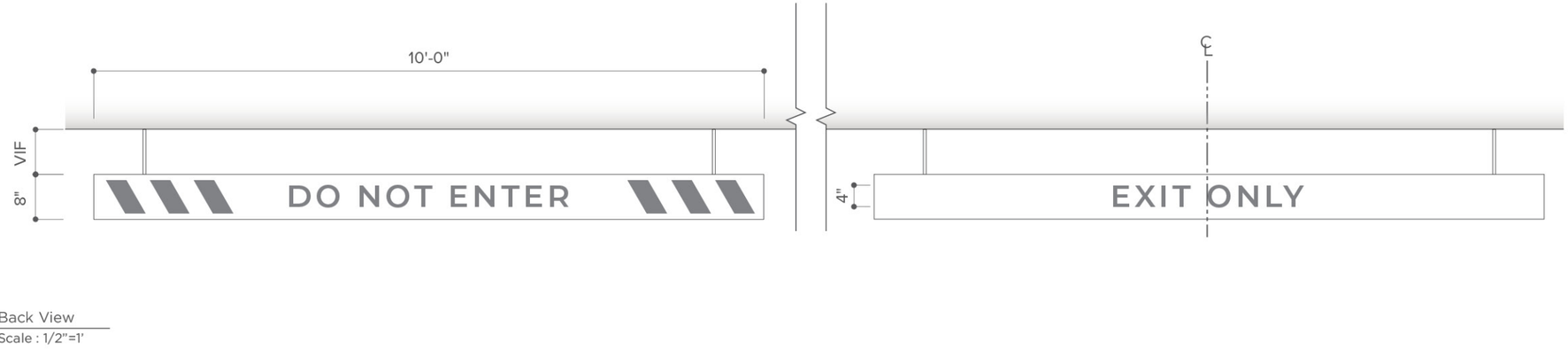
R5 | PROTOTYPICAL CLEARANCE / EXIT BARS
Color and Material



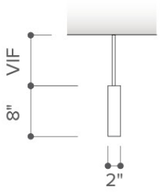
1 Context Elevation
Scale : 3/16"=1'



2 Front View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'



4 Side View
Scale :1/2"=1'

GENERAL NOTES

Fabricator to survey all existing conditions and locations prior to shop drawings.

Copy to be verified, reviewed and approved by client prior to fabrication.

All seams to be filled, ground, and sanded smooth prior to painting

Exact hang lenghts and cabinet mounting T.B.D based on F.V. of each location

SQUARE FOOTAGE

OVERALL SIGN AREA: 7 sq.ft.

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PACKAGE: Schematic Design

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R5 | PROTOTYPICAL CLEARANCE / EXIT BARS
Notes and Details

VILLAGE AT LAGUNA HILLS
TENANT SIGNAGE CRITERIA

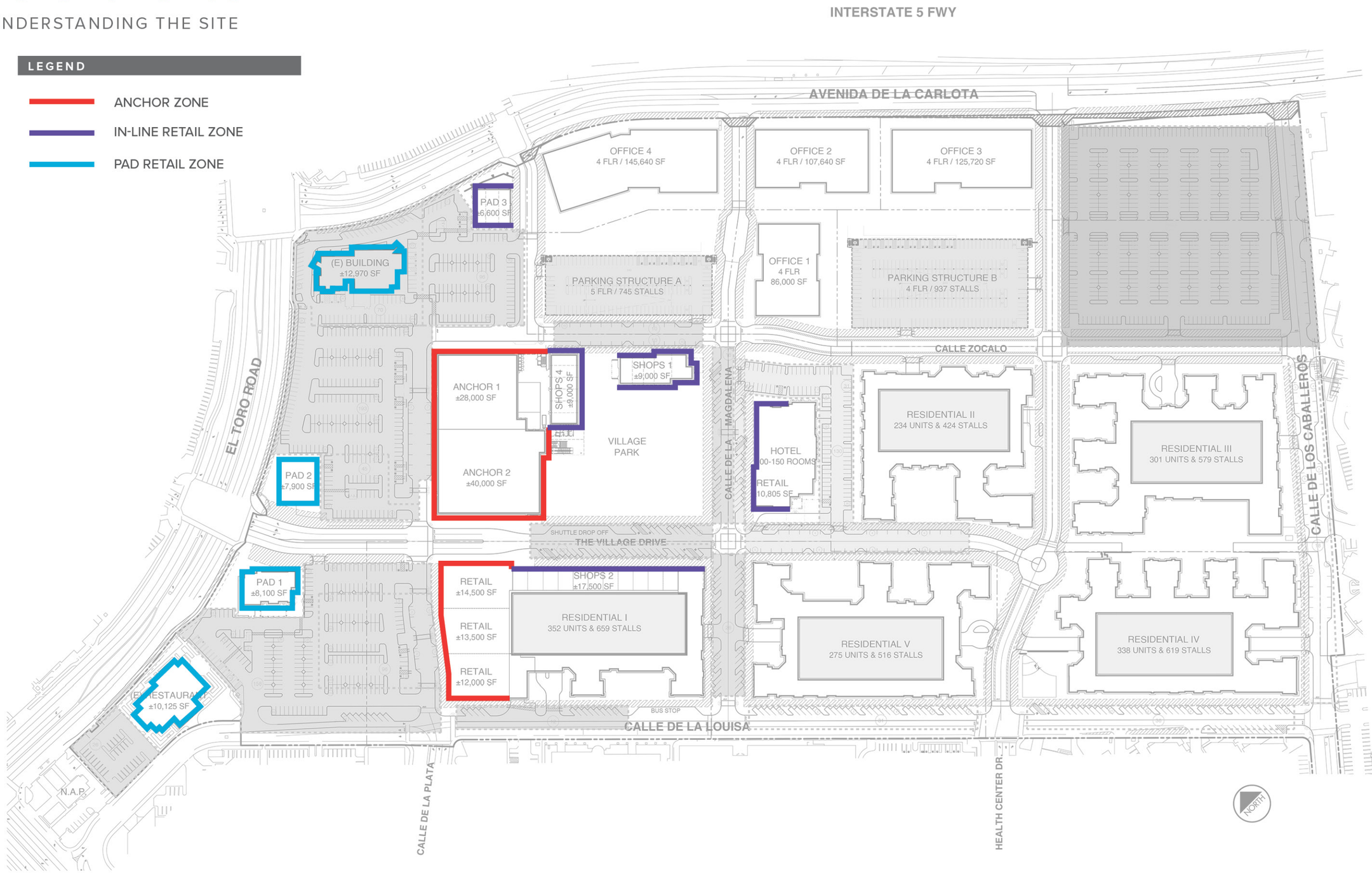
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Tenant Zones

UNDERSTANDING THE SITE

LEGEND

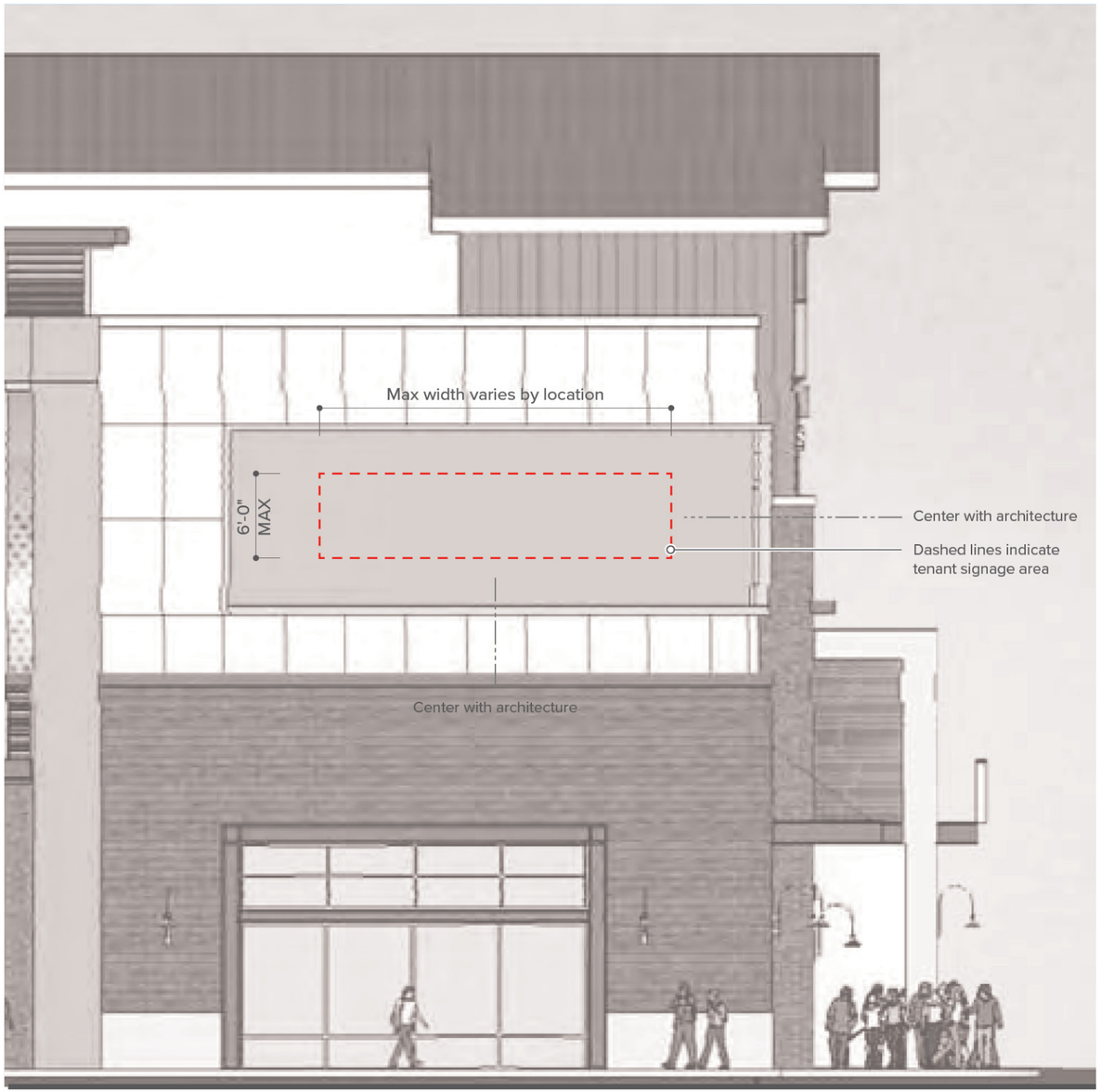
- ANCHOR ZONE
- IN-LINE RETAIL ZONE
- PAD RETAIL ZONE



Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Anchor Building Identity

Note: Elevations are diagrammatic only and
do not reflect final placement of signage



1 Example Anchor Building Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



Halo Illuminated
Channel Letters



White Face Illuminated
Channel Letters



Day/Night Acrylic
Channel Letters



Perforated Vinyl Face
Painted Brand Color
with White Illumination

STANDARDS

Construction
Face illuminated and halo channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth.
Channel depth to be no more than 5".
Face illuminated letters to have 1" thick white acrylic faces. Trim caps are not permitted.

Attachment
Halo Letter channels are to be mounted 1.5" from face of wall.
Face illuminated channels are to be mounted 0.25" from face of wall.
Round sleeves to be painted the color of the fascia.
No visible attachments. All details to be coordinated with GC.

Illumination
Light temperatures to be provided by Landlord to compliment architectural light temperature.

Color Standards
Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Anchor Building Identity

Note: Elevations are diagrammatic only and
do not reflect final placement of signage



1 Example Anchor Entry Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



White Face Illuminated
Channel Letters



Exposed Neon Illuminated
Channel Letters



Non-Illuminated Channel or
Dimensional Letters

STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5".

Face illuminated letters to have 1" thick white acrylic faces. Trim caps are not permitted.

Attachment
Face illuminated, open face, and exposed neon channel letters are to be mounted 0.25" from face of wall or flush with wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

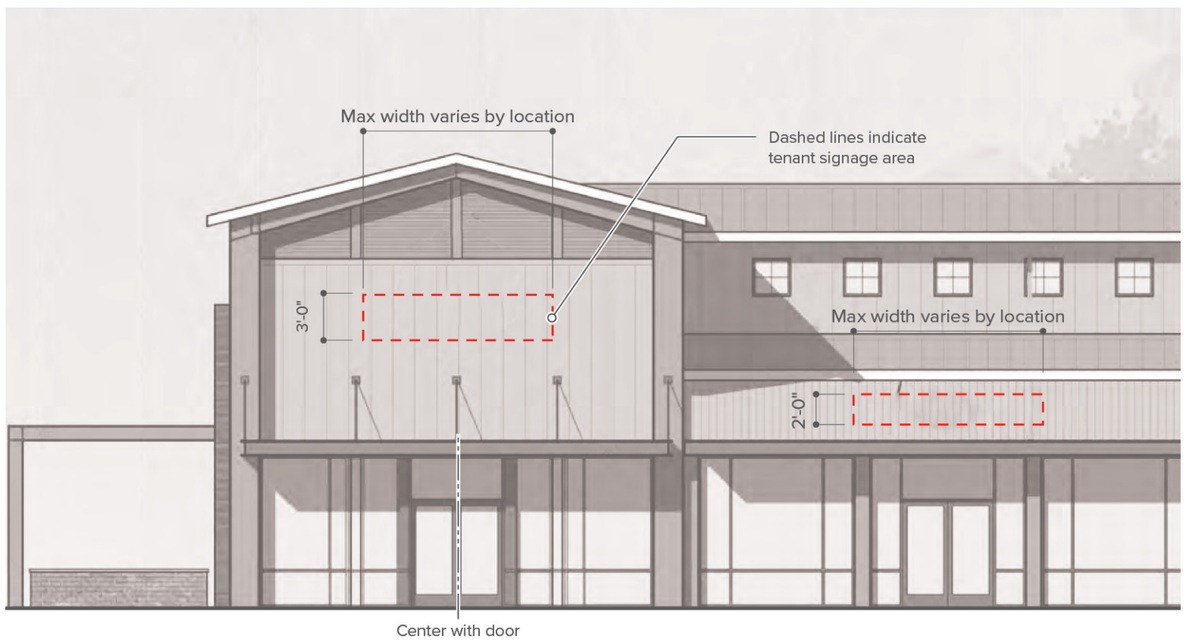
Illumination
Light temperatures to be provided by Landlord to compliment architectural light temperature.
Exposed Neon channel letters are to be white neon only. Animated neon is not permitted. All neon fasteners, tube strands, mounts, and crossovers are to be painted to match inside of channel letterform. No alternatives to appear as neon

Color Standards
Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face.
Open-faced channel letters to be painted a contrasting color from the building color.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

In-line Retail Identity

Note: Elevations are diagrammatic only and
do not reflect final placement of signage



1 Example In-line Retail Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



White Face Illuminated
Channel Letters



Halo Illuminated
Channel Letters



Exposed Neon
Channel Letters



Non-Illuminated Channel
or Dimensional Letters

STANDARDS

Construction
Face illuminated, halo illuminated, open face, and exposed neon channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Channel depth to be no more than 5".
Face illuminated letters to have 1" thick white acrylic faces. Trim caps are not permitted.

Attachment
Face illuminated, open face, and exposed neon channel letters are to be mounted 0.25" from face of wall, flush with wall, or mounted to top of canopy.
Halo Letter channels are to be mounted 1.5" from face of wall and are not permitted on canopies.
Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperatures to be provided by Landlord to compliment architectural light temperature.
Exposed Neon channel letters are to be white neon only. Animated neon is not permitted. All neon fasteners, tube strands, mounts, and crossovers are to be painted to match inside of channel letterform. No alternatives to appear as neon.

Color Standards
Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face.
Open-faced channel letters to be painted a contrasting color from the building color.

Size
2' or 50% of the available sign band, whichever is smaller. Brand logos may be taller provided that the total aggregate sign area falls within the maximum area as defined on the elevation pages. No letters or logos to exceed eave line or parapet of the building.

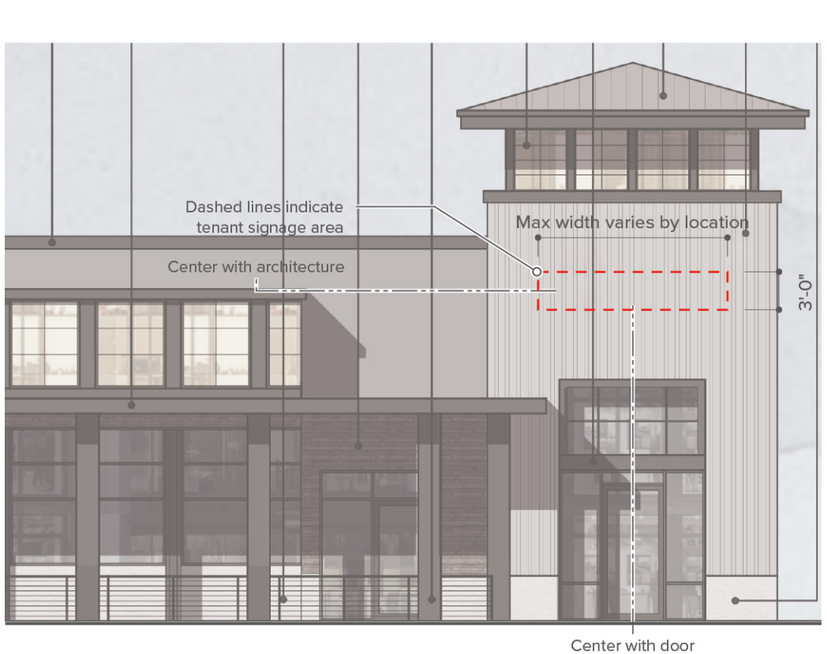
Tenants with storefronts that are 50 ft. - 99 ft in linear length may have maximum 3ft tall letters.

Tenants with storefronts that are 100+ ft in linear length may have maximum 4 ft tall letters.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Pad Retail Identity

Note: Elevations are diagrammatic only and do not reflect final placement of signage.



1 Example In-line Retail Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



White Face Illuminated Channel Letters



Halo Illuminated Channel Letters



Exposed Neon Channel Letters



Non-Illuminated Channel or Dimensional Letters

STANDARDS

Construction
Face illuminated, halo illuminated, open face, and exposed neon channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth.
Channel depth to be no more than 5".
Face illuminated letters to have 1" thick white acrylic faces.
Trim caps are not permitted.

Attachment
Face illuminated, open face, and exposed neon channel letters are to be mounted 0.25" from face of wall, flush with wall, or mounted to top of canopy.
Halo Letter channels are to be mounted 1.5" from face of wall and are not permitted on canopies.
Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperatures to be provided by Landlord to compliment architectural light temperature.
Exposed Neon channel letters are to be white neon only. Animated neon is not permitted. All neon fasteners, tube strands, mounts, and crossovers are to be painted to match inside of channel letterform. No alternatives to appear as neon

Color Standards
Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face.
Open-faced channel letters to be painted a contrasting color from the building color.

Size
2' or 50% of the available sign band, whichever is smaller. Brand logos may be taller provided that the total aggregate sign area falls within the maximum area as defined on the elevation pages. No letters or logos to exceed eave line or parapet of the building.

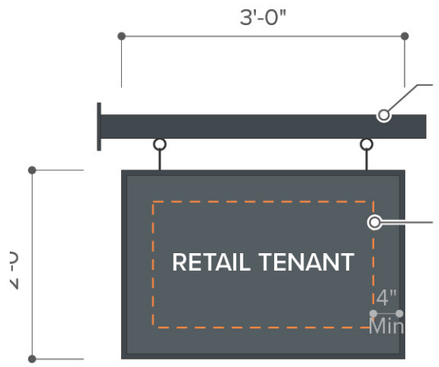
Tenants with storefronts that are 50 ft. - 99 ft in linear length may have maximum 3ft tall letters.

Tenants with storefronts that are 100+ ft in linear length may have maximum 4 ft tall letters.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

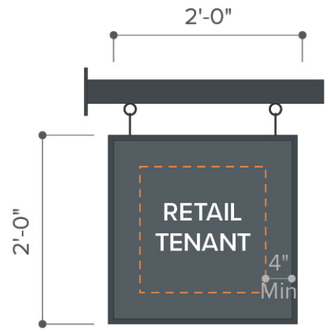
Blade Signs

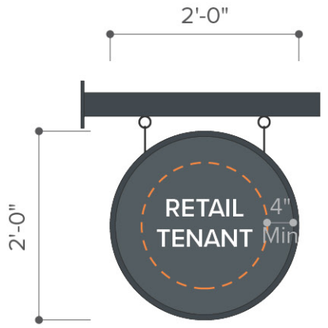
Note: Elevations are diagrammatic only and
do not reflect final placement of signage

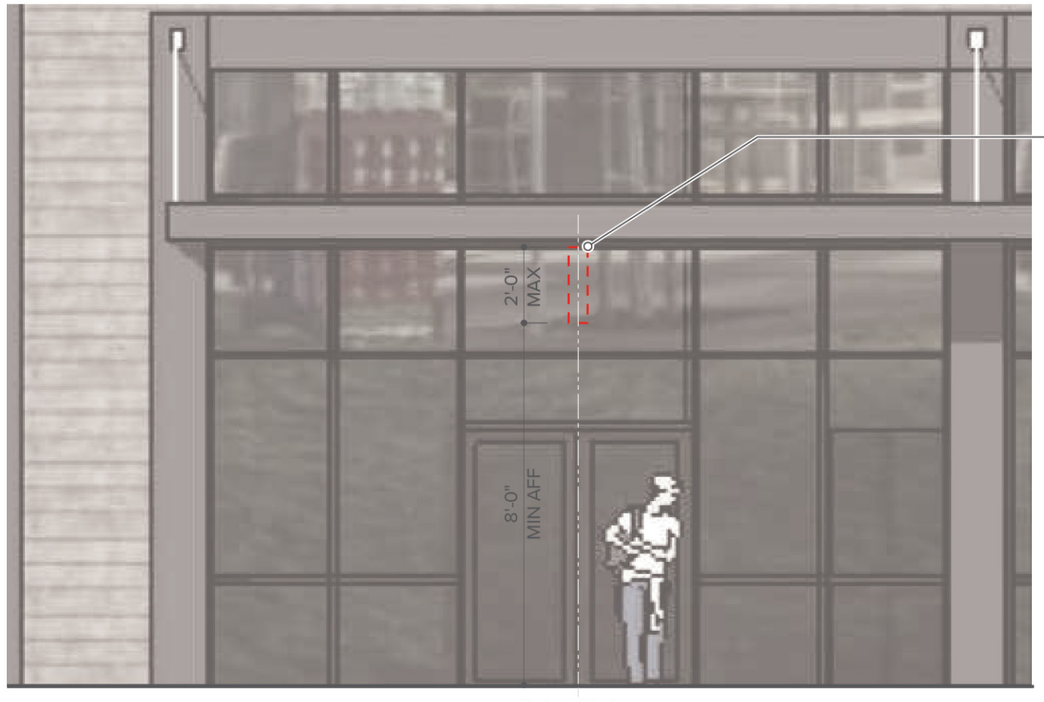


Typical bracket details provided by landlord. If tenant has a canopy, the blade sign will be suspended from canopy instead.

Max letter height 6".
4" margin all sides. Tenant identity to be waterjet cut painted white aluminum letters applied to blade face. Blade sign panel to be painted single tenant color.







Dashed lines indicate tenant signage area

Center with door

1 Example Blade Sign Elevation
Scale : 1/4"=1'

STANDARDS

Construction
See Illustration for design style of bracket and permitted shapes.

Blade signs are encouraged to be fabricated of painted metal. All seams are to be welded and ground smooth. No molded fiberglass or other plastic signs.

Attachment
Mounted perpendicular to building facade and may be suspended from a typical metal bracket or from the underside of the canopy

Shall be mounted with a minimum 8' clearance from the bottom of the blade sign to the finished floor

No two tenants shall located blade sign on the same demising pier.

Blade signs are to be placed near the entrances to the retail space.

Illumination
Signs are to be non-illuminated.
No goosenecks or ornamental lighting.

Color Standards
Landlord to provide blade sign bracket and frame color.

Tenants to paint blade signs a single brand color with tenant identity painted white.

Final color to be approved by landlord prior to fabrication.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Window Graphics



Metallic



Etched-look



White

STANDARDS

Overview
Only trade name or graphic logo may be used. Store description, advertisements, or tag lines not allowed. Restaurants are allowed to describe their services or offerings, pending Landlord approval. Applied window graphics are to be submitted to the Landlord and approved in writing prior to installation.

Attachment
All applied vinyl or flat cut graphics to be adhered to interior side of glass. All graphics must be laser-cut individual letters applied to the glass to allow visibility into the interior of the tenant space. The entire graphic to be mounted below 48" from finished floor.

Size
Maximum letter height: 3".

Color Standards
Metallic, white, or "etch-look" vinyl graphics are to be used. Colors to be integral to the material, such as 3M of Avery vinyl. No printed graphics or colors.

Painted Wall Identity







STANDARDS

Overview
All painted identity designs are subject to landlord approval.

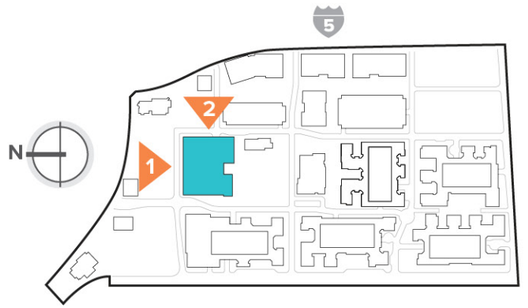
Methods
All graphics are to be masked and painted.

Design & Color Standards
Design should be appropriate for architectural conditions and reflect the overall character of the site. Maximum of 2 colors unless otherwise approved by landlord.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Anchor Building

Note: Elevations are diagrammatic only and do not reflect final placement of signage





1 North Elevation (Facing El Toro)
Scale : 1"=30'



2 East Elevation (Facing 5 Freeway)
Scale : 1"=30'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
Anchor Building Identity	Required	5, 3 max per tenant	150 sq ft per sign, 700 sq ft total
Sign Letter Max Height	48"		
Max Sign Height, if Letters Stacked	72"		
Allowable Illumination	White Face Illuminated, Halo Illuminated		
Anchor Entry Identity	Required	2, 2 max per tenant	54 sq ft per sign, 99 sq ft total
Sign Letter Max Height	36"		
Max Sign Height, if Letters Stacked	48"		
Allowable Illumination	White Face Illuminated, Exposed Neon		
In-line Retail Identity	Required	1, 2 max per tenant	26 sq ft per sign, 26 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
TOTAL:		8 signs	825 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		
Poster Case or Tenant Graphic*†	For cinema tenant only, to be approved by Landlord.		
Blade Sign	Not to exceed 6 sq ft		
Painted Wall Identity*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.
†Additional poster cases per approval from landlord

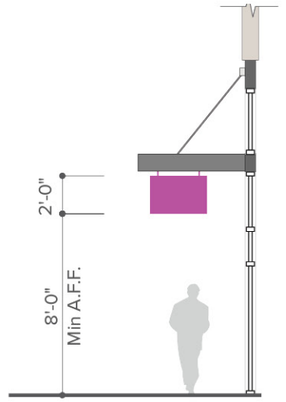
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Anchor Building

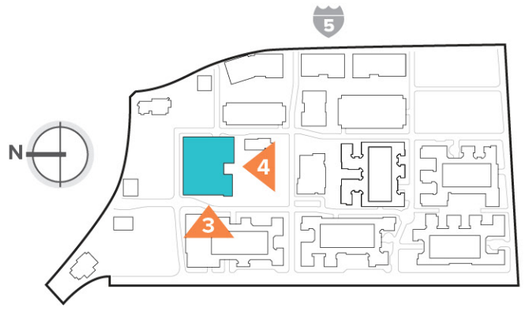
Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 South Elevation - Enlarged Tenant Elevation
Scale : 1/8"=1'



2 Blade Sign - Location Detail
Scale : 1/8"=1'





3 West Elevation (Facing Res. 6 & Calle de la Louisa)
Scale : 1"=30'



4 South Elevation (Facing Village Park)
Scale : 1"=30'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		**QTY SHOWN**	**MAX SIGN AREA**
Anchor Building Identity	Required	2, 3 max per tenant	120 sq ft per sign, 200 sq ft total
Sign Letter Max Height	48"		
Max Sign Height, if Letters Stacked	72"		
Allowable Illumination	White Face Illuminated, Halo Illuminated		
Anchor Entry Identity	Required	1, 2 max per tenant	54 sq ft per sign, 54 sq ft total
Sign Letter Max Height	36"		
Max Sign Height, if Letters Stacked	48"		
Allowable Illumination	White Face Illuminated, Exposed Neon		
In-line Retail Identity	Required	6, 2 max per tenant	28 sq ft per sign, 168 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
Blade Sign	Not to exceed 6 sq ft. Required for in-line tenants only.	6, 1 max per tenant	6 sq ft per sign, 36 sq ft total
	TOTAL:	15 signs	458 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		
Poster Case or Tenant Graphic*†	For cinema tenant only, to be approved by Landlord.		
Painted Wall Identity*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page

See page 98 for additional tenant height information

*Excluded from area calculation formula

**Or 50% of height of perceived sign band, whichever is smaller.

†Additional poster cases per approval from landlord

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Retail Building 1

Note: Elevations are diagrammatic only and do not reflect final placement of signage



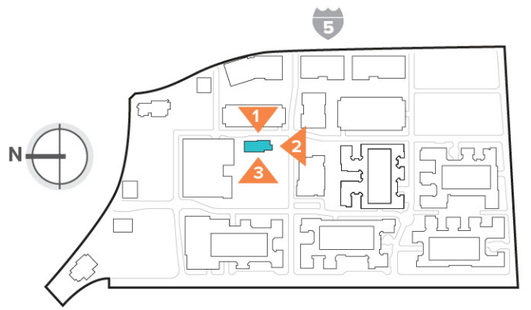
1 East Elevation (Facing 5 Freeway & Office Park)
Scale : 1"=20'



2 South Elevation (Facing the Hotel)
Scale : 1"=20'



3 West Elevation (Facing Village Park)
Scale : 1"=20'



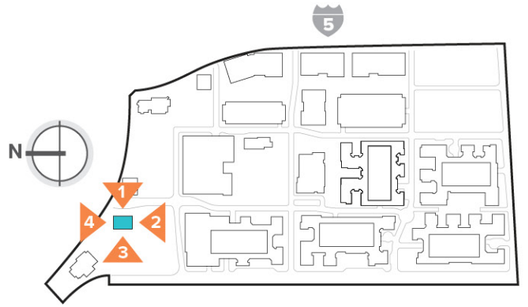
MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		**QTY SHOWN**	**MAX SIGN AREA**
In-line Retail Identity	Required	6, 2 max per tenant	30 sq ft per sign, 131 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
Blade Sign	Not to exceed 6 sq ft	5, 1 max per tenant	6 sq ft per sign, 30 sq ft total
TOTAL:		11 signs	161 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		
Painted Wall Identity*	Permitted by approval from Landlord		
Painted Specialty Mural*	Permitted by approval from Landlord		

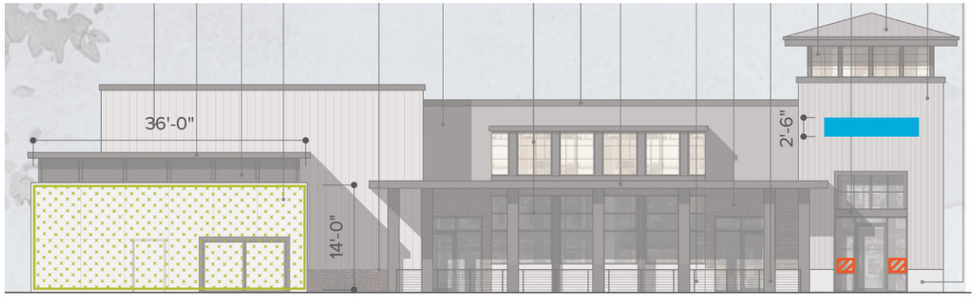
Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Pad Building 1

Note: Elevations are diagrammatic only and do not reflect final placement of signage





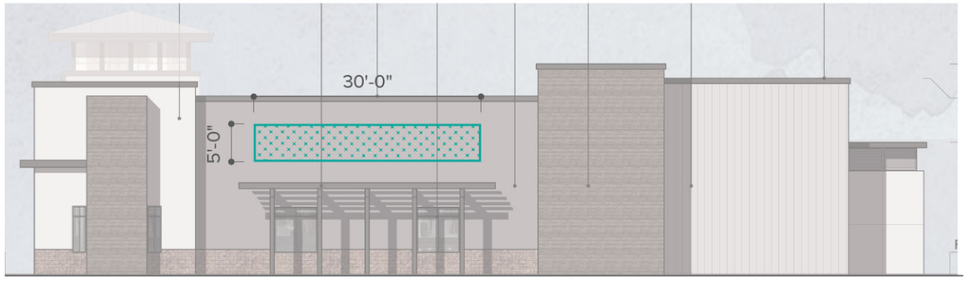
1 East Elevation (Facing The Village Dr)
Scale : 1"=20'



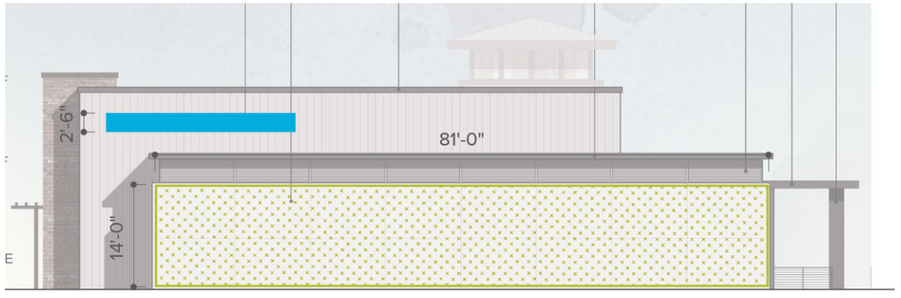
2 South Elevation (Facing Residential)
Scale : 1"=20'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		2 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
Pad Retail Identity	Required	3, 1 per elevation max	63 sq ft per sign, 123 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
TOTAL:		3 signs	123 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		
Painted Wall Identity*	Permitted by approval from Landlord		
Painted Specialty Mural*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.



3 West Elevation (Facing Calle de la Louisa)
Scale : 1"=20'



4 North Elevation (Facing El Toro)
Scale : 1"=20'

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Pad Building 3

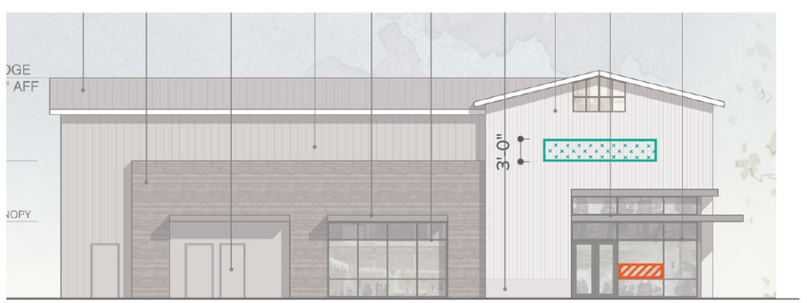
Note: Elevations are diagrammatic only and do not reflect final placement of signage



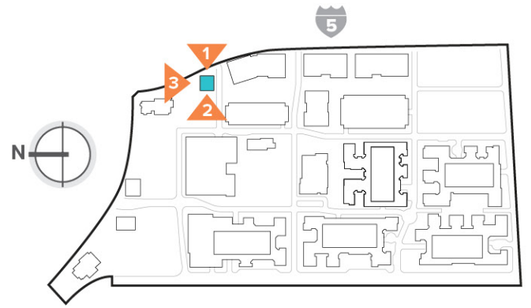
1 East Elevation (Facing 5 Freeway)
Scale : 1"=20'



2 West Elevation (Facing Anchor)
Scale : 1"=20'



3 North Elevation (Facing El Toro)
Scale : 1"=20'



MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
In-line Retail Identity	Required	6, 2 max per tenant	30 sq ft per sign, 165 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
Blade Sign	Not to exceed 6 sq ft	3, 1 max per tenant	6 sq ft per sign, 18 sq ft total
TOTAL:		9 signs	183 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		
Painted Wall Identity*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Hotel

Note: Elevations are diagrammatic only and do not reflect final placement of signage



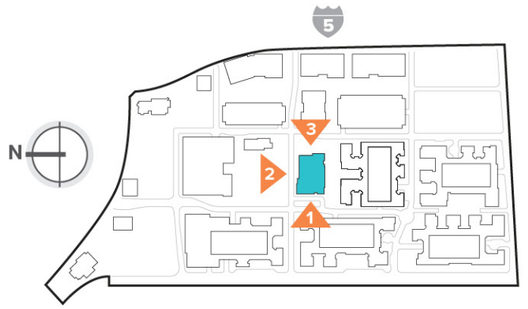
1 West Elevation (Facing Calle Zocalo)
Scale : 1"=40'



2 North Elevation (Facing Village Park)
Scale : 1"=40'



3 East Elevation (Facing Calle de la Louisa)
Scale : 1"=40'



MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		**QTY SHOWN**	**MAX SIGN AREA**
In-line Retail Identity	Required	7, 2 max per tenant	32 sq ft per sign, 182 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
Blade Sign	Not to exceed 6 sq ft	7, 1 max per tenant	6 sq ft per sign, 42 sq ft total
TOTAL:		14 signs	224 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
**Or 50% of height of perceived sign band, whichever is smaller.

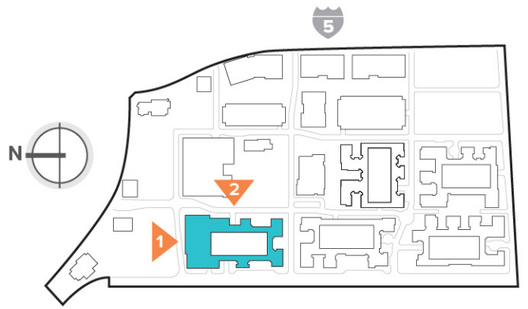
Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Retail/Residential Building

Note: Elevations are diagrammatic only and
do not reflect final placement of signage



1 North Elevation
Scale : 1"=40'



MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
Anchor Entry Identity	Required	2, 2 max per tenant	54 sq ft per sign, 108 sq ft total
Sign Letter Max Height	36"		
Max Sign Height, if Letters Stacked	48"		
Allowable Illumination	White Face Illuminated, Exposed Neon		
In-line Retail Identity	Required	3, 2 max per tenant	28 sq ft per sign, 84 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
Blade Sign	Not to exceed 6 sq ft. Required for in-line tenants only.	3, 1 max per tenant	6 sq ft per sign, 18 sq ft total
TOTAL:		8 signs	183 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
**Or 50% of height of perceived sign band, whichever is smaller.

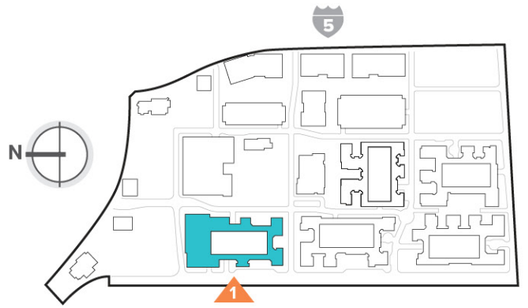


2 East Elevation
Scale : 1"=40'

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

Retail/Residential Building

Note: Elevations are diagrammatic only and
do not reflect final placement of signage



MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
Anchor Entry Identity	Required	1, 2 max per tenant	54 sq ft per sign, 54 sq ft total
Sign Letter Max Height	36"		
Max Sign Height, if Letters Stacked	48"		
Allowable Illumination	White Face Illuminated, Exposed Neon		
TOTAL:		1 sign	54 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		
Blade Sign	Not to exceed 6 sq ft		

Sign qty and area tabulated are only for elevations shown on page

See page 98 for additional tenant height information



1 West Elevation
Scale : 1"=40'

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

TENANT SIGNAGE

General Guidelines

The following tenant signage design criteria is to help guide tenant designers, architects, and sign fabricators in the development, construction, and installation of identity signs for tenants of Village at Laguna Hills. Any special conditions or deviations from the guidelines in the sign criteria require written approval from the Landlord.

1. “Tenant Signs” shall be defined as any message that can be read from the exterior of the store. Not included in the definition are messages used to advertise products, sales, special events, etc.
2. All signs shall be designed, installed, illuminated, located, and maintained in accordance with the provisions set forth in this manual and all other applicable codes and ordinances.
3. Every submission will be evaluated with consideration of adjacent signs and architecture to ensure balance and quality.
4. At the landlord’s discretion, any tenant sign may be approved, without regard to the criteria outlined here. These exemptions are reserved for tenants employing the highest quality signage design and use of materials.
5. Unless specifically noted, tenant signage shall be limited to trade name and logo only.
6. Established logos shall also be permitted but shall be included in the area / size restrictions.
    a. No tag-lines, slogans, or descriptions of services are allowed. No other brand names, product names or phrases may appear on the storefront (or in any area directly visible from the public space). Decals or other signing indicating product lines or credit card acceptability shall not be permitted on the storefront.
7. Sign vendor should submittal shop drawings to the Landlord for final approval.
8. Documents should include: Storefront elevations: Signs drawn in location with dimensions showing letter height and widths, and a calculation of total sign area.
9. DETAILED SIGN DRAWINGS: Fully dimensioned and scaled shop drawings with exact dimensions, copy layout and type styles including front and side views, typical section details, material and color call-outs, illumination specifications, light temperature, attachment and mounting details, and penetrations into the building.
10. Following Landlord’s written approval of sign shop drawings, Tenant shall submit sign plans signed by the Landlord to the local authorities. Tenant shall furnish the Landlord with a copy of the applicable permits prior to Tenant’s installation of its signage.
11. Signs shall be inspected upon installation to ensure conformance. Any work unacceptable shall be corrected or modified at the Tenant’s expense as required by the Landlord.
12. Each submission will be reviewed by the a submittal design review board that is assembled by the Landlord.
13. Brand logos may be taller than allowable letter height provided that the total aggregate sign area falls within the maximum area as defined per each signage zone. No letters or logos are to exceed the eave line or parapet of the building.
14. Tenants with storefronts that are 50ft-99ft in linear length may have up to a 3ft tall letter excluding Anchor Building Tenant Signage
15. Tenants with storefronts that are 100ft+ may have 4ft tall letters excluding Anchor Building Tenant Signage

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

A. MATERIALS

1. Sign materials for permanent signs should be of the highest quality. All materials must be durable, of an exterior grade quality, and designed to withstand local weather conditions. Additional details by sign type. The use of other materials may be approved at the discretion of Landlord.
2. Acceptable sign material treatments are:
    a. Painted aluminum
    b. Wood or wood-like materials, with landlord approval
    c. Cold-rolled steel or other raw finishes. These materials must be treated with a seal to prevent damage cause by weathering.
    d. Dimensional letter forms with seamless edge treatments
    e. White, frosted or gold-leaf vinyl on storefront glass.
    f. All materials not specifically listed above must be submitted to the landlord for approval prior to fabrication.
3. The following materials are prohibited on all signs:
    a. Etched or brushed metal
    b. Sintra, MDF or MDO
    c. Cardboard
    d. Colored plastics or acrylics
    e. Trim cap retainers
    f. Glass
    g. Screens, grids, or mesh
    h. Simulated materials, i.e. wood-grained plastic laminate and wall covering.
    i. Digitally printed vinyl such as the stick-on or decal type.
    j. Faux neon LED strip lighting
    k. Backplates or cloud backers

Additional material and fabrication standards are included by individual sign type.

B. COLORS

1. The use of color shall meet the following criteria:
    a. Signs should be limited to a maximum of two colors per sign and will be reviewed by the Landlord for approval on a case-by-case basis.
    b. All sign colors are subject to review and approval by the Landlord as part of the tenant signage submittal. The Landlord must approve variations from these standards
    c. Color of letter face and returns are to contrast with building colors for good daytime readability
    d. The interior of open channel letters are to be painted dark when against light backgrounds

Additional color standards are included by individual sign types.

C. LIGHTING

1. Lighting should be of no greater wattage than is necessary to make the sign readable at night
2. No sign shall be illuminated, in whole or in part, where the illumination is intermittent or varies in color or intensity from time to time, nor shall any sign be so illuminated that it interferes with traffic or with the effectiveness of, or obscures an official traffic sign, device or signal. The use of search lights is prohibited. All lighting will comply with the provisions in the zoning ordinance of the county
3. Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials
4. Only letters and logos shall transmit light while the backplate or background remains solid opaque. No illuminated backgrounds are allowed
5. Lighting for all tenant signs shall be turned off or reduced at Landlord's discretion
6. Exposed fixtures, shades or other elements are to contribute to the design of the sign

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

TENANT SIGNAGE

Prohibited Sign Types

The following sign types and finishes shall be prohibited at Village at Laguna Hills:

- Illuminated sign boxes (can signs)
- Signs with tag lines, slogans, phone numbers, service description, or advertising of products.
- Trademark or copyright marks or insignias.
- Logos on fascia and canopy signs.
- Monument style signage.
- Temporary signage / coming soon signs – other than barricade graphics
- Illuminated canopies.
- Signs located on the rear elevation (except those signs required for delivery)
- Signs with exposed raceways, conduit, junction boxes, transformers visible lamps, tubing, or neon crossovers of any type.
- Cut metal sign panels.
- Rotating, animated and flashing signs.
- Pole signs and other signs with exposed structural supports not intended as a design element, except for code-required signs.
- Pennants, banners, or flags identifying individual tenants unless integrated into architectural storefront and approved by landlord.
- Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for business purposes, provided the identification is affixed in a permanent manner.
- Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
- Any sign designed to be moved from place to place (freestanding standing stanchions) excluding A-frame sandwich boards.
- Signs attached, painted or otherwise affixed to tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the Landlord.
- Balloons and inflatable signs.
- Any signs, including freestanding signs, advertising the availability of employment opportunities.
- Signs which emit sound, odor or visible matter, or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- Back plates behind signage are typically prohibited, but maybe considered on a case-by-case basis when integrated into storefront mullions. Not to exceed 20% larger than overall max sign dimension and must be an integral part of the sign design.
- Human Signs/Spinners
- Fluorescent or reflective sign colors.
- Simulated materials, i.e. plastic laminate, wall covering, paper, cardboard, Sintra or foam.
- Signs made with plastic, Lexan, translucent or opaque. Clear faces are allowed if used to protect neon.
- Discontinuous materials on sign bands.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

TENANT SIGNAGE

Prohibited Sign Types

The following should also be avoided:

- Inadequate clear space around sign - Signage must fit comfortably into signage area and not appear too large for the architecture. Signs should fit within the constraints of the architecture and should not extended from edge to edge. Sign should be scaled appropriately to fit the tenant space.
- Signs outside of the sign area - Tenant should place their signs so they are centered vertically on the elevations. Tenant signs should be scaled appropriately for the architecture. Tenants are to locate and scale their signage for their appropriate sign band area.
- No more than one primary sign in any vertical space - Signage and awnings should be spaced with enough space in between to not crowd one another. Wall signs should not be used in combination with canopy signs on any vertical space.
- No more than one primary sign in any vertical space - An overabundance of signage is not permitted. Each tenant is allowed on primary sign per entry or elevation.
- Excessive use of window graphics are not permitted. If a window space requires privacy, artistic vinyl installations are permitted, but graphic signage and lifestyle imagery covering the entire window are not permitted.
- High contrast background patterns on canopies - Tenant signage should be on backgrounds that are solid or low-contrast tone-on-tone patterns. Tenants should not use more than 2 colors for their exterior graphics.
- Low contrast signage - Tenant signage should contrast with architectural surround. Light letters are not permitted on dark backgrounds. Dark letters are permitted on light backgrounds.
- Use of graphics on signs that are not part of the approved DBA - Awnings and graphics are preferred to be solid or no more than 2 colors. If awnings are patterned, they should use no more than two colors and the colors must be within the same color family. Tenant storefronts should be painted neutral colors.
- Light leaks - All channel letter weep holes should have baffles or hats to prevent light leaks. In general, illumination must be consistent, no light leaks and LEDs must be diffused properly to prevent shadows or hot spots.

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

TENANT SIGNAGE

Fabrication Requirements

All sign fabrication work shall be of excellent quality and identical of Class A workmanship. All logo images and type styles shall be accurately reproduced. The Landlord reserves the right to reject any fabrication work deemed to be below standard.

1. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the design of architecture. All formed metal, such as letter forms, shall be fabricated using full-welded construction with all joints ground smooth.
2. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
3. Series 300 stainless steel threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips will not be permitted.
4. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
5. Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
6. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
7. All lighting must match the exact specifications of the approved working drawings.
8. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
9. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron material will be allowed.
10. Penetrations into building walls or structures, where required, shall be made waterproof by the Tenant's sign contractor.
11. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor in the shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings. Landlord approval required prior to installation.
12. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
13. All signs shall conceal all wiring, conduit, ballasts, transformers, starters and other necessary equipment within their components or behind storefront construction.
14. All letter & logo elements to be separate, i.e. dots of "i", apostrophes. No cross overs are permitted.

Packet Pg. 830

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

THANK YOU

PLEASE NOTE

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rsmdesign

Attachment: Attachment h - Village at Laguna Hills Master Sign Program (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

Attachment i

Housing Accountability Act Report (PlaceWorks)

Attachment: Attachment i - Housing Accountability Act Memorandum PlaceWorks (2402 : USE-0010-2019 (Village at Laguna Hills))

PLACEWORKS

TECHNICAL MEMORANDUM

DATE	April, 5 2021
TO	City of Laguna Hills
ADDRESS	24035 El Toro Road, Laguna Hills, CA 92653
CONTACT	David Chantarangsu, Planning Director
FROM	Karen Gulley, Managing Principal
SUBJECT	**Application of the Housing Accountability Act to the Entitlement of The Village at Laguna Hills**
PROJECT NUMBER	LAH-07.3

As requested, the following is an assessment of how the Housing Accountability Act (HAA) (Government Code Section 65589.5) applies to the application to redevelop the Laguna Hills Mall submitted by Merlone Geier Partners, LLC. The HAA establishes the state's overarching policy that a local government cannot deny, reduce the density of, or make a housing development project infeasible when consistent with local development standards.[1] The HAA was originally adopted in 1982, but in 2017, 2018 and 2019, the Legislature amended and strengthened its provisions to significantly limit the ability of a local government to deny an affordable or market-rate housing project that is consistent with the planning and zoning requirements.

For a development to qualify for the protections under the HAA it must meet the definition of a "housing development project". This means that a proposed project must consist of residential units only, or a mixed-use development consisting of at least two-thirds of the square footage designated for residential use, or transitional or supportive housing. The development may occupy more than one parcel, so long as the development is included in the same development application.[2] The Village at Laguna Hills is a mixed-use project that meets the definition of a "housing development project". Based on the square footages by type of use below, the residential component is more than two-thirds of the project (69%). It should be noted that building area calculations were performed both with and without structured parking to determine if the residential/ non-residential building ratios would change. For both approaches, the residential building area was more than two-thirds of the project (69%).

1 Housing Accountability Act Technical Advisory Memo by the Department of Housing and Community Development, dated September 15, 2020.

2 Ibid.

Attachment: Attachment i - Housing Accountability Act Memorandum PlaceWorks (2402 : USE-0010-2019 (Village at Laguna Hills))

PLACEWORKS

Attachment: Attachment i - Housing Accountability Act Memorandum PlaceWorks (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills Building Breakdown By Land Use

BUILDING	NET SQUARE FEET	PERCENT DISTRIBUTION (NET)	PARKING STRUCTURE	GROSS SQUARE FEET (INCLUDING PARKING)	PERCENT DISTRIBUTION
RESIDENTIAL SUBTOTAL	**1,856,068**	**69%**	**1,106,434**	**2,962,502**	**69%**
Residential I	458,520		253,170	711,690	
Residential II	287,654		174,691	462,345	
Residential III	377,129		221,484	598,613	
Residential IV	394,084		241,540	635,624	
Residential V	338,681		215,549	554,230	
COMMERCIAL SUBTOTAL	**367,198**	**14%**	**224,000**	**591,198**	**14%**
Existing Buildings	23,095			23,095	
Pads	22,600			22,600	
Retail Anchor 1	28,000			28,000	
Retail Anchor 2	40,000			40,000	
Cinema	50,000			50,000	
Hotel	117,198			117,198	
Retail under Hotel	10,805			10,805	
Shops	18,000			18,000	
Retail under Residential	40,000			40,000	
Shops under Residential	17,500			17,500	
Parking Structure A			224,000	224,000	
OFFICE SUBTOTAL	**465,000**	**17%**	**281,200**	**746,200**	**17%**
Office 1	107,640			107,640	
Office 2	125,720			125,720	
Office 3	86,000			86,000	
Office 4	145,640			145,640	
Parking Structure B			281,200	281,200	
TOTAL	**2,688,266**	**100%**	**1,611,634**	**4,299,900**	**100%**

The HAA also includes additional provisions if the development project contains certain levels of housing for very low-, low-, or moderate-income households. The threshold is at least 20% of the total units be sold or rented to lower-income households. The project applicant has indicated that 200 units of the 1,500 total units will be dedicated to low-income households. This number represents 13% of the total units, therefore, the proposed project does not qualify for the additional protections under the HAA. Other criteria in the HAA pertaining to housing proposed for moderate-income persons or families is also not met with the proposed project.

The state's Housing and Community Development Department has prepared a Housing Accountability Act Decision Matrix, which is shown in Exhibit A. This matrix is intended to be used by local jurisdictions to understand how their decision to approve, deny, or make a project infeasible is impacted by the HAA. Exhibit A contains a highlighted decision path that is applicable to The Village at Laguna Hills. The following is a description of the decision path:

Step A) Does the project meet the definition of a housing development?

The answer is "yes" as shown in the above table.

Step B) Are 20% of the total units affordable to very low- or low-income households, 100% affordable to moderate- or middle-income households, or an emergency shelter?

The answer is "no" as documented above.

Step C) Is the project consistent with objective general plan, zoning, subdivision, and design standards and criteria?

The answer is "yes". The development project is consistent with standards of the Urban Village Specific Plan. Those standards addressed the following aspects of the project:

- Development Intensity
- Residential Density
- Circulation and Right-of-Way Design
- Street Edge Conditions
- Building Setback
- Building Height
- Parking Standards
- Landscape Requirements
- Open Space Requirements

Step C) (Continued) Is there a specific, adverse impact upon the public health or safety? And Is there no feasible method to satisfactorily mitigate or avoid the adverse impact?

The answer is "no", pending any public comments at the public hearing that results in direction from the Planning Agency/City Council to undertake further analysis. The EIR Addendum and accompanying technical studies (e.g., air quality, traffic, noise) prepared for The Village at Laguna Hills, do not identify any new or substantially more severe significant environmental impacts than those identified in the previously certified Program Environmental Impact Report for the City of Laguna Hills General Plan Update (Program EIR) (State Clearinghouse No. 20080811100), including the 2016 Addendum to the Program EIR for the Five Lagunas Project. If the EIR Addendum does not identify any new adverse impacts on public health or safety as a result of project implementation, no mitigation is identified or required.

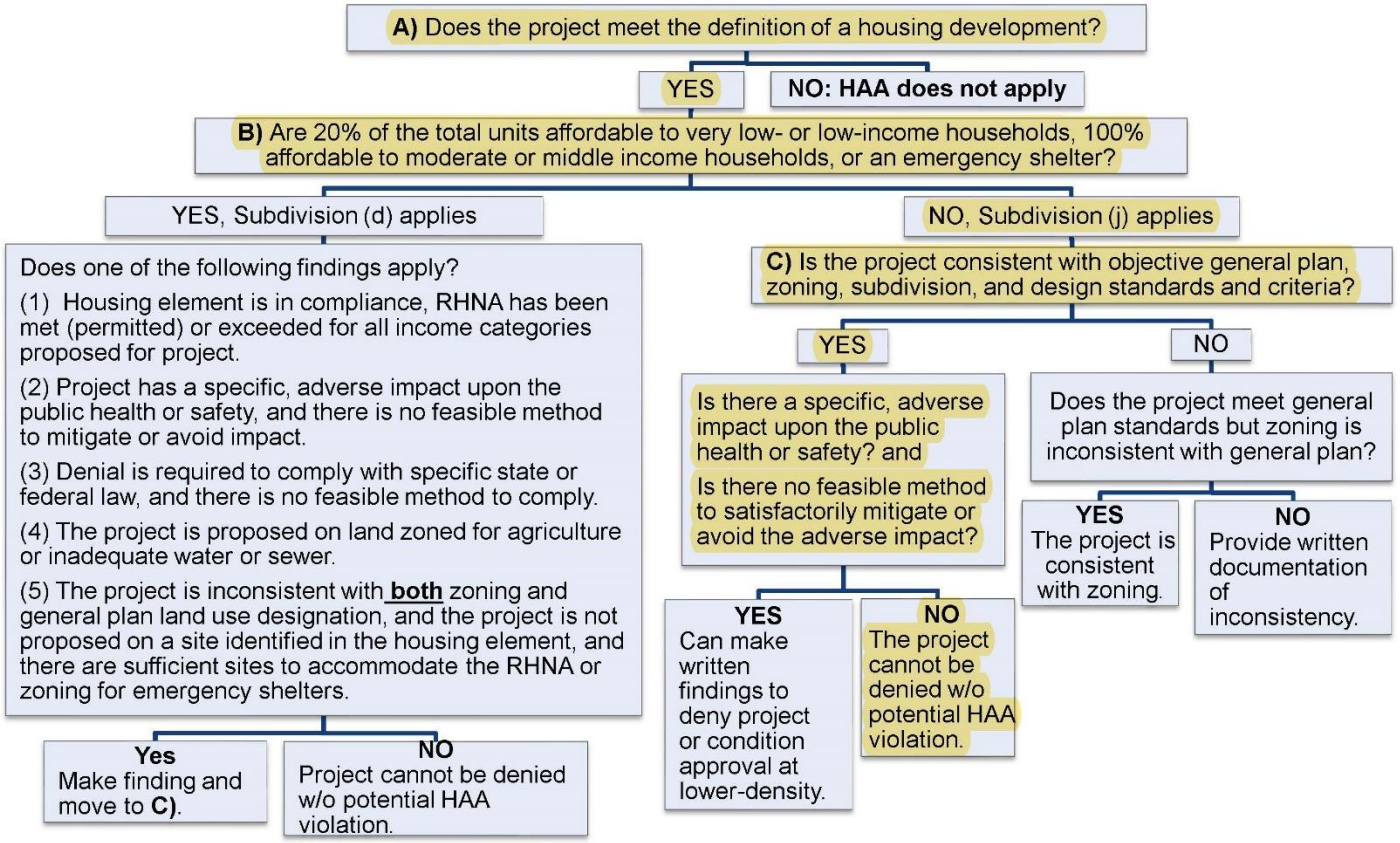
The outcome of applying the decision matrix is that the project cannot be denied without a potential HAA violation.

Attachment: Attachment i - Housing Accountability Act Memorandum PlaceWorks (2402 : USE-0010-2019 (Village at Laguna Hills))

EXHIBIT A

Housing Accountability Act Decision Matrix

This decision tree generally describes the components of the HAA. Both affordable and market-rate developments are protected by components of the HAA. The statute contains detailed requirements that affect the applicability of the HAA to a specific housing project based on its characteristics.



Attachment: Attachment i - Housing Accountability Act Memorandum PlaceWorks (2402 : USE-0010-2019

PLACEWORKS

Denial of a Housing Development Project that is Consistent with Applicable Plans, Standards

If the City disapproves the project or imposes a condition that the project be developed at a lower density, the City must base its decision upon written findings that 1) the project would have a specific adverse impact upon the public health or safety; and 2) there is no feasible method to avoid or mitigate the adverse impact. The HAA provides additional protections for projects that contain housing affordable to very low, low- or moderate-income households. The City would need to make specific additional findings based on a preponderance of evidence standard in order to deny or make it infeasible to develop the affordable housing.

Violations of the HAA

If a jurisdiction is found to have acted in violation of the HAA, a court will issue an order compelling compliance within 60 days. If a jurisdiction fails to comply with the order, the court must impose a fine. The minimum fine is $10,000 per housing unit in the proposed project. If the court finds that a local government acted in bad faith, the fine becomes $50,000 per unit.

Limitations on Hearings

The city can only conduct up to five hearings, including continuances, for a housing development project that is consistent with applicable general plan and zoning standards. The hearing includes any public hearing, workshop, or similar meeting; however, the requirement does not supersede the standards of review pursuant to CEQA. The City must make a final decision on a residential project within 90 days after certification of an EIR or 60 days after adoption of an MND.

Attachment: Attachment i - Housing Accountability Act Memorandum PlaceWorks (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

Attachment j

City and SVUSD Correspondence

Attachment: Attachment j - City and SVUSD Correspondence (2402 : USE-0010-2019 (Village at Laguna Hills))

Saddleback Valley
Unified School District

25631 Peter A. Hartman Way, Mission Viejo, California 92691
(949) 586-1234
www.svusd.org

Board of Education
Suzie R. Swartz, President · Amanda Morrell, Vice President ·
Barbara Schulman, Clerk · Dr. Edward Wong, Member · Greg Kunath, Member

Crystal Turner, Ed.D.
Superintendent

February 8, 2021

Jay S. Wuu, AICP, Senior Planner
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Via Email: jwuu@lagunahillca.gov

Subject: Response to the Proposed Tentative Tract Map No. 19123 for Residential and Commercial Purposes, The Village at Laguna Hills Project (USE-001-2019)

Dear Mr. Wuu:

Thank you for the opportunity to comment on The Village at Laguna Hills project (Tentative Tract Map No. 19123). The 65.93-acre project site is at 24155 Laguna Hills Mall, Laguna Hills, CA 92653 (APNs 621-051-038, 39, and 41; 621-141-58; 621-221-02 through 14). The project will redevelop the Laguna Hills Mall, which opened in 1973 but is now nearly vacant; the food court closed in 2011 due to declining visitors.

The project will demolish 449,611 square feet of mall space—the department stores, anchor stores, and automobile service centers—and construct new commercial/retail buildings and a cinema, a 125-room boutique hotel, office buildings, two parking structures, and up to 1,500 multifamily residential units in five 5- and 6-story buildings.

The project site is in the Urban Village Specific Plan (UVSP) and designated Village Commercial by the City's general plan and the zoning map. The 240-acre UVSP is intended as a community core with commercial, civic, and high-density residential, with enhanced pedestrian areas that link the uses. It is our understanding that the UVSP was first adopted in November 2002 and was amended in 2011 to include an additional 300,000 square feet of retail, a 250-room hotel, 200 dwelling units, and 380,000 square feet of general office uses.

The project's description says that the land use mixes and intensities described in the 2011 amendment to the UVSP are neither prescriptive nor limiting, and that the UVSP provides for flexibility so that a mixture of various new land uses can be developed at different intensities, provided that the overall AM and PM peak hour vehicle trip budgets established by the UVSP are not exceeded.

The project's description says that the City's general plan update (GPU) and its program EIR assumed 300,000 square feet of new retail, a 250-room hotel, 200 dwelling units, and 380,000 square feet of office in the UVSP, and that the 2011 amendment to the UVSP was approved with an addendum to the GPU EIR.

The project description also states that in 2016 the city approved a series of entitlements to redevelop the Laguna Hills Mall into a mixed-use development known as Five Lagunas, with about 880,000 square feet of new and renovated commercial retail, a cinema, restaurants, health club, flex retail/office space, and 988 residential units. Though the project description does not say so explicitly, it implies that this 2016 amendment to the UVSP was also approved through an addendum to GPU EIR.

The project site is in the Saddleback Valley Unified School District but is not currently assigned to any school. Based on current student generation factors, at buildout, the project would generate about 323 elementary school students, 96

Attachment: Attachment j - City and SVUSD Correspondence (2402 : USE-0010-2019 (Village at Laguna Hills))

intermediate school students, and 170 high school students, for a combined total of 587 students.[1] Schools close to the project site that serve Laguna Hills are listed in the following table with their capacities. As shown, District schools have sufficient capacities to serve the intermediate and high school students that would be generated by the project. However, the elementary schools lack capacity to accommodate all the students generated by the project, falling short by 245 seats.

SVUSD Schools Serving The Village at Laguna Hills Enrollment and Capacity

	Capacity	2019/20 School Year Enrollment	Surplus/(Shortage) of Seats	Students Generated by the Project	Surplus/(Shortage) of Seats
San Joaquin ES	449	317	132	n/a	n/a
Lomarena ES	525	618	(93)	n/a	n/a
Valencia ES	626	587	39	n/a	n/a
ES Total	**1,600**	**1,522**	**78**	**323**	**(245)**
Los Alisos IS	1,215	776	439	n/a	n/a
IS Total	**1,215**	**776**	**439**	**96**	**343**
Laguna Hills HS	2,403	1,500	903	n/a	n/a
HS Total	**2,403**	**1,500**	**903**	**170**	**733**
			Student Total	589	n/a

Source: Residential and Commercial/Industrial Development School Fee Justification Study, SVUSD, March 18, 2020.

The project description states that the amendments to the UVSP were approved with addenda to the GPU EIR but does not identify the UVSP's original CEQA documentation when it was approved in 2002. The GPU EIR assumed 457 new dwelling units (7 detached units and 450 multifamily units) in the city's planning area at buildout, which would generate 47.4 elementary school students, 21.8 intermediate school students, and 46.1 high school students. The GPU EIR found school impacts less than significant with payment of the required school fees. We understand that the less than significant finding for the school impact would not have changed in the previous addenda, but we request a school impact discussion for the currently approved project be included in the new addendum for comparison purposes.

Multifamily units under the proposed project would increase from 988 of the 2016 amendment to 1,500 units, an increase of 512 units. The city plans to prepare a fourth addendum to the GPU EIR for the project, and we anticipate that the new residential units will pay the school facility developer fee when building permits are issued. But because there is not enough capacity at the current elementary schools to accommodate the proposed project, the District may have to construct more facilities. We request that the proposed addendum evaluate whether the proposed increase in students and the need for more elementary school facilities would result in additional environmental impacts compared to the certified GPU EIR. We also request that the time frame for the three phases of residential development be provided in the environmental documentation.

The Saddleback Valley USD requests that the City continue to notify the District of all actions on this project and give the District an opportunity to review future environmental documentation.

Our mission is to provide all students with a high-quality education in a safe and nurturing environment so they can reach their full potential and become contributing and compassionate citizens in the world community. It is critical that the District remain involved in the planning process.

We look forward to working cooperatively with the City to create the best environment for our students and staff and the larger community. Please contact the undersigned if you have any questions or require additional information.

Sincerely,

Stella Escario-Doiron
Chief of Facilities, Maintenance, Operations, Construction and Transportation

[1] Multifamily attached units: 0.215 for elementary school, 0.0634 for intermediate school, and 0.1127 for high school (Table 5, Adjusted Student Generation Factors, Residential and Commercial/Industrial Development School Fee Justification Study, Saddleback Valley Unified School District, March 18, 2020, Cooperative Strategies).

Attachment: Attachment j - City and SVUSD Correspondence (2402 : USE-0010-2019 (Village at Laguna Hills))

CITY OF LAGUNA HILLS

April 5, 2021

Ms. Stella Escario-Doiron
Chief of Facilities, Construction & Maintenance
Saddleback Valley Unified School District
25631 Peter A. Hartman Way, Mission Viejo CA 92691

Re: The Village at Laguna Hills Project

Dear Ms. Escario-Doiron:

Thank you for your comment letter dated February 8, 2021 regarding the Village at Laguna Hills Project (the "Project"). Your letter expresses concern about potential increases in student populations and the associated impacts on local schools. The letter includes three (3) requests which are discussed below.

First, the Saddleback Valley Unified School District (the "District") requests that the City include "a school impact discussion for the currently approved project" in the environmental review for the Project. The "currently approved project" is the Five Lagunas Project that was approved in 2016. The "currently approved project" was evaluated in the Addendum to the City of Laguna Hills General Plan Update Environmental Impact Report for the Five Lagunas Project (State Clearinghouse No. 20080811100) (the "2016 Addendum"). For the District's convenience, the 2016 Addendum disclosed that the Five Lagunas project would generate approximately 99 elementary school students, 46 middle school students, and 99 high school students. (2016 Addendum, p. 137.) Compared to the Five Lagunas Project, the Project would generate an additional 103 elementary school students, 31 middle school students, and 58 high school students. (2021 Addendum, p. 236.)

Second, the School District requests that the City analyze the impacts of potential additional school facility construction. Notably, as discussed in both the 2016 and 2021 Addenda, the Project applicant will pay school fees pursuant to Senate Bill 50. Senate Bill 50 provides that payment of such fees satisfies all CEQA analysis and mitigation requirements concerning schools.

Lastly, the District requests that the City provide the time frame for the three residential development phases for the Project. To provide a conservative air quality analysis, the 2021 Addendum assumes that all phases could be completed by 2024, but the currently estimated phasing, which is subject to change, would provide approximately 805 dwelling units by 2028 and the remaining approximately 695 units by 2041.

Finally, it would speculative for the City to try to predict or project school construction in response to this Project.

Thank you again for sharing the School District's concerns. The City hopes to continue a cooperative relationship with the School District moving forward.

Sincerely,

David Chantarangsu, AICP
Community Development Director

24035 El Toro Road | Laguna Hills, California 92653 | (949) 707-2600 | Fax (949) 707-2663
www.lagunahillsca.gov

Attachment: Attachment j - City and SVUSD Correspondence (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills

Attachment k

Fiscal Impact Analysis (Kosmont)

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

PROPOSED VILLAGE AT LAGUNA HILLS:

MIXED USE REDEVELOPMENT PROJECT

Fiscal Impact Analysis

Prepared For:

City of Laguna Hills

Prepared By:

1601 N. Sepulveda Blvd. #382
Manhattan Beach, CA 90266
www.kosmont.com

APRIL 6, 2021

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

April 6, 2021

Kenneth H. Rosenfield, P.E.
Interim City Manager
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

RE: Fiscal Impact Analysis – Proposed Village at Laguna Hills Project

Dear Mr. Rosenfield:

Kosmont & Associates, Inc. doing business as Kosmont Companies ("Consultant" or "Kosmont") is pleased to transmit this Updated Fiscal Impact Analysis for Merlone Geier Partners ("MGP") proposed Village at Laguna Hills ("Project") to the City of Laguna Hills ("City"). The Project is located at the southwest corner of El Toro Road and I-405 Freeway in Laguna Hills, California.

Background

As part of the entitlement and development agreement negotiations process with MGP, the City requested an analysis to evaluate the fiscal impact of the most recent Project master plan.

As a result of the tremendous challenges facing department stores and retail malls, the current Project plan and CEQA clearance calls for a new concept with a blend of uses with a maximum of 1,500 apartments, 250,000 SF of retail/entertainment/fitness, 150-room hotel and 465,000 SF of office. The proposed improvements are further described in the report.

Analysis Description

This analysis evaluates the stabilized annual fiscal revenues and expenditures expected for the City's General Fund. Fiscal revenues were derived from estimating the various taxes associated with the Project including property taxes (secured and unsecured), business taxes, franchise taxes, direct and indirect sales taxes, and transient occupancy taxes. Fiscal expenditures such as public safety were estimated on a per capita basis using the City's Fiscal Year 2020-2021 Adopted Budget, and the resident population within the City. An IMPLAN econometric model was utilized to estimate direct, indirect, and induced economic benefits (jobs, wages, output) resulting from the construction and operations within the Project.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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3.0	Development Plan	10
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5.0	Employment and Economic Benefits	18

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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1.0 Project Description

Merlone Geier Partners ("MGP") acquired the Laguna Hills Mall in 2013 (excluding the major department stores Macy's, JCPenney and Sears) with the intent to renovate the shop space and add residential units to help revitalize the mall. As Sears faced operational challenges, MGP negotiated a buyout shortly after acquisition. Sears closed in summer of 2014. In 2016 the City approved a master plan for Five Lagunas. However, both Macy's and JCPenney also faced operational challenges and MGP negotiated buyouts accordingly in 2017, with those stores closing in 2018. MGP was not able to proceed with the Five Lagunas retail plan and the mall ceased operation beginning in 2019.

MGP has spent the past several years refining the Five Lagunas plan with significantly reduced retail, a new hotel and expanded office and residential units in response to further evolving market conditions. MGP has submitted its most recent Village at Laguna Hills plan (Figure 1). As part of the entitlement process, the City is examining the fiscal implications of allowing significant residential and office development.

1.1 Full Buildout

The City requested a fiscal analysis of the current Project plan per CEQA. A description of the land use components is presented below.

Figure 1 below represents the Project Master Plan recently submitted to the City. The proposed improvements consist of up to 1,500 apartment units with an average unit size of 1,000 square feet, ~23,000 square feet of existing retail/restaurants, 227,000 square feet of **new** retail/restaurant/entertainment (including relocation of existing Nordstrom Rack), 150-room hotel, and 465,000 square feet of office to be developed in multiple phases with initial opening expected by FY 2024.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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Figure 1: Village at Laguna Hills Master Plan



Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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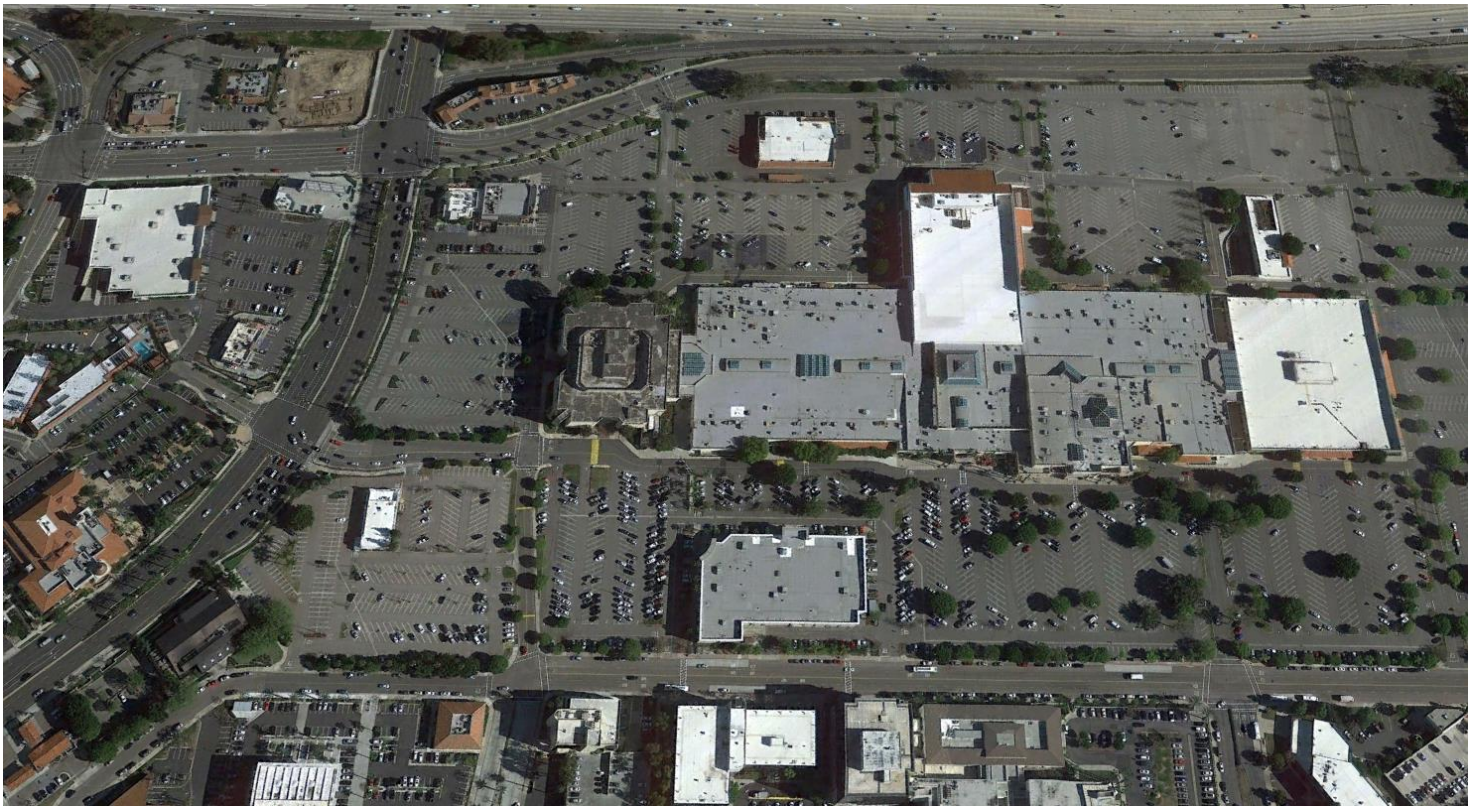
Figure 2: Laguna Hills Mall Aerial Photograph (2016)



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2.0 Executive Summary

The proposed master plan allows for significant development within the four major land use categories. A summary of the full buildout development program for the fiscal analysis of the Project is delineated in Table 2.1.

Table 2.1: Development Program

	Full Buildout
Residential DU	1,500
Existing Restaurant SF	23,000
Retail & Restaurant SF	227,000
Office SF	465,000
Hotel Rooms	150

Source: Merlone Geier, Kosmont

Village at Laguna Hills

The Project is estimated to generate a fiscal revenue of approximately $2.99 million per year at full buildout in 2020$. Annual incremental municipal service costs are estimated at $1.69 million, yielding an annual surplus of approximately **$1.31 million** as shown below:

Table 2.2: Summary of Fiscal Impact

Primary Fiscal Revenues	**Full Buildout Stabilized**
Property Tax (Secured & Unsecured)	$701,000
Property Tax In-Lieu of VLF	$304,000
Sales & Use Tax (On-Site/Direct)	$846,000
Sales & Use Tax (Off-Site/Indirect)	$310,000
Transient Occupancy Tax	$670,000
Recreation Fees	$54,000
Franchise Taxes	$107,000
Total General Fund Revenues (Rounded):	**$2,992,000**
Primary General Fund Expenditures	
General Government	$33,100
Public Safety	$1,501,100
Public Services	$114,700
Non-Departmental	$15,000
Community Development	$0
Community Services	$21,400
Total General Fund Expenditures:	**$1,685,000**
NET FISCAL IMPACT (Rounded):	**$1,307,000**

Source: Kosmont Companies

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Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

With a blend of uses, the Project will provide significant tax revenues from a variety of sources, rather than concentration of sales taxes that is subject to significant economic cycles. This diversification will protect the City general fund from future economic downturns.

Economic Impact

This Analysis uses the IMPLAN (IMpact analysis for PLANning) econometric input/output model developed by the IMPLAN Group to quantify the economic impact to the local region from full Project construction and ongoing operations. Table 2.3 shows over 7,000 fulltime equivalent jobs, $507 million in labor income and $1.2 billion in total County economic output from the multi-year construction period. In addition to the direct on-site spending, the City will benefit from a fair share of the indirect and induced spending.

Table 2.3: Summary of Economic Benefits from Construction of Village at Laguna

Economic Benefits from Construction (One-Time)

Full Project

	Employment	Labor Income	Economic Output
Direct (On-Site)	4,125	$338,786,000	$781,000,000
Indirect	1,271	$79,428,000	$196,464,000
Induced	1,616	$89,450,000	$258,614,000
Total Countywide	**7,013**	**$507,664,000**	**$1,236,078,000**

Notes: 100% of direct benefits from the site are estimated to be captured within the City. Values in 2020 dollars.
Source: Kosmont Companies, IMPLAN (2020)

Table 2.4 on the following page shows the Project could support 3,953 local jobs, provide $187 million in labor income and $377 million in total regional economic output annually at full buildout and stabilization (in 2020 dollars).

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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Table 2.4: Summary of Annual Economic Benefits from Ongoing Operation of Village at Laguna

Economic Benefits from Operations

Full Project

	Employment	Labor Income	Economic Output
Direct (On-Site)	2,961	$127,200,000	$213,130,000
Indirect	370	$25,305,000	$64,547,000
Induced	622	$34,276,000	$99,135,000
Total Countywide	**3,953**	**$186,781,000**	**$376,812,000**

Notes: 100% of direct benefits estimated to be captured on-site within the City. Estimated ongoing benefits upon build-out. Values in 2020 dollars
Source: Kosmont Companies, IMPLAN (2020)

Other Benefits

In addition to the General Fund revenues and local job creation, the Project will provide other indirect benefits such as increased State and County Highway funds (Measure M and SB 1) that are partially distributed based on population. The formula is very complex, but Kosmont estimates it could be over $10,000 per year based on the projected growth in population.

The addition of 1,500 apartment units will help the City meet almost half of the State Regional Housing Needs Assessment allocation.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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3.0 Development Plan

The Project master plan envisions an approximately 2.7 million SF mixed/blended-use development and is designed for multiple phases to be built over the next 20 years.

Given the uncertainty of actual development timing and future inflation rates for revenues and expenses, Kosmont has focused this analysis on the estimated annual revenues and expenses at full buildout in 2020$.

Development Costs

Project development costs at full buildout are estimated at $781 million, which will drive assessed value for property tax purposes.

As shown in Table 3.1 the apartment units represent approximately 60% of the total development budget, with the office component representing a little over 20%.

Table 3.1: Development Costs

	Apartments	Hotel	Retail	Existing	Office	Site Work	TOTAL
Units	1,500	150	$ 227,000	23,000	465,000		
Cost/unit	$ 320,000	$ 250,000	$ 400	-	$ 350.00		
Total Budget	480,000,000	37,500,000	90,800,000	-	162,750,000	10,000,000	$780,850,000

Source: Kosmont; Numbers may not add due to rounding

For calculating per capita spending, Kosmont assumed a 95% occupancy for apartments and office use.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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4.0 Fiscal Impacts

This Analysis is based on information provided by MGP and their subconsultants, City, Orange County ("County") Property Tax Auditor-Controller's Office, California Department of Finance ("DOF"), California Board of Equalization ("BOE"), and ESRI.

4.1 General Assumptions

General assumptions follow:

- Dollar amounts are expressed in 2020 dollars.
- Average 1.42 residents per household
- Fiscal impacts are estimated at stabilized occupancy.

4.2 Fiscal Revenue Analysis

4.2.1 Property Tax

Secured property tax revenues are estimated based on the anticipated assessed value of the Project upon full build-out and the applicable property tax rates for the City. The City General Fund receives 9% of the annual 1.0% secured property tax general levy placed by the County on the assessed value of the property in this Tax Rate Area. Based on the estimated development budget of $781 million, less a 5% adjustment factor, the Project is estimated to generate **$701,000** in annual property taxes as shown below.

Exhibit 4.2.1 Property Taxes

		Full Buildout
Total Development Costs (Rounded)		$780,850,000
5% Adjustment to Assessed Value:		$39,042,500
Total Estimated Assessed Value		$741,807,500
Property Tax Rates		
General Levy - Secured	1.00%	$7,418,075
City General Fund Distributions - Secured	9.00%	$667,627
Other	0.00%	$0
Unsecured Property as Percent of Secured		5.0%
Estimated Unsecured Property Taxes to City		$33,381
Total Property Tax to City (Secured + Unsecured) - Rounded:		**$701,000**

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Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

Source: Kosmont Companies

4.2.2 Taxes in Lieu of VLF

Prior to 2004, a percentage of State of California motor vehicle license fee ("VLF") was distributed to cities. In 2005, the State instituted a revenue swap, guaranteeing that municipalities within California receive a distribution equal to the VLF collected, plus a percentage equal to the annual increase in assessed value, which is equivalent to approximately 4% share of the basic levy. Exhibit 4.2.3 shows the estimated VLF revenues to be **$304,000** in 2020$.

Exhibit 4.2.2 Taxes In Lieu of VLF

	Full Buildout
Total Estimated Assessed Value	$741,807,500
Total Assessed Value within City (2015-16)	$6,341,463,415
Percent Share / Increase in Assessed Value	11.6977%
Estimated Property Tax In-Lieu of VLF in 2016	$2,600,000
Incremental Project Tax In-Lieu of VLF	**$304,000**

Source: City of Laguna Hills, and Kosmont Companies

4.2.3 Sales Tax (On-Site / Direct)

The Project master plan provides up to 250,000 square feet of designated retail/restaurant/entertainment space. The existing restaurant space (In-N-Out, King's Fish House and BJ's Restaurant) has annual sales of $800 per square foot. New retail/restaurant space is projected to generate average taxable sales of $350 per square foot based on estimated industry sales-per square-foot assumptions. Movie theater and fitness center have much lower taxable sales. The hotel is also projected to generate taxable sales of $40 per room night. Annual taxable sales are estimated at $73.5 million.

Based on the basic 1 percent sales tax allocated to cities, and 15% add-on for State and County Pool distributions, annual sales tax revenues to the City General Fund at stabilization are estimated at $846,000 per year, as shown in Exhibit 4.2.3.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

Exhibit 4.2.3: Sales Tax (On-Site/Direct)

			TAXABLE SALES
Sales Generating Components	**Full Build**	**Taxable Sales/Unit**	**Full Buildout Stabilized**
Theater	50,000 SF	$30 PSF	$1,500,000
New Retail	147,000 SF	$350 PSF	$51,450,000
Existing Restaurant	23,000 SF	$800 PSF	$18,400,000
Fitness	30,000 SF	$0 PSF	$0
Hotel	150 Rm	$40 /rm	$2,190,000
Total	**250,000 SF**		**$73,540,000**
Annual Sales Tax to City		1.0%	$735,400
City Share of Pool Taxes		15.0%	$110,310
Total Sales and Use Tax to City (On-Site / Direct)			**$846,000**

Source: BOE, City of Laguna Hills, and Kosmont Companies

4.2.4 Sales Tax (Off-Site / Indirect)

Off-site / indirect sales tax revenue projections are estimated based on the taxable sales generated by the spending of Project residents and employees, off-site, within the City. Resident spending is based on average household incomes and BLS Consumer Expenditure Survey data, which provides spending habits of consumers based on average household income.

Based on the Project's location, the Analysis assumes 50% Citywide capture rate for annual resident spending and 30% City capture rates for employee spending. Because the residents will spend a substantial portion of disposable income within the Project, Kosmont assumed a 15% reduction factor to avoid double counting the incremental taxable sales.

At full buildout, the total annual off-site sales tax revenue is estimated at **$310,000** as shown in Table 4.2.4 on the following page.

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Table: 4.2.4: Sales Tax (Off-Site/Indirect)

		Full Buildout
Residents		
Estimated Annual Taxable Spending / HH		$20,800
Estimated Capture within City (Off-Site)	50%	$10,400
Estimated # Households		1,425
Total Resident Taxable Spending within City		$14,820,000
Retail & Restaurant Employees		
Estimated Annual Taxable Spending / Empl.		$12,343
Estimated Capture within City (Off-Site)	30%	$3,703
Estimated # Employees		1,250
Total Employee Taxable Spending within City		$4,628,706
Hotel / Office Employees		
Estimated Annual Taxable Spending / Empl.		$23,412
Estimated Capture within City (Off-Site)	30%	$7,024
Estimated # Employees		1,651
Total Employee Taxable Spending within City		$11,592,398
Hotel Guests		
Estimated Annual Taxable Spending / Guest Room		$20,531
Estimated Capture within City (Off-Site)	30%	$6,159
# Guest Rooms - Avg Occupied		101
Total Taxable Sales Captured		$619,017
Total Indirect Taxable Sales		$31,660,121
Estimated % Capture On-Site		(15%)
Less Estimated Capture On-Site		($4,749,000)
Total Off-Site / Indirect Taxable Sales		**$26,911,121**
Annual Sales Tax to City	1.0%	$269,111
City Share of Pool Taxes	15%	$41,000
Annual Sales & Use Tax to City (Off-Site/Indirect)		**$310,000**

Source: BOE, ESRI, City of Laguna Hills Kosmont Companies

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Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

4.2.5 Transient Occupancy Tax ("TOT")

Transient Occupancy Tax revenues are projected based on estimated average daily room rates (ADR), occupancy, and the City's TOT rate of 10%. The CEQA analysis assumes a 150-room hotel. With ADR of $170 and average occupancy of 72%, the estimated annual TOT is $670,000.

Table 4.2.5: Hotel TOT

	Full Buildout
Number of Rooms	150
Average Daily Room Rate - 2020$	$170.00
Average Occupancy Rate	72%
Annual Hotel Room Receipts	$6,701,400
City TOT Rate	10.0%
Annual TOT to City	**$670,000**

Source: City of Laguna Hills, Kosmont Companies

4.2.6 Recreation Fees

The City generates $870,000 per year in recreation fees from local residents, which equates to $26.69 per resident times 2,020 residents at stabilized occupancy results in incremental increase of $54,000 per year.

4.2.7 Franchise Taxes

The City generates $1,260,000 in utility transfer taxes and waste disposal fees, which equates to $30.66 per resident-equivalent times 4,330 resident-equivalents results in incremental increase of $107,000 at full buildout.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

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4.3 Fiscal Expenditure Analysis

Expenditures such as public safety and other fiscal expenditures are estimated based on data from the City's Fiscal Year 2020-2021 Adopted Budget, as well as interviews with each department head to ascertain the fixed and variable components of their departmental budget in order to estimate the cost impact of the new residents.

Public Safety

Public safety, which includes police, fire, animal control and emergency management, is the largest budget item, at $8.9 million, representing approximately 40% of total expenditures. Based on recommendations from the Police Chief, the incremental increase in County contract for public safety costs assumes a full patrol squad of 4 officers and required equipment, with a total annual cost of $1,501,100.

Public Services Costs

Public services, which includes engineering, public works and parks, is the second largest budget category at $4.8 million. Because the vast majority of those costs are fixed, the incremental increase is estimated at $114,700.

Community Development

Community Development includes Building and Planning. The annual costs total $1.46 million. Because all of those costs are fixed or unrelated to new residential population, the incremental increase is estimated to be negligible.

Community Services

Community Services includes recreation, solid waste and recycling. These costs total $2.2 million. Because the vast majority of those costs are fixed, the incremental increase is estimated at $21,400.

General Government & Non-Departmental

General government (City Manager, City Clerk, City Attorney, Finance and Administrative Services) and Non-Departmental (Citywide functions such as information technology) cost is $4.0 million per year. Because the vast majority of those costs are fixed, the incremental increase is estimated at $33,100 for General Government and $15,000 for Non-Departmental.

In summary, at full buildout the Project will result in total annual allocated municipal service costs estimated at $1.69 million in 2020$, as shown in Exhibit 4.4 on following page.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

4.4 Net Fiscal Analysis

As shown in Exhibit 4.4, the Project is expected to generate gross annual revenue of approximately $2,992,000 at full buildout. After estimated general fund expenditures of $1,685,000, the net fiscal impact is projected to be **$1,307,000 per year**.

Exhibit 4.4: Summary of Net Fiscal Impact

	Full Buildout Stabilized
Primary Fiscal Revenues	
Property Tax (Secured & Unsecured)	$701,000
Property Tax In-Lieu of VLF	$304,000
Sales & Use Tax (On-Site/Direct)	$846,000
Sales & Use Tax (Off-Site/Indirect)	$310,000
Transient Occupancy Tax	$670,000
Recreation Fees	$54,000
Franchise Taxes	$107,000
Total General Fund Revenues (Rounded):	**$2,992,000**
Primary General Fund Expenditures	
General Government	$33,100
Public Safety	$1,501,100
Public Services	$114,700
Non-Departmental	$15,000
Community Development	$0
Community Services	$21,400
Total General Fund Expenditures:	**$1,685,000**
NET FISCAL IMPACT (Rounded):	**$1,307,000**

Source: County Auditor-Controller, City of Laguna Hills, Kosmont Companies

The major contributors to City revenues are onsite and offsite sales tax with 39% of the total, followed by property tax and In Lieu of VLF at 34%, and then hotel TOT at 22% of total. The major factor increasing future municipal service costs is expected to be public safety.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

5.0 Employment and Economic Benefits

5.1 IMPLAN Economic Benefits

This Analysis uses the IMPLAN (IMpact analysis for PLANning) econometric input/output model developed by the IMPLAN Group to quantify the economic impact to the local region from Project construction and ongoing operations. This proprietary model estimates the economic benefits on the industries in a given geographic area based on known economic inputs, such as construction costs. The model estimates benefits expressed in terms of increased employment, earnings ("labor income"), and economic activity ("output"). Direct, indirect, and induced economic benefits were evaluated.

Direct economic benefits refer to the initial changes resulting from a specific business activity (construction spending and on-site employment in this case). Applying these initial changes to the multipliers in the IMPLAN model will then simulate how the region will respond economically to these changes.

Indirect economic benefits will result from local industries buying goods and services from other local industries. Examples would include increased sales of apparel inventory for clothing stores, food supplies for restaurant businesses, or other inputs related to the business operations of the Project.

Induced economic benefits occur through the re-spending of income received by employees that are directly or indirectly affected by the Project. Examples would include the goods and services normally associated with household consumption, such as housing, retail purchases, healthcare, and education-related spending.

Inputs for the IMPLAN economic benefit analysis include the hard and soft cost construction budget (excluding fees and finance costs) estimated at approximately $781 million and permanent on-site employment estimated by this Analysis. Inputs are summarized in Table 5.1.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

Table 5.1 IMPLAN Economic Benefit Analysis Inputs

Construction Inputs (Industry Spending)	
	IMPLAN Inputs
Industry NAICS Category	**Full Buildout**
60 Construction of new multifamily residential structures	$480,000,000
57 Construction of new commercial structures, including farm structures	$291,050,000
56 Construction of new highways and streets	$10,000,000

Ongoing Operation Inputs (Employment Change)	
	IMPLAN Inputs
Industry NAICS Category	**Full Buildout**
460 Marketing research and all other miscellaneous professional, scientific, and technic	1,550 Jobs
406 Retail - Miscellaneous store retailers	1,250 Jobs
499 Hotels and motels, including casino hotels	101 Jobs
440 Real estate	60 Jobs

Source: IMPLAN, Orange County dataset

During the construction period, the Project is estimated to create approximately 7,000 job-years[1] of employment, approximately $507 million in labor income (wages), and approximately $1.2 billion in regional economic output as summarized in Table 5.2. The City will receive 100% of the onsite direct spending benefits and a fair share of indirect and induced impacts.

Table 5.2 Summary of Economic Benefits from Project Construction (Construction Period)

Economic Benefits from Construction (One-Time)

Full Project

	Employment	Labor Income	Economic Output
Direct (On-Site)	4,125	$338,786,000	$781,000,000
Indirect	1,271	$79,428,000	$196,464,000
Induced	1,616	$89,450,000	$258,614,000
Total Countywide	**7,013**	**$507,664,000**	**$1,236,078,000**

Notes: 100% of direct benefits estimated to be captured on-site within the City.
Source: IMPLAN, Orange County dataset

[1] A job-year is defined as one year of employment for one employee. As an example, 7,013 job-years divided by 10 years of construction yields an annual average construction employment of approximately 701 jobs.

The analyses, projections, assumptions and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Actual results may differ from those expressed in this analysis, as results are difficult to predict as a function of market conditions, natural disasters, pandemics, significant economic impacts, legislation and administrative actions.

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

Upon build-out and stabilization, ongoing operation of the Project is estimated to support approximately 3,950 jobs, approximately $187 million in annual labor income, and approximately $376 million in regional economic output as summarized in Table 5.3.

Table 5.3 Summary of Economic Benefits from Ongoing Project Operation (Annual)

Economic Benefits from Operations

Full Project

	Employment	Labor Income	Economic Output
Direct (On-Site)	2,961	$127,200,000	$213,130,000
Indirect	370	$25,305,000	$64,547,000
Induced	622	$34,276,000	$99,135,000
Total Countywide	**3,953**	**$186,781,000**	**$376,812,000**

Notes: Ongoing operation benefits are annual upon build-out and stabilization. 100% of direct benefits estimated to be captured on-site within the City.
Source: IMPLAN, Orange County data

Attachment: Attachment k - Fiscal Impact Analysis Kosmont (2402 : USE-0010-2019 (Village at Laguna Hills))

The analyses, projections, assumptions and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Actual results may differ from those expressed in this analysis, as results are difficult to predict as a function of market conditions, natural disasters, pandemics, significant economic impacts, legislation and administrative actions.

The Village at Laguna Hills

Attachment I

Public Comments Received

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

	A	B	C	D	E
1	Village at Laguna Hills - Letters of Support				
2	**Name**	**Business**	**City, State**	**email address**	**Method**
3	Sheri Feinberg	Printex	Laguna Hills, CA 92653		Letter #1
4	Patricia Thee	Beach Hardwood Floors Inc.	San Clemente, CA 92673		Letter #1
5	Stephanie Solomon	Orange Coast Orthodontics	Laguna Hills, CA 92653		Letter #1
6	Steve Seifert	Weston Automotive	Irvine, CA 92612		Letter #1
7	Bill Faithluvhope	Alpha Omega Constructors Inc.	Laguna Hills, CA 92653		Letter #1
8	Amy St. Hilaire		Aliso Viejo, CA 92656		Letter #1
9	Martha Haecherl	Keller Williams Realty	Laguna Niguel, CA 92677		Letter #1
10	Trisha Yee	The Inside Coup	Laguna Hills, CA 92653		Letter #1
11	Jerry Clarke	Alpha Omega Constructors Inc.	Laguna Hills, CA 92653		Letter #1
12	Nanciann Horvath	Improv for Health	Laguna Hills, CA 92653		Letter #1
13	Mike Mattson	One Source Realty Solutions	Mission Viejo, CA		Letter #1
14	Yasser Soliman	Chipotle	Laguna Hills, CA 92653		Letter #1
15	Sabrina Phillips	Designing Women of Orange County	Laguna Hills, CA 92653		Letter #1
16	Alex Presley	Smartflyer	Laguna Hills, CA 92653		Letter #1
17	Lyndon Brown	Alpha Omega Constructors Inc.	Laguna Hills, CA 92653		Letter #1
18	Jeff Zaret	PayProTec West Coast	Laguna Hills, CA 92653		Letter #1
19	Rich Rappa	Waverider Security	Escondido, CA 92025		Letter #1
20	Jay Lukes	The Lukes Network	Aliso Viejo, CA 92656		Letter #1
21	Jeff Halloran	Primerica	Las Vegas, NV		Letter #1
22	Alison B. Cox				Letter #1
23	Bob Tagupa		Aliso Viejo, CA 92656		Letter #1
24	Diane Katz			katzd23@gmail.com	Letter #1
25	Jasmine Bogwell				Letter #1
26	Ronny Johnson				Letter #1
27	Nathan Malone				Letter #1
28	Chris Boswell				Letter #1
29	Carrie Gardner				Letter #1
30	Danielle Mount				Letter #1
31	Donald Anderson				Letter #1
32	Nancy Ratkowski		Lake Forest, CA		Letter #1

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

	A	B	C	D	E
2	**Name**	**Business**	**City, State**	**email address**	**Method**
33	Peggysue Mowry		Lake Forest, CA		Letter #1
34	Tracy Morales		Lake Forest, CA		Letter #1
35	Fatima Amin		Irvine, CA		Letter #1
36	Sarah Hackett		Foothill Ranch, CA		Letter #1
37	Barbara Forsse				Letter #1
38	S. Trevett		Rancho Santa Margarita, CA		Letter #1
39	Steve Mendoza				Letter #1
40	Tom Holman				Letter #1
41	Gloria Mendoza				Letter #1
42	Nilesh Kanse				Letter #1
43	Lindsey Gilbert		Lake Forest, CA		Letter #1
44	Gerald Hester				Letter #1
45	J. Malitonis (?)		Laguna Hills, CA 92653		Letter #1
46	Manuel Rodriguez		Laguna Hills, CA 92653		Letter #1
47	Khalil Sarwari				Letter #1
48	Patricia Pollac				Letter #1
49	Thy Pham				Letter #1
50	William Barnett				Letter #1
51	Phyllis Bristow				Letter #1
52	Leslie Bird				Letter #1
53	Sheila Lind				Letter #1
54	Laura Ontiveros				Letter #1
55	Larin Barnett				Letter #1
56	Jennifer Tolifson		Mission Viejo, CA		Letter #1
57	Linda Back		Mission Viejo, CA		Letter #1
58	Rachel Stephenson		Mission Viejo, CA		Letter #1
59	Florene Barr				Letter #1
60	Lisa Tagupa		Aliso Viejo, CA		Letter #1
61	Roxanne Summers		Laguna Hills, CA 92653		Letter #1
62	Cindy Shoffeitt	Christ Community Preschool	Laguna Hills, CA 92653		Letter #1
63	Chad Jensen		Laguna Hills, CA 92653		Letter #1
64	Joel Lautenschleger		Laguna Hills, CA 92653		Letter
65	Megan Jensen		Laguna Hills, CA 92653		Letter
66	Rachel Pourcho		Laguna Hills, CA 92653		Letter

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

	A	B	C	D	E
2	**Name**	**Business**	**City, State**	**email address**	**Method**
67	Ben Pourcho, Esq.		Laguna Hills, CA 92653		Letter
68	Jill & Todd Lewis		Laguna Hills, CA 92653	jill-lewis@outlook.com	Letter
69	Marian Grace		Laguna Hills, CA 92653	mariangrace@cox.net	Email
70	Jennine Daniels	Homes By Jennine Inc.		info@homesbyjennine.com	Email
71	Alexa Goldblatt		Laguna Hills, CA 92653	alexa.goldblatt@capspharmacy.com	Letter
72	Carly Owens		Laguna Hills, CA 92653	2carlyowens@gmail.com	Email
73	Rachel Gillooly		Temecula, CA	Rachelgillooly83@gmail.com	Letter #2
74	Josh Provance		San Clemente, CA 92673	pacoprovance@gmail.com	Letter #2
75	Kylee Brown	Sun Pac Storage Containers	Laguna Hills, CA 92653	kyleeb78@gmail.com	Letter #2
76	Chanel Juzaitis		San Clemente, CA 92673	Imchanel12@hotmail.com	Letter #2
77	John Jovanovski		Lake Forest, CA	jjovance@gmail.com	Letter #2
78	Jeffrey S. Provance, Jr.		San Clemente, CA 92673	jprovance1@gmail.com	Letter #2
79	Geoff Kint		San Clemente, CA 92673	geoff@bruvs.org	Letter #2
80	Pam McGarry	Saddleback Valley Insurance	Ladera Ranch, CA	pamalamcgarry@gmail.com	Letter #2
81	Jessica Kavanagh		San Juan Capistrano, CA	jessicakavanagh234@yahoo.com	Letter #2
82	Clement Pepe		Laguna Hills, CA 92653	clement@clementpepe.com	Letter #2
83	Marcia Manker	Saddleback Medical Center	Laguna Hills, CA 92653		
84	Robert/Denise Pardue			pardue@cox.net	Email

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

The Hon. Erica Pezold
Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

February 18, 2021

Dear Mayor Pezold,

The residents and businesses of Laguna Hills have long awaited a revitalization of the Laguna Hills Mall. Now we have it with the proposed Village at Laguna Hills. It re-envisions this space for the 21st century and includes not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

Because it is freeway adjacent, the residents and visitors to this new South County destination will be able to travel to and from the Village at Laguna Hills with minimal impact on our quality of life. But the benefits to the City and its taxpaying residents are significant!

- A 2.5-acre park in the heart of the Village, which can be used for community gatherings, non-profit fundraisers, concerts in the park and other city events.
- More than $22 million to the City to upgrade existing city parks and other community features.
- A new revenue stream for sales tax and TOT tax to the city to enhance public safety, parks and other public city services.
- Thousands of jobs at a time when unemployment in California is near an all-time high.
- A self-sustaining walkable village where residents will be able to live, work and shop all within this community ecosystem.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Letter #1

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

March 11, 2021

The Hon. Erica Pezold, Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

Re: Support for the Village at Laguna Hills

Dear Mayor Pezold,

Like you, I have had a strong passion for public service, which is why I served on the Laguna Hills City Council from the City's incorporation in 1991 through 2012. My primary goal – along with defeating the proposed airport at El Toro – was to ensure fiscally conservative policies to protect our residents. We found ways to encourage economic development so that we could continue to enjoy quality parks, a new community center and sports complex, and pay for the public safety we need, all while protecting the Laguna Hills taxpayers.

The Laguna Hills Mall was critical to our city's financial success for years. Residents from throughout the region would visit, spend money there and provide our city a reliable and significant source of sales tax revenue to the City. As online shopping cut into those sales, it became clear that a new way to look at the mall had to be considered.

After researching the issue and viewing the video presentations provided, I firmly believe The Village at Laguna Hills project is that new vision for success that will propel our City for a new generation. We'll see more robust retail, entertainment and even hotel TOT revenue from this project. The City will get a multi-million-dollar infusion at the beginning of construction and millions more over the years in a steady stream of tax dollars that can go to the programs and services Laguna Hills residents have come to expect.

I encourage you to vote yes on this important project and I thank you for your service to our community.

Sincerely,

Joel Lautenschleger

Joel Lautenschleger
Former Laguna Hills Mayor and Council Member

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

The Hon. Erica Pezold
Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

March 23, 2021

RE: APPROVE the Village at Laguna Hills

Dear Mayor Pezold,

I'm asking you and your council colleagues to APPROVE the Village at Laguna Hills. If you deny this project, you are denying Laguna Hills its economic future. Further, nearly 1,000 homes will be built on this site whether you vote to approve this project or not. The difference is that an approval means the assurance of a destination location for Laguna Hills residents and South Orange County shoppers.

An approval means that the taxpayers will be protected as the developer pays millions of dollars to the city to enhance police protection, fire protection and improving our parks.

An approval means a location where nurses at the local hospital or workers from the local offices can live, work, shop and dine – all within one 67-acre community.

An approval means additional office space as the market dictates.

An approval means a new hotel, which will generate Transit Occupancy Tax from visitors – not residents – to benefit our beautiful city.

Elected officials often say how "business friendly" they are when they are running for office. This vote will give you the opportunity to put those words into action.

For our city's future, please vote yes.

Sincerely,

Megan Jensen
25082 Champlain Rd.
Laguna Hills, CA 92653

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

The Hon. Erica Pezold
Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

March 26, 2021

RE: APPROVE the Village at Laguna Hills

Dear Mayor Pezold,

Laguna Hills residents have been waiting for years for the revitalization of Laguna Hills Mall. For decades we've seen the popularity of malls slide as more and more people bought items online and socialization with friends and family migrated to social media platforms. I think we can all agree that without a major investment from the property owner at the mall, this potential tax generator for Laguna Hills will remain just that – potential.

Now, with COVID19, we've seen the struggles of our local businesses amplified. But in every challenge, I see an opportunity. With the Village at Laguna Hills, we have an opportunity if our council has the foresight to approve this project.

The property owner is willing to invest hundreds of millions of dollars to revitalize this great community asset. This will include new restaurants, new retail and a dedication of more than 20% of the property as open space.

Yes, there will be additional housing, but this is housing that Laguna Hills needs to allow for. Even with approval of this project, Laguna Hills will still have a housing shortfall according to the Southern California Association of Government's Regional Housing Needs Assessment. But it is critical that the city move in the right direction to develop needed housing alternatives.

Thank you for considering my comments and I ask you to APPROVE this project at your public hearing later this spring.

Sincerely,

Rachel Pourcho

Rachel Pourcho
25092 Champlain Road
Laguna Hills, CA 92653

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

The Hon. Erica Pezold
Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

March 23, 2021

Dear Mayor Pezold,

When the Laguna Hills Mall opened in 1973, it was on the vanguard of a new movement in retail shopping. Through the late 70's, the 80's and even the early 90's, "the mall" was where we'd meet – friends, family and neighbors. We called it "retail therapy" and it was a big part of our lives.

But soon online shopping began to take over and friends would just as soon hang out on social media platforms than at the mall. One by one stores began closing and it became clear that in order to survive, the Laguna Hills Mall would need a revitalization, a rebrand and – most importantly – a re-envisioning as to what it could be.

The proposed Village at Laguna Hills is what our community needs as we once again lead the way into the next 20-30 years. A destination location where we can not only shop, but dine, relax and enjoy ourselves. For too long, Laguna Hills residents have had to look north to the Spectrum, south to the Outlets or east to the Kaleidoscope. We want and need a quality hometown entertainment location to keep our tax revenue here in Laguna Hills.

Certainly I can empathize with those concerned about the additional housing being requested. But remember, the state has set housing requirements for Laguna Hills and adding apartment homes near the freeway and near places of employment and near the Laguna Hills Transportation Center seems to be the best location. For new residents, they can work nearby, shop nearby, dine nearby and use the freeway and transportation center for mobility. This new self-contained community ecosystem is good for the revitalization of the shopping center and good for the Laguna Hills community at large.

Please vote to approve this project.

Sincerely,

Ben Pourcho, Esq.
25092 Champlain Road
Laguna Hills, CA 92653

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Jill Lewis <jill-lewis@outlook.com>
Sent: Thursday, March 11, 2021 2:44 PM
To: City Council
Subject: Village at Laguna Hills Development
Attachments: letter to city supporting Village at LH.docx

The Hon. Erica Pezold, Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

Dear Mayor Pezold,

My husband and I are 26-year residents of Laguna Hills. During this time, we have seen many positive changes and developments in our community. Something that has concerned us for the last few years is the eye sore that is the current Laguna Hills Mall property. We, as a community, have been waiting for years for the revitalization of the Laguna Hills Mall and now finally have a solution with the proposed Village at Laguna Hills. The project will offer not only retail, but entertainment and dining, office space, a boutique hotel, open space and even a residential community.

This mixed-use development will be a benefit to all in the community with the addition of a 2.5-acre park, dining and entertainment options, office space which attracts new employment to the area, additional taxes for both local and state programs and a walkable environment where residents can live, work and shop.

I encourage you to vote YES when this project comes before you later this spring. Thank you for your consideration of this needed community enhancement.

Sincerely,

Jill and Todd Lewis

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Marian <mariangrace@cox.net>
Sent: Monday, March 8, 2021 8:48 PM
To: City Council
Subject: Laguna Hills Mall

Dear Laguna Hills City Council Members,

I don't know where you are in the process of reviewing the plans for the Village at Laguna Hills, but I hope for the sake of this community you are giving it serious consideration. After attending the Town Hall Zoom meeting that was held with the developers, I cannot think of a single reason not to move forward with this. They presented an extremely progressive and sustainably conscientious plan that would give our city the face lift it so desperately needs to compete in today's market. You know we need to keep up with the times to draw more business and families to this area. The scale and quality of this project would definitely keep us competitive and hopefully inspire other centers and businesses in Laguna Hills to update in ways that add even more value to our community. I spent 12 years supporting our public schools and can tell you they need this project to succeed. Homeowners, small LH businesses, employees of small LH businesses all need this to happen.

I respect your willingness to step up and be a civic leader.
Please approve the Village at Laguna Hills to show your commitment is earnest.

Thank you,
Marian Grace
Laguna Hills Resident since 2006

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Jennine Daniels <info@homesbyjennine.com>
Sent: Monday, March 8, 2021 9:30 AM
To: City Council
Subject: Revitalization of the Laguna Hills Mall.
Attachments: VLH Letter_SUPPORT.docx

I support the proposed Village at Laguna Hills.

Jennine



Homes By Jennine Inc.

Jennine Daniels
REALTOR® | Lic# 02033033
(949) 636-1152
info@homesbyjennine.com
jenninedaniels.firstteam.com

FIRSTTEAM®
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

March 17, 2021

The Hon. Erica Pezold
Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

Dear Mayor Pezold,

I'm a longtime Laguna Hills resident and I fully support the Village at Laguna Hills. This is a project that will not only create a new vibrant hub for our community, but it will also bring in millions of dollars in tax revenue that can be used to improve our parks, pave our streets and pay for police officers and public safety services.

I do my best to support our local businesses and restaurants in Laguna Hills and prefer if my purchases go towards the tax revenue in the city, I live in. I really think something needs to be done to revitalize the area of the old Laguna Hills Mall, and to have a mix of retail space, office space and homes would mean I could stop going to the Irvine Spectrum, which is a hodgepodge layout of a mall, but is the only outdoor shopping mall in the area. With almost all businesses struggling right now, having someone to build and revitalize the area is crucial, while also employing local businesses and people...

Let's support local business that will make our community stronger and I ask you to vote yes on the Village at Laguna Hills.

Sincerely,



Alexa Goldblatt
25661 Indian Hill Lane, Unit E
Laguna Hills, CA

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Carly Owens <2carlyowens@gmail.com>
Sent: Friday, March 12, 2021 9:31 PM
To: City Council
Subject: APPROVE the Village at Laguna Hills

Dear Mayor Pezold,

As a Laguna Hills resident, I am asking that you vote to approve the proposed revitalization of the Laguna Hills Mall. The impact on me and my neighbors will be small, but the benefits will be significant. Most importantly, we'll finally have a new retail destination location we'll look forward to frequenting! It'll have a new movie theatre, a central park area and lots of new shops and restaurants. The Village at Laguna Hills will breathe life into our community and I am excited about this prospect!

Buying online is admittedly convenient, but it isn't as fun as meeting friends to go shopping and dine together. As we emerge from this pandemic, I'm really looking forward to visiting a place like the Village at Laguna Hills and I hope you will vote to support this important project that will bring jobs, tax revenue, and vibrancy into Laguna Hills.

Sincerely,
Carly

Carly Owens
24391 Avenida de la Carlota
Apt 529
Laguna Hills, CA, 92653

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

The Hon. Erica Pezold
Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

March 15, 2021

RECEIVED
MAR 2 1 2021
CITY OF LAGUNA HILLS

Dear Mayor Pezold,

I support the Village at Laguna hills because:

- This project will protect the taxpayers and bring millions of dollars in new tax revenue to the City.
- The City can use the tax revenue generated by this project to add police and fire protection as well as improve our parks.
- The project will help the City comply with state housing regulations.
- The project is freeway adjacent.
- The Laguna Hills Mall is in need of revitalization.

Please vote YES when this project comes before you for a vote.

Sincerely,

Chanel Juzaitis
San Clemente
lmchanel12@hotmail.com

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Letter #2

MemorialCare
Saddleback Medical Center

February 18, 2021

The Hon. Erica Pezold, Mayor
City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

Dear Mayor Pezold,

As a neighbor of the proposed Village at Laguna Hills, I'm writing to ask the Laguna Hills City Council to approve this project at your meeting this spring. This project not only offers renewed opportunities for retail, entertainment and dining for our staff and patients' families, but it also offers an opportunity for much needed housing for our nurses and resident doctors. The proximity of the Village at Laguna Hills makes it walkable, which will not only reduce the environmental footprint of those who live, work, shop and play in this area, but it creates a self-sustaining community ecosystem – a true village here in Laguna Hills.

The hotel also offers opportunities for our patients' families to stay nearby while their loved ones are receiving our excellent medical treatment. And the parks and open space will provide a sense of calm and relaxation for guests and residents alike.

For too long we've seen the mall struggle as online shopping chips away at traditional retail. Any concept that the popularity of a 1980's-type mall needs to be put to bed. The Village at Laguna Hills is a forward-thinking concept proposed by a company that is committed to seeing it through.

While this revitalization has a regional benefits, the millions in tax revenue will stay right here in Laguna Hills. I encourage you to vote yes when this project comes before you for consideration.

Sincerely,

Marcia Manker, Chief Executive Officer, Orange County Region

cc: The Hon. Don Sedgwick, Mayor Pro Tem
The Hon. Janine Heft, Council Member
The Hon. Bill Hunt, Council Member
The Hon. Dave Wheeler, Council Member

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Robert Pardue <pardue@cox.net>
Sent: Tuesday, February 2, 2021 7:48 PM
To: City Council
Subject: Merlone Geier project at Laguna Hills Mall site

Dear Laguna Hills Mayor & City Council

I have been following the proposal for the new mixed use concept at the Laguna Hills mall. I attended the in-person briefing some months ago, and have reviewed the plans submitted by the owner / developer, Merlone Geier.

Recently, I received information from the FLAG group, in which they proposed a smaller series of projects and multiple approvals along the way.

Contrary to the FLAG recommendation, I am in **SUPPORT of the original plan submitted by the developer**, subject to the City Council's review for zoning, density and other such factors and/or variances.

I personally believe the project sounded like an appropriate update for the site, and I would like to see the re-make begin as soon as possible.

By way of background, my wife and I are Laguna Hills residents for over 30 years, and enjoy the city very much.

Thanks for the opportunity to give input on this project.

Sincerely,

Robert Pardue
Denise Pardue

Laguna Hills, CA

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

	A	B	C	D
1	**Village at Laguna Hills - Letters of Concern**			
2	**Name**	**Business**	**City, State**	**email address**
3	Eva Lydick		Laguna Woods, CA	eval01@msn.com
4	Raquel T. Bruno			rocky2@cox.net
5	Rita Rabinowitz	Concerned Citizens	Laguna Hills, CA 92654	
6	Carl Christiansen			christiansenlh@hotmail.com
7	Stella Escario-Doiron	Saddleback Valley Unified School District	Mission Viejo, CA 92691	
8	Cesar Covarrubias	Kennedy Commission		
9	Barry Ross	Providence Community Health Investment	Fullerton, CA 92834	barry.ross@stjoe.org
10	Rosemary Busta			rosebusta@gmail.com
11	Ann Owens			annowens@cox.net
12	Mario Vasquez			mr.n.mrs.vasquez@gmail.com
13	Claudia Mohler			justpeachy922@hotmail.com
14	Bob/Genie Martin		Laguna Hills, CA 92653	fiteon@pacbell.net
15	Clint Refsnyder			penn34@cox.net
16	David Harrington			dh@davindharrington.com
17	Kenneth Benson		Laguna Woods, CA 92637	alpha91307@hotmail.com
18	Sidney Harrington		Laguna Hills, CA 92653	sidneyharrington@gmail.com
19	Connie George			conniegeorge@cox.net
20	Faye Checkoway			fayetc75@gmail.com
21	Marsha Westropp		Laguna Hills, CA 92653	mwestropp@gmail.com
22	Garry Hierman			gkhierman@gmail.com
23	John Loper	University of Southern California	Irvine, CA 92603	jloper@usc.edu
24	Kathy & Mark Coller			mkcoller@cox.net
25	Anne Taylor-Loughran, RN			aetaylor1@yahoo.com

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: E Lyd <EVAL01@msn.com>
Sent: Friday, March 12, 2021 11:46 AM
To: City Council
Subject: Laguna Hills Mall Redevelopment (Village at Laguna Hills)

Dear Council Members,

I am writing to ask you to require that at least 15% of the new living units in the Village at Laguna Hills development be designated for low and very low earners. It is time we moved past the NIMBY attitudes and decisions based on increasing future tax base and think about a more equitable future. We have seen the devastation that the lack of affordable housing can play in people's lives and also the very negative image that this gives us and our cities. I urge Laguna Hills to take a step forward with this opportunity for re-development and make new housing opportunities for low wage earners. It has been shown that when families can move to better neighborhoods, they do better and more successful families and individuals benefit all of us.

Thank you for your consideration,

Eva Lydick
Laguna Woods

Sent from Mail for Windows 10

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Ken Rosenfield
Sent: Wednesday, March 10, 2021 7:47 PM
To: Melissa Au-Yeung
Cc: David Chantarangsu; Cindy Sands
Subject: FW: Village at Laguna Hills

Public comment for future use.

Ken

From: Cox <rocky2@cox.net>
Sent: Tuesday, March 9, 2021 8:44 PM
Cc: lagunahillsflag@gmail.com
Subject: Village at Laguna Hills

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.

2. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings, since present restrictions due to COVID-19 prohibit being able to assemble & meet so the public can participate effectively.

Sincerely,
Raquel T. Bruno

Sent from my iPhone

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

RECEIVED
MAR 2 2 2021
CITY OF LAGUNA HILLS

Concerned Citizens
PO Box 2898
Laguna Hills, Ca 92654

OF LAGUNA WOODS VILLAGE

March 15, 2021

Dear Council Member,

I am writing as a resident of Laguna Woods to let you know that I am concerned about the lack of affordable senior citizen and workforce housing in our communities. The proposed project at the Village at Laguna Hills will be creating many low-income jobs. However, there is no plan to build sufficient housing for this demographic. I feel that every city is responsible for meeting the needs of its community, including current residents who are struggling financially. This is particularly important in light of the economic impact of Covid 19, which has been devastating for many families.

The new Regional Housing Needs Assessment (RHNA) numbers will require the city of Laguna Hills to build over 900 units for low- and very low-income families. Now is the perfect time to meet some of this quota, especially since this is one of the last available sites for new building in the city.

I hope that the council will see the need for low-income housing and require that the developer include it in his plan. It is not only the right but the necessary thing to do.

Sincerely,

Rita Rabinowitz

Corresponding Secretary

Concerned Citizens

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

March 3, 2021

Dear Mayor and Members of the City Council,

The Village at Laguna Hills is the most important project that the City of Laguna Hills has ever had to tackle. The success or failure of the project will affect the City for decades. The current plan has several issues that need to be addressed. The retail component which is the heart of the project for the residents of Laguna Hills has serious flaws.

ISSUES:

1) **SIZE OF RETAIL**: One of the most important issues about the Village at Laguna Hills is that the amount of land devoted to retail is significantly less than desired by the community. I would encourage the City to enlarge the amount of land devoted to retail to allow for future expansion of the retail component.

2) **PARKING**: Only half of the retail parking is surface parking adjacent to the retail. The other half of the required parking is in structures or on private streets away from the retail buildings. I feel this project is so under parked in terms of convenient parking that it will make parking issues at Irvine Spectrum look good. The current parking design could kill the success of the retail component.

3) **SRUCTURED PARKING:** The current site plan places approximately 400 parking spaces for the retail in the office parking structures and 110 parking spaces in the residential parking structure yet has a large surface parking lot for the office building. Kaleidoscope in Mission Viejo is an example of a retail center that has had a troubled history – and most people think is that the structured parking is one of its biggest problems. Most successful retail projects in South Orange County have abundant surface parking. I am worried that having the retail component rely on using the office building parking structure is going to negatively affect the success of the project.

4) **STREET PARKING:** One of the hidden secrets of the project is that over 240 of the parking spaces for the retail is on the private streets. While some of the street parking is next to retail, much of it is a significant distance away, including the parking in front of the hospital on Calle de La Louisa and the street parking on Calle de Los Caballeros next to Oakbrook Village. These are a long walk to the retail so no one is going to use them for retail parking.

5) **OVERALL PARKING**: About half, (750 spaces), of the 1,500 required parking spaces for retail are not convenient surface parking located close to the retail which I feel is going to make the retail component less successful than their competitors that have easy to access parking. The City does not need a bad parking design to kill the success of the retail and ruin the revenue potential of the project.

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

PROPOSED SOLUTION:

I would suggest that the office component between the mall entrance and Calle de la Magdalena be moved to the surface parking lot located between Health Center Drive and Calle de Los Caballeros and a surface parking lot be constructed on the lot at the mall entrance to provide parking spaces for the retail center adjacent to the Village Green. (See attached plan). This plan has the following advantages:

- Moves 360 retail parking spaces from the office parking structure to surface parking that is adjacent to the Village Green retail uses.
- The plan increases the land devoted to retail by 20% by adding 4.3 acres.
- Provides room for future growth of retail as demand increases such as more restaurants or another anchor retailer on the 4.3 acres.
- Allows for the Special Events space to be located in the retail zone to provide synergies with the retail uses.
- Many of the Special Event and Farmers Market visitors will want to visit restaurant and retailers so moving the event space next to the Village Green brings these customers adjacent to the retail uses.
- Allows the retail and hotel component to be visible from the northbound and southbound 5 freeway which retailers want.
- Removes the view of the 5-story parking structure from the Village Green which was less than desirable visually.
- The current EIR analysis would not need to be changed since the intensity is the same.

I believe this simple modification to the site plan would significantly improve the success of the retail component by changing from structured parking to surface parking and would provide more land dedicated to retail to allow for future expansion of the retail component as demand increases.

ARCHITECTURE:

Another issue is the architecture of the retail component of the Village at Laguna hills. I do not think the proposed architecture is elegant enough for Laguna Hills. The materials and colors have an Agrarian look similar to Lake Forest and don't fit with the character of Laguna Hills which prides itself with refined architecture. It would be better if it looked less like a barn and more like a high-end Village Main Street. I would suggest more refined materials - Nordstrom's level finishes not a Fresno barn.

The following materials are currently proposed for the retail component and don't fit an upscale Village Center:

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

- Board Form Concrete
- Metal Wall Panels
- Metal Roofing
- Perforated Metal Panels
- Concrete Panels
- Simulated Plaster Finish

The office and residential components have similar trendy industrial design that I am not a fan of but the critical part of the project is the Retail Component so it needs to reflect the tastes of the residents of Laguna Hills. Fashion Island, Crystal Cove Shopping Center, Los Olivos Center, Spectrum Center, Oakbrook Village and City Hall all have a refined, sophisticated and timeless look. These should be inspirations for the Village since it will be the heart of Laguna Hills. Not a barn one would see on the 5 Freeway on the drive to San Francisco. Please help us make the Village at Laguna Hills a place we will be proud to show our friends instead of an embarrassment.

TRAFFIC – PRIVATE ROAD SYSTEM:

The current plan has narrow two lane private roads at all of the intersections to Avenida de la Carlota. These roads should be widened at the intersection with Avenida de la Carlota so that they are at least one lane in and two lanes out with a left turn lane and right turn lane. Health Center Drive and Calle de los Caballeros should both have signals on Avenida de la Carlota since they connect through to Paseo de la Valencia. Avenida de La Carlota should have a landscaped median to provide a green entrance to the project and frame the view from the freeway.

CONCULSION:

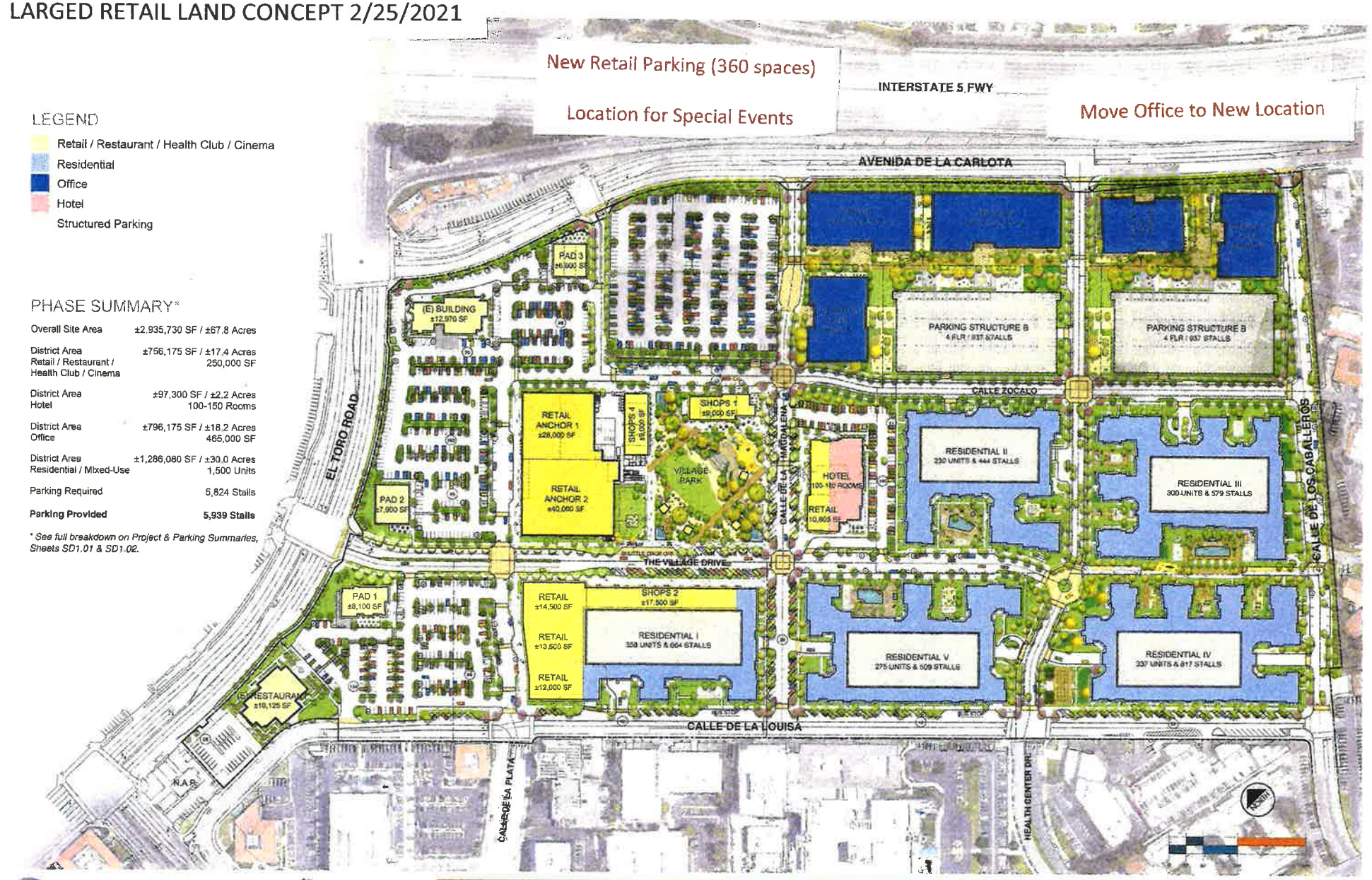
The vision of the Specific Plan was to create a place to become the heart of the City. The current plan does not fill that role. I believe the plan could be easily modified to greatly increase the potential for success. The redesign would not delay the approval process significantly since the intensity is the same – just rearranged on the site to make it function better and make the retail more successful. More work needs to be done to create a Village Center that will be comfortable, user friendly and have successful retail. I believe that increasing the retail land area, providing more retail surface parking and changing the architecture will solve many of the current issues. The City Council needs to insist that the Village at Laguna Hills be designed with the residents of Laguna Hills in mind.

Sincerely,

Carl Christiansen

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

LARGED RETAIL LAND CONCEPT 2/25/2021



LEGEND

- Retail / Restaurant / Health Club / Cinema
- Residential
- Office
- Hotel
- Structured Parking

PHASE SUMMARY*

Overall Site Area	±2,935,730 SF / ±67.8 Acres
District Area Retail / Restaurant / Health Club / Cinema	±756,175 SF / ±17.4 Acres 250,000 SF
District Area Hotel	±97,300 SF / ±2.2 Acres 100-150 Rooms
District Area Office	±796,175 SF / ±18.2 Acres 465,000 SF
District Area Residential / Mixed-Use	±1,286,080 SF / ±30.0 Acres 1,500 Units
Parking Required	5,824 Stalls
Parking Provided	**5,939 Stalls**

** See full breakdown on Project & Parking Summaries, Sheets SD1.01 & SD1.02.*

mg AO Gensler RICK URBAN ARENA

THE VILLAGE AT LAGUNA HILLS

MerloneGeier Partners

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Saddleback Valley
Unified School District

25631 Peter A. Hartman Way, Mission Viejo, California 92691
(949) 586-1234
www.svusd.org

Board of Education
Suzie R. Swartz, President · Amanda Morrell, Vice President ·
Barbara Schulman, Clerk · Dr. Edward Wong, Member · Greg Kunath, Member

Crystal Turner, Ed.D.
Superintendent

February 8, 2021

Jay S. Wuu, AICP, Senior Planner
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

Via Email: jwuu@lagunahillca.gov

Subject: Response to the Proposed Tentative Tract Map No. 19123 for Residential and Commercial Purposes, The Village at Laguna Hills Project (USE-001-2019)

Dear Mr. Wuu:

Thank you for the opportunity to comment on The Village at Laguna Hills project (Tentative Tract Map No. 19123). The 65.93-acre project site is at 24155 Laguna Hills Mall, Laguna Hills, CA 92653 (APNs 621-051-038, 39, and 41; 621-141-58; 621-221-02 through 14). The project will redevelop the Laguna Hills Mall, which opened in 1973 but is now nearly vacant; the food court closed in 2011 due to declining visitors.

The project will demolish 449,611 square feet of mall space—the department stores, anchor stores, and automobile service centers—and construct new commercial/retail buildings and a cinema, a 125-room boutique hotel, office buildings, two parking structures, and up to 1,500 multifamily residential units in five 5- and 6-story buildings.

The project site is in the Urban Village Specific Plan (UVSP) and designated Village Commercial by the City's general plan and the zoning map. The 240-acre UVSP is intended as a community core with commercial, civic, and high-density residential, with enhanced pedestrian areas that link the uses. It is our understanding that the UVSP was first adopted in November 2002 and was amended in 2011 to include an additional 300,000 square feet of retail, a 250-room hotel, 200 dwelling units, and 380,000 square feet of general office uses.

The project's description says that the land use mixes and intensities described in the 2011 amendment to the UVSP are neither prescriptive nor limiting, and that the UVSP provides for flexibility so that a mixture of various new land uses can be developed at different intensities, provided that the overall AM and PM peak hour vehicle trip budgets established by the UVSP are not exceeded.

The project's description says that the City's general plan update (GPU) and its program EIR assumed 300,000 square feet of new retail, a 250-room hotel, 200 dwelling units, and 380,000 square feet of office in the UVSP, and that the 2011 amendment to the UVSP was approved with an addendum to the GPU EIR.

The project description also states that in 2016 the city approved a series of entitlements to redevelop the Laguna Hills Mall into a mixed-use development known as Five Lagunas, with about 880,000 square feet of new and renovated commercial retail, a cinema, restaurants, health club, flex retail/office space, and 988 residential units. Though the project description does not say so explicitly, it implies that this 2016 amendment to the UVSP was also approved through an addendum to GPU EIR.

The project site is in the Saddleback Valley Unified School District but is not currently assigned to any school. Based on current student generation factors, at buildout, the project would generate about 323 elementary school students, 96

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

intermediate school students, and 170 high school students, for a combined total of 587 students.[1] Schools close to the project site that serve Laguna Hills are listed in the following table with their capacities. As shown, District schools have sufficient capacities to serve the intermediate and high school students that would be generated by the project. However, the elementary schools lack capacity to accommodate all the students generated by the project, falling short by 245 seats.

SVUSD Schools Serving The Village at Laguna Hills Enrollment and Capacity

	Capacity	2019/20 School Year Enrollment	Surplus/(Shortage) of Seats	Students Generated by the Project	Surplus/(Shortage) of Seats
San Joaquin ES	449	317	132	n/a	n/a
Lomarena ES	525	618	(93)	n/a	n/a
Valencia ES	626	587	39	n/a	n/a
ES Total	**1,600**	**1,522**	**78**	**323**	**(245)**
Los Alisos IS	1,215	776	439	n/a	n/a
IS Total	**1,215**	**776**	**439**	**96**	**343**
Laguna Hills HS	2,403	1,500	903	n/a	n/a
HS Total	**2,403**	**1,500**	**903**	**170**	**733**
			Student Total	589	n/a

Source: Residential and Commercial/Industrial Development School Fee Justification Study, SVUSD, March 18, 2020.

The project description states that the amendments to the UVSP were approved with addenda to the GPU EIR but does not identify the UVSP's original CEQA documentation when it was approved in 2002. The GPU EIR assumed 457 new dwelling units (7 detached units and 450 multifamily units) in the city's planning area at buildout, which would generate 47.4 elementary school students, 21.8 intermediate school students, and 46.1 high school students. The GPU EIR found school impacts less than significant with payment of the required school fees. We understand that the less than significant finding for the school impact would not have changed in the previous addenda, but we request a school impact discussion for the currently approved project be included in the new addendum for comparison purposes.

Multifamily units under the proposed project would increase from 988 of the 2016 amendment to 1,500 units, an increase of 512 units. The city plans to prepare a fourth addendum to the GPU EIR for the project, and we anticipate that the new residential units will pay the school facility developer fee when building permits are issued. But because there is not enough capacity at the current elementary schools to accommodate the proposed project, the District may have to construct more facilities. We request that the proposed addendum evaluate whether the proposed increase in students and the need for more elementary school facilities would result in additional environmental impacts compared to the certified GPU EIR. We also request that the time frame for the three phases of residential development be provided in the environmental documentation.

The Saddleback Valley USD requests that the City continue to notify the District of all actions on this project and give the District an opportunity to review future environmental documentation.

Our mission is to provide all students with a high-quality education in a safe and nurturing environment so they can reach their full potential and become contributing and compassionate citizens in the world community. It is critical that the District remain involved in the planning process.

We look forward to working cooperatively with the City to create the best environment for our students and staff and the larger community. Please contact the undersigned if you have any questions or require additional information.

Sincerely,

Stella Escario-Doiron
Chief of Facilities, Maintenance, Operations, Construction and Transportation

[1] Multifamily attached units: 0.215 for elementary school, 0.0634 for intermediate school, and 0.1127 for high school (Table 5, Adjusted Student Generation Factors, Residential and Commercial/Industrial Development School Fee Justification Study, Saddleback Valley Unified School District, March 18, 2020, Cooperative Strategies).

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Cesar C <cesarc@kennedycommission.org>
Sent: Tuesday, February 9, 2021 11:57 AM
To: Erica Pezold; Donald M. Sedgwick; Janine Heft; Dave Wheeler; Bill Hunt; City Council
Cc: Rona Henry; Mildred Perez; Michelle Murphy; Kent Doss; Elizabeth Hansburg P4H; mseyler@cluejustice.org; Chris Collins; pastor@ncclaguna.org; diane nied; Brenda J. Rodriguez; tristangreth@gmail.com; sararadecki1@gmail.com; bjs54321@gmail.com; Ken Rosenfield; David Chantarangsu; dgeiser@merlonegeier.com; Stephen Logan; jgastelum@placeworks.com; nwest@placeworks.com
Subject: Village at Laguna Hills - Laguna Hills Mall Redevelopment
Attachments: Laguna Hills Village Public Comment Letter_FINAL_2020-02-09 (1).pdf

Dear Mayor Pezold, Mayor Pro Tem Sedgwick, and Councilmembers Heft, Hunt and Wheeler,

A group of concerned organizations have joined to sign the attached public comment letter regarding the *Village at Laguna Hills*. Our purpose is to raise awareness and to present recommendations that we believe can increase the quality and quantity of attainable housing for those who live and work in Laguna Hills. We are particularly concerned about workforce housing for those earning under $50,000 per year – which makes up 23% of the residents in Laguna Hills.

Out of the estimated 1350 to 1500 homes planned, only a total of 200 affordable units have been presented by the developer, divided as 100 for low-income residents and 100 for moderate income residents. **We believe this does not adequately address the great need for extremely low and very low-income housing units.**

The entitlement benefits achieved by your approval should generate a better community benefit to a broader range of city residents than presented to date. This site and proposed development will be key to helping the City meet its RHNA and Housing Element goals in the balance way. Given the proposed density and generous development concessions, it will be especially important that affordable housing for Extremely Low, Very Low and Low be a priority in this development. If balanced housing development is not maximized, the city will have little choice but to increase its commitment by providing more very low and extremely low-income units elsewhere in the city.

There is ample research and direct experience of California cities, that certain approaches have been effective in producing quality, attainable very low and extremely low-income housing. The practice that is broadly recommended uses a required percentage of units for extremely low and very low-income housing mixed in with other housing, known as an inclusionary policy. This has worked in large scale developments like this one and has successfully generated community benefits in exchange for large scale entitlements and development incentives provided to the developer.

The following organizations have signed the letter: Kennedy Commission, United Way, People for Housing – YIMBY OC, Christ Community Church Laguna Hills, Tapestry Unitarian Universalist Congregation, Clergy & Laity United for Economic Justice, Interfaith Council of Greater Rancho Santa Margarita, Neighborhood Congregational Church, Welcoming Neighbors Home, Affordable Housing Clearinghouse, and League of Women Voters Homelessness Advocacy Team.

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

We look forward to working with you to expand affordable housing opportunities. We welcome a dialog with you about the opportunities that exist in the redevelopment of the Laguna Hills Mall. I am serving as primary contact for this group. I can be reached at (949) 250-0909 or cesarc@kennedycommission.org.

Cesar Covarrubias
Executive Director
Kennedy Commission

2 Attachments

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

February 9, 2020

RE: Public Comment regarding *The Village at Laguna Hills*

Dear Mayor Pezold, Mayor Pro Tem Sedgwick and Councilmembers Heft, Hunt and Wheeler,

We have come together as a group of concerned organizations to offer input on the development and planning of the Village at Laguna Hills. Our purpose is to raise awareness and to present recommendations that we believe can increase the quality and quantity of attainable housing for those who live and work in Laguna Hills.

The housing burden in Laguna Hills is very high for many of its residents. Many families are either stretched too thin or on the verge of homelessness. Many must travel a distance to and from work and that causes a burden to their households as well as excessive street traffic.

We are particularly concerned about ensuring that there is adequate housing for the 23% of residents of Laguna Hills who earn less than $50,000 per year [1] – which is classified by HUD as extremely low and very low-income.[2] More than 80% of very low-income households pay more than 50% of their income toward housing costs[3] while only 3% of those above the median income spend more than 50%. Also, 36% of Laguna Hills residents who are renting are spending over 50% of their income on housing costs.[4]

Lack of attainable, workforce housing for those earning under $50,000 a year is a continuing crisis in Orange County. Cities here in South Orange County, including Laguna Hills, are not an exception to this. Rising housing costs increasingly make housing out of reach for many who live and work here.

Recommendations

1- **Increase total extremely low-income and very low-income affordable units**.

a. **We recommend that the city require this large housing project to include 15% of its total units (225 out of 1,500) for extremely low (5% or 75 units), very low (5% or 75 units), and low-income (5% or 75 units) residents.** This is especially important here since Laguna Hills has little land available for other building elsewhere. We also ask that consideration be given for a set-aside of Permanent Supportive Housing units.

b. This recommendation would mean that the developer is asked to re-focus their efforts on the much greater need for very low and extremely low-income housing. The current plan

[1] Southern California Association of Governments, (SCAG)Laguna Hills Profile 2019, 2017 data
[2] Extremely low-income is defined by HUD as 30% or less of average median income (AMI) which is $103,000 in Orange County, and Very Low-Income is defined as 50% of AMI. Source: HUD FY 2020 Income Limits, https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn
[3] SCAG, Laguna Hills Profile 2020, 2020 data (see also Appendix to this letter, LAGUNA HILLS HOUSING DATA, 2020)
[4] SCAG, Laguna Hills Profile 2020, 2020 data

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

calls for 100 units to be "moderate affordable" – in reality the rental rate for this level of housing is $2,500 and above. We feel that this means that moderate income housing is close to or at market-rate housing.

2- **Prioritize building all 225 units between 2021 and 2029**.

Building these units by 2029 means that the committed affordable housing is not left to the end of the phasing, which would not qualify for the 6th Cycle Housing Element.

3- **Increase the total amount of affordable housing on site by adding an additional building on site, on land donated by the developer.**

a. We recommend the developer be allowed to designate/entitle a part of the mall property for building 150 additional housing units using mall land on the site.
b. The land be accommodated at high enough density to build the 150 units.
c. The land be donated by the Developer to a non-profit affordable housing developer, who is then required to build 150 very low and extremely low-income units.
d. Such a partnership could yield millions of dollars in matching funds from state and federal housing funds.

4- **Update the EIR documents with information on jobs/housing balance for this development.**

The Villages will generate additional low wage jobs in the hotel, retail shops, restaurants, and office buildings. The environmental impact of adding these extremely low and very low-income jobs should be addressed by including affordable housing in closer proximity to the worksite for these workers.

Background

We learned recently that The Village at Laguna Hills project is now nearing the entitlement phase and that the city is actively completing a Development Agreement. It is exciting to see such creative and dynamic re-vitalization of this area. We believe that this site is vital for the city to attain very low-income housing goals as there are up to 1,500 new homes planned to co-exist in a village setting with retail, hotel and other commercial space.

The Village creates the potential for new, positive growth for the city. As a result, the developers and the city have indicated they expect an increase in jobs and a boost to city and developer revenues.

The Housing Element and the Regional Housing Needs Assessment (RHNA)

The State of California requires each City to update the Housing Element of the General Plan to identify adequate building sites for ALL economic segments. Regional Housing Needs Assessment (RHNA) identifies the number of units necessary to provide needed housing for each community. Each city or county must accommodate its fair share of meeting these needs.

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

During the current 5th cycle planning period the City had a total RHNA of two, one at very low-income, one at low-income, zero at moderate, and zero at above moderate. To date, the City has approved 296 housing units at moderate and above moderate. None of the identified RHNA needs have been met in the low, very low and extremely low-income categories. [5]

Given the lack of progress and the lack of feasible and available sites for meeting the lower income RHNA housing needs in Laguna Hills, it is urgent that the City be strategic in how it will address its current and future affordable housing needs. We believe that the mall site, given its size and nature, must be an important contributor to the city's response to this housing need.

Laguna Hills will need a total of 1,979 new housing units for the 6th RHNA cycle. Below are the 6th Cycle RHNA requirements currently communicated to the city:

Laguna Hills RHNA Requirement 2021-2029

Very low-income: 565 (includes extremely low)
Low-income: 352
Moderate income: 353
Above Moderate: 709
TOTAL: 1979
Note: Laguna Hills has appealed for a total reduction of 350 units

About 46% (917) of the homes identified by RHNA in the Housing Element 6th Cycle, are specified to be allocated to very low and low-income earners over the next 8-year period.

Impact of demographics, income and housing needs

The reality is that many workers and their families, including teachers, other education employees, healthcare workers, and other low wage essential workers (hotel, restaurants, groundskeepers, etc.) are at a significant disadvantage in affording or in seeking attainable housing in Laguna Hills.

- Saddleback Hospital, located across from the Village at Laguna Hills, is a large employer whose professional salaries average $58,000 a year.
- The building site will be generating many other additional jobs including
  - The retail sector with salaries averaging $35,000 per year, and
  - Leisure/hospitality jobs that earn $21,000 per year.

This means that that The Village will generate many new jobs in Laguna Hills that will qualify employees for extremely low or very low-income housing. The fact that this development creates numerous jobs that qualify as extremely low and very low-income, without providing adequate housing affordable at these income levels, means that the development will have a significant environmental impact on the community by creating an even greater strain on the limited supply of

[5] City of Laguna Hills, Housing Element Annual Progress Report, April 2020

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

housing available in Laguna Hills at these income levels. We believe that without mitigating these impacts and requiring an inclusion of extremely low and very low-income units, a negative declaration would be inappropriate for this project.

The redevelopment of the mall site is a unique opportunity for the city, as well as for those who will live and work in Laguna Hills. However, once the current Village site plan is approved, it will not qualify as "available land" for inclusion in the site inventory for the 6th Cycle Housing Element. Without that large site available for inclusion, it will likely put even more pressure on the City to find enough suitable land to satisfy the new, higher RHNA requirements in the new 6th Cycle Housing Element.

Since Laguna Hills is largely built-out, it may mean that the city will need to up-zone or otherwise create a burden on other areas of the city to create adequate sites for extremely low and very low-income units. It is probable that extensive re-zoning will be needed on existing potential building sites. Often, this is challenging to do without concern from existing neighborhoods, due to the amount and density of zoning that would be required. The Laguna Hills Village site offers a good opportunity now for accommodating these expanded RHNA needs for very low and low-income units, without affecting already existing neighborhoods. Will this be seen as a lost opportunity by residents, if there are later, more noticeable impacts on the city neighborhoods that could have been avoided?

Conclusion

The current proposal by the developer includes a rollout of 5 multifamily buildings, spread out from 2023 to 2033. We understand there will be 550+ units completed by April 2026, another 550+ units completed by January 2029 and 250+ units are expected by January 2033.

However, out of the estimated 1350 to 1500 homes planned, only a total of 200 affordable units have been presented by the developer, divided as 100 for low-income residents and 100 for moderate income residents. We believe this does not adequately address the great need for extremely low and very low-income units. **The entitlement benefits achieved by your approval should generate a better community benefit to a broader range of city residents than presented to date.** Once this site is entitled, the city will have little choice but to increase its commitment by providing more very low and extremely low-income units elsewhere.

There is ample research and direct experience of California cities, that certain approaches have been effective in producing quality, attainable very low and extremely low-income housing. The practice that is broadly recommended, uses a required percentage of units for extremely low and very low-income housing, mixed in with other housing, known as an inclusionary policy. This has worked in large scale developments like this one and has successfully generated community benefits in exchange for large scale entitlements. The City of Irvine and the City of San Clemente are examples of cities using these practices right here in Orange County.

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

The Village at Laguna Hills presents a wonderful opportunity to make meaningful progress in providing attainable workforce housing in Laguna Hills. We welcome a dialogue with the City about our concerns for making sure that there is a sufficient supply of housing for our essential workers.

Cesar Covarrubias, Executive Director of the Kennedy Commission, will be the key contact for our group. He can be reached at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

Cesar Covarrubias
Executive Director
THE Kennedy COMMISSION

Reverend Kent Doss
Minister
Tapestry
A Unitarian Universalist Congregation

Susan B. Parks
President & CEO
United Way
Orange County United Way

Elizabeth Hansburg
Co-Founder & Executive Director
PEOPLE FOR HOUSING
Orange County

Michelle Seyler
Executive Director
CLUE
Clergy & Laity United for Economic Justice

Chris Collins and Diane Nied
Co-Chairs
LWV
HOMELESSNESS ADVOCACY TEAM
LEAGUE OF WOMEN VOTERS® OF ORANGE COAST

Rona Smyth Henry
Chair
Welcoming Neighbors Home

Christ COMMUNITY CHURCH

Rev. Rodrick Echols, Pastor
Neighborhood Church
Laguna Beach



Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Brenda J. Rodriguez
Executive Director

AFFORDABLE HOUSING
Clearinghouse

Sara Radecki
President

INTERFAITH COUNCIL
OF Greater Ranc[illegible] Santa Margarita

cc: Kenneth H. Rosenfield, Laguna Hills City Manager
David Chantarangsu, Laguna Hills Community Development Director
Dave E. Geiser, Managing Director, Merlone Geier Partners
Stephen Logan, Vice President, Development, Merlone Geier Partners
Jennifer Gastelum, Principal, Placeworks, Inc
Nicole West, Senior Associate, Placeworks, Inc

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

APPENDIX

Impact of demographics, income and housing costs:

The reality is that many workers and their families, including teachers, other school employees, healthcare workers, restaurant, hotel and other low wage essential workers are at a significant disadvantage in affording or in seeking attainable housing in Laguna Hills. Increased workforce housing is needed to address income limitations against the rising cost of housing.

1 Household Income

a. There over 10,800 households in Laguna Hills [6]
   i. 23% earn less than $50k (extremely low and very low-income)
   ii. 14% earn 50k to 75k, (very low and low-income)
   iii. 13% earn $75k-$99k (low and moderate income)
   iv. 50% earn 100k or more (moderate income and market rate buyers)

2. Occupations, salaries[7]

a. Total jobs in Laguna Hills: 18,367, decrease of 8.7% since 2007 [8]
b. Laguna Hills annual salaries (2017)
   i. Average salary $57k
   ii. Lowest salaries: Leisure/hospitality $21k, Public Administration $27k, Retail $35k, Other services $37k, Education/Health $58k
   iii. Education sector was largest job sector, accounting for 40% of total employment in the city
   iv. Highest salary sector is professional jobs at $77k

3. Housing Cost Burden by Income[9]

a. 1690 of all households are spending 50% or more of their income on housing.
b. 1,080 of renter households in Laguna Hills (36.1%) spend fifty percent or more of gross income on housing.

[6] SCAG, Laguna Hills Profile, 2019, 2019 data
[7] SCAG, Laguna Hills Profile 2019, 2017 data
[8] SCAG, Laguna Hills Profile 2019, 2017 data
[9] SCAG, Laguna Hills Profile 2020, 2020 data

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LAGUNA HILLS HOUSING DATA, 2020 [10]

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI*	58	100	705
30-50% HAMFI	124	265	680
50-80% HAMFI	490	845	305
80-100% HAMFI	685	410	33
> 100% HAMFI	4,635	669	145
Total Households	5,992	2,289	1,868

**HAMFI refers to Housing Urban Development Area Median Family Income*

4 Rental housing affordability

2020 HUD Housing Affordability Calculator for Orange County: maximum recommended monthly for those with low to moderate incomes, by number of bedrooms [11]

# Bedrooms	0	1	2	3	4
Very Low	$0-753	$0-876	$0-998	$0-1120	$0-1218
Low	$754-1558	$877-1796	$999-2033	$1121-2270	$1219-2460
Moderate	$1559-1953	$1797-2247	$2034-2540	$2271-2834	$2461-3069

[10] SCAG, Laguna Hills City Profile, August 2020

[11] HUD 2020 Fair Market Rate Documentation, https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn?&year=2019&fmrtype=Final&selection_type=county&fips=0605999999

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Providence

February 3, 2021

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

RE: Affordable Housing in Laguna Hills

Dear Mayor Pezold, Mayor Pro Tem Sedgwick and Council Members Heft, Hunt and Wheeler:

On behalf of Providence, I am writing to encourage the City Council to enact bold measures to increase the quality and quantity of affordable housing for those who live and work in the City of Laguna Hills. Providence in Orange County includes St. Jude Medical Center, St. Joseph Hospital in Orange, Mission Hospital, and St. Joseph Heritage Healthcare.

At Providence, we believe health is a human right. Everyone deserves the chance to live the healthiest life possible, especially those who are poor and vulnerable. But it's not easy to take care of your health when you don't have a safe place to call home.

Our local community health needs assessments consistently validate the impact stable housing has on health – and the unfortunate health outcomes for persons without proper housing. Providence has a long-standing commitment to bettering the communities we serve by providing resources and advocating for improved affordable housing options across Orange County for economically challenged populations.

According to the Southern California Association of Governments, 23 percent of the residents of Laguna Hills earn less than $50,000 per year – which is classified by HUD as extremely low and very low-income. At least 80 percent of very low-income households in Laguna Hills are paying more than 50 percent of their income toward housing costs while tenants spend over 50 percent of their income on rent. Rising housing costs and lack of transportation in our region increasingly makes is difficult for many who want to live and work in the same area.

As an organization committed to the health and well-being of our community, we respectfully encourage the City Council to increase affordable housing and leverage existing development opportunities to meet these goals. Thank you for your time and should you have any questions, please feel to contact me at barry.rosss@stjoe.org or at (714) 656-5274.

Sincerely,

Barry Ross

Barry Ross
Regional Director, Providence Community Health Investment

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Rose Buszta <rosebusta@gmail.com>
Sent: Tuesday, February 2, 2021 11:37 AM
To: City Council
Subject: Village at Laguna Hills - proposal

I would like to begin by noting that I was part of the original concerned and caring citizens group who met for numerous community workshops during 2008 to review the Laguna Hills General Plan.

The citizens of Laguna Hills are not complacent when it comes to the quality of life we expect. Many of us are long term residents who would like to see a revitalization of our city but not at the expense of us or future residents. Many other communities are dealing with the same problems that we are and seem to be addressing them with much more prudence, as I believe our city should. Without the ability for the city to gauge the intent of its citizens (due to covid restrictions) I believe that the message below encapsulates our feelings. Please act slowly, with caution and in a measured manner that protects us all here in Laguna Hills. We are all invested in Laguna Hills present and future!

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Sincerely,

Rosemary Busta

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Ann Owens <annowens@cox.net>
Sent: Monday, November 30, 2020 11:40 AM
To: Cindy Sands
Subject: Re: question from a concerned citizen

Now that the Laguna Hills Mall project is being developed, I was wondering if there was going to be any input for citizens to express their views and ask questions. Will you be forming any kind of committee for this type of conversation as other cities have done? This is the time for a variety of ideas to be expressed before things are set in stone. I know that there is a large increase in RHNA numbers for all cities which you are appealing. However, since this is state law and non-compliance can mean negative funding for the city, I would hope that you would be open to all ideas that could help alleviate this issue. Hope to hear from you soon. Ann Owens

From: Cindy Sands
Sent: Wednesday, July 1, 2020 1:34 PM
To: annowens@cox.net
Subject: question from a concerned citizen

Given the current pandemic, I suggest we defer the conversation you are requesting to a later date. While RHNA is a very important subject that all cities will be dealing with over the next several years, it is not the priority today.

Thanks for your understanding.

Don White

From: Ann Owens <annowens@cox.net>
Sent: Wednesday, July 1, 2020 12:30 PM
To: Cindy Sands <csands@lagunahillsca.gov>
Subject: question from a concerned citizen

Dear Mr. White,

I am writing to you as an interested citizen of the local community. I am a retired teacher from the Saddleback Unified School District having taught over 25 years at Serrano Intermediate. In my retirement I have become interested in helping the low income and homeless people of our local communities. As a teacher I did many service projects with my CJSF club, and upon retirement, I started a Junior Optimist Club at Serrano that was solely based on community service that cost the participant nothing but time and energy. I had 110 kids in the after school club when I finally had to "really" retire a few years ago.

I have been active with the OC United Way and have personally helped with food banks, sponsored a United Way Homeless 101 class, and helped senior homeless citizens living in their car, one of whom is from Laguna Hills. I know there will be new state requirements for each town coming up that need to be met next year that stipulate very low and low cost housing needs. I am interested in talking to you about what Laguna Hills

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

plans to do about this issue. Recently Lake Forest approved an affordable housing site called Mountain View which is moving along and will be a huge plus to the community. With housing reaching astronomical prices, it seems incumbent on all communities to provide affordable housing to attract younger couples as well as help struggling families. Two new teachers could apply to most affordable housing projects in southern Orange County since we have such a high cost of living.

I am working with another retired teacher friend of mine, Joan Segal, to contact local cities to see where they are in this process, and if we can help you in any way. Our goal is your goal, to meet the upcoming RHNA requirements so that more low income families can find a place to live and rejuvenate our communities. I know the RHNA numbers will be jumping greatly in this new assessment and that a solution will have to be found. This situation will show the character of a city, and I know that Laguna Hills would want to treat its struggling families with respect. I would love to know what the city's strategy will be in attacking this issue from a city manager's point of view.

I don't know if you have office hours, especially during covid-19, but I would love to visit with you about this issue. My cell is 949-922-7485 and my email is annowens@cox.net. Thank you for your time and hope to hear from you soon.

Sincerely,
Ann Owens

[External E-mail]

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Mario and Daniela Vásquez <mr.n.mrs.vasquez@gmail.com>
Sent: Thursday, October 1, 2020 11:32 AM
To: Dave Wheeler; Donald M. Sedgwick; Dore J. Gilbert; Erica Pezold; Janine Heft; City Council
Cc: LagunaHillsFLAG@gmail.com
Subject: The Village of Laguna Hills

Hello Council Members,

I'm a concerned resident of Laguna Hills who has resided here for the last 8 year with all 3 of my children being born here in those last 8 yrs. I've also purchased a home here and intend to stay long term. My concern with the new proposal from Merlone Geire Partners is the increase in apartments. The new proposal would increase apartments from the last proposal by 34%. I believe this causes more congestion to our already overwhelmed streets and freeway exits. Additionally this brings more transit people to our community which may increase our current crime rate of tagging and vandalism in our parks. I picked Laguna Hills to live because it was a small tight knit town that valued not over developing it's community. I would urge the council to not allow this increase and to continue to ask for entertainment areas (retail/restaurant/etc.)for the better of our community and children.

Thanks for your time and attention to this matter.

Mario Vasquez (Vasquez Family)
Laguna Hills Resident

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Claudia Mohler <justpeachy922@hotmail.com>
Sent: Monday, September 28, 2020 8:09 PM
To: Laguna Hills FLAG; City Council; dgilbert@lagunahills.gov; epezold@lagunahills.gov; jheft@lagunahills.gov; dsedgwick@lagunahills.gov; dwheeler@lagunahills.gov
Subject: The Village at Laguna Hills

My name is Claudia Mohler & I have lived in Laguna Hills for 32 years.

I have some concerns about the proposals for The Village at Laguna Hills.

1. We need retail that will attract a variety of shoppers. Plain and simple.
2. Where does the City plan on getting tax revenue from sales tax? Certainly not from raising taxes, adding some fee or surcharge to what little I purchase in Laguna Hills. Currently, I do approximately 80% of my shopping at Stater Bros in Aliso Viejo & Target in Mission Viejo-notice not in Laguna Hills because I won't shop at Ralphs & my other choices are very very limited. For other shopping needs, I go to Mission Viejo and San Clemente. So as you can see surrounding areas are getting my business because Laguna Hills is lacking.
3. Why isn't Merlone Geier honoring the City's initial approval? Is it greed? I understand dynamics have changed, but having less density would maybe look more appealing.
4. Where will the school age children attend? San Joaquin is to far & no bus transportation; Valencia has been known to have not in my backyard attitude so that leaves Lomarena. (more congestion in the area in the morning & mid afternoon)
5. With the proposed buildings/business & residential, where does that place Laguna Hills with satisfying the States need for affordable or additional housing?
6. With all the Amazon/online deliveries that will occur in the Village, will their be specific secure delivery areas/boxes for residents to pick up their ordered items.? Otherwise add the numerous delivery trucks to the congestion factor.

Thank you for your consideration, but if I haven't made my self clear-WE NEED MORE RETAIL.

Stay Safe.
Respectfully,
Claudia Mohler

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Robt Martin <fiteon@pacbell.net>
Sent: Tuesday, February 2, 2021 11:42 AM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Cc: lagunahillsflag@gmail.com
Subject: Merlone Geier

Dear Laguna Hills Mayor and City Council,

As members of the community for over 40 years, we am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do **NOT** support the proposed project. The mall property should be reconfigured according to the *original* concept floated upon the closing of the old mall. To wit: It should be a place of attraction and commerce for our citizens, one that will generate a decent flow of tax revenues for the city rather than one that will increase the strain on public services and infrastructure. That means restaurants, shops and a common area where our people can celebrate life together. If you have difficulty envisioning this concept, a small scale version, though also currently constrained by this virus economy we are all enduring, might be Woodbridge Village Center.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Respectfully,

Bob and Genie Martin
Stratford Ridge

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Mario and Daniela Vásquez <mr.n.mrs.vasquez@gmail.com>
Sent: Tuesday, February 2, 2021 10:36 AM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Cc: lagunahillsflag@gmail.com
Subject: Merlone Geier Development

Hello,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the

presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for the City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.

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Sincerely,

Mario Vasquez

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: CLINTON REFSNYDER <penn34@cox.net>
Sent: Wednesday, February 3, 2021 2:06 PM
To: Erica Pezold; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu; Donald M. Sedgwick
Subject: Merlone Geier Project

Dear Council members,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

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Thank you.

Sincerely,
Clint Refsnyder

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Rose Buszta <rosebusta@gmail.com>
Sent: Tuesday, February 2, 2021 11:25 AM
To: dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu; Erica Pezold
Cc: Laguna Hills FLAG
Subject: Village at Laguna Hills - proposal

I would like to begin by noting that I was part of the original concerned and caring citizens group who met for numerous community workshops during 2008 to review the Laguna Hills General Plan.

The citizens of Laguna Hills are not complacent when it comes to the quality of life we expect. Many of us are long term residents who would like to see a revitalization of our city but not at the expense of us or future residents. Many other communities are dealing with the same problems that we are and seem to be addressing them with much more prudence, as I believe our city should. Without the ability for the city to gauge the intent of its citizens (due to covid restrictions) I believe that the message below encapsulates our feelings. Please act slowly, with caution and in a measured manner that protects us all here in Laguna Hills. We are all invested in Laguna Hills present and future!

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

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Sincerely,

Rosemary Busta

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: dh davidharrington.com <dh@davidharrington.com>
Sent: Tuesday, February 2, 2021 10:59 AM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Cc: Laguna Hills FLAG
Subject: Village at Laguna Hills

Dear Council Members, Mr. Rosenfield and Mr. Wuu,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

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Sincerely,

David Harrington

25011 Katie Ave.

Laguna Hills, CA

949-770-8775

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: ken benson <alpha91307@hotmail.com>
Sent: Tuesday, February 2, 2021 10:58 AM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Cc: lagunahillsflag@gmail.com
Subject: VILLAGE AT LAGUNA HILLS

To whom it may concern,

Although not a Laguna Hills resident I do live next door in the retirement community of Laguna Woods and have had concerns for some time about that property between us and the freeway.

Will it continue to be a blight, will it be developed to something that increases crime in the area, noise, or traffic just to name a few of my concerns.

From what I can see the developers are struggling with what to do with it all. They keep making proposals that don't seem to have a whole lot of thought put into them other than "let's build apartments". One only needs to look at Lake Forest to see what happens to those neighborhoods.

The project currently proposed seems to be more of the same. Based on what I have seen of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I must say I am not impressed and could in no way support such a development.

At the very least the project needs to be broken into smaller packages for the city to review and then approve or deny each package separately. Whatever research they have supporting such a project should be made clear and I have seen nothing of the sort so far.

By having the council review each package on its own merits the benefit to city and the community can be better established.

Also, it is impossible for the community to express themselves concerning this project due to the restrictions in place due to COVID-19. Without that any attempt to explain the project as being "market driven" would be complete sham.

Respectfully,

Kenneth E. Benson

306 Avenida Sevilla, unit A

Laguna Woods, Ca. 92637

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Sidney Harrington <sidneyharrington@gmail.com>
Sent: Tuesday, February 2, 2021 10:55 AM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Subject: Village at Laguna Hills

Dear Council Members, Mr. Rosenfield and Mr. Wuu,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.

2. COVID-19 currently places restrictions on the ability to assemble, gather or meet in large numbers, thus affecting the ability to conduct a productive public hearing where the community can effectively participate. I am requesting the City Council to postpone or reschedule the public hearings to a later time when the community can achieve full active participation in public hearings.

Sincerely,

Sidney Harrington

25011 Katie Ave.

Laguna Hills, CA 92653

949-633-0711

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: connie george <conniegeorge@cox.net>
Sent: Wednesday, February 3, 2021 1:33 PM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Cc: lagunahillsflag@gmail.com

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

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Sincerely,

Connie George
Member of the Laguna Hills Community since August of 1973

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Faye Checkoway <fayetc75@gmail.com>
Sent: Tuesday, February 2, 2021 11:23 AM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Cc: lagunahillsflag@gmail.com
Subject: lagunahillsflag@gmail.com

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

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Please work for the citizens of Laguna Hills, we do not want this developed as the plans as presented.

Sincerely,

Faye Checkoway

--

Virus-free. www.avg.com

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Marsha Westropp <mwestropp@gmail.com>
Sent: Wednesday, February 3, 2021 1:39 PM
To: Erica Pezold; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu; dsedgwick@lagunahills.ca.gov
Cc: lagunahillsflag@gmail.com
Subject: Laguna Hills mall development

I support the position expressed by Laguna Hills FLAG and request that the proposed development be considered in phases rather than as one project and that the time table for city council consideration of the proposed development be delayed in consideration of the limitations of public participation due to the coronavirus epidemic.

This development has great significance for the future of the city and, as such, public involvement and public input should be seriously considered in the decision making.

Thank you for your consideration.

Marsha Westropp
25251 Tasman Road
Laguna Hills, CA 92653

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

Cindy Sands

From: Keith Hierman <gkhierman@gmail.com>
Sent: Wednesday, February 3, 2021 1:01 PM
To: Erica Pezold; dsedgewick@lagunahillsca.gov; Janine Heft; Dave Wheeler; Bill Hunt; Ken Rosenfield; Jay Wuu
Subject: lagunahillsflag@gmail.com

Dear City Leader,

As a member of the community, I am deeply concerned about the impact of the project currently proposed by Merlone Geier known as Village at Laguna Hills. Based on the review of the project documents available on the city website and from attending the presentations hosted by Merlone Geier, I do not fully support the proposed project.

I am writing to request two things:

1. That the project be broken into smaller packages for the city to review and that approval is not given at this time for the entire proposed project. Merlone Geier has stated that the project is market driven and it appears that several factors are uncertain and ever-changing based on the recent impact of COVID-19. I feel that it would be prudent for City Council to review and approve smaller portions of the project to ensure that the safety and security of the city and the community are protected.
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Sincerely

Garry Hierman, Laguna Hills Resident

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))

6789 Quail Hill Pkwy Suite #212
Irvine, CA 92603
jloper@usc.edu
November 11, 2019

Mayor and Members of the City Council
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

RE: Village at Laguna Hills

Mayor and Members of the City Council,

As someone who has had the pleasure of providing input on the Urban Village Specific Plan (UVSP) since its inception 18 years ago and previously working on one of the first projects in the Urban Village (Oakbrook Village) I am excited to see plan for the mall property to advance to this stage with a revised plan. Overall, I believe this project, with additional revisions, could be successful and a great asset to the City of Laguna Hills. I believe the 500,000 SF of office space and the 1,500 residential units is an appropriate size for this neighborhood. However, with its current design, I have a serious concern on the economic viability of the retail portion off the project.

The retail site is divided into a big box retail center facing El Toro with parking in front and pads along the street (which should be successful with the correct mix of tenants) and a "Main Street retail area surrounding the Village Park with an upstairs movie theater which I have significant concerns about the design. The approximate 77,000 SF of ground floor retail surrounds the Village Park, which is the signature feature of the entire project, has several issues that make me worried about the viability of this part of the project. I feel it's imperative that this Village Main Street Retail be designed so that its successful so that it can become the heart of the Village at Laguna Hills. My concerns are below:

1) PARKING ISSUES: The Kaleidoscope in Mission Viejo has not been successful because of difficult parking and people avoid Irvine Spectrum because of the difficulty of parking. All of these are examples of retail that is impacted by flawed parking design. For retail to be successful it needs to have both enough and convenient parking. I have serious concerns on the parking for the retail portion of the project:

1.1) The proposed master site plan for retail has a parking ratio of 4.0/1000 SF but the UVSP requires 4.5/1000 if less than 20% of the square footage is restaurants and entertainment. Applying the code parking ratio of 4.5/1000 SF parking ratio on 300,000 SF, 1,350 spaces are required but only 1,200 are provided thus 150 additional spaces are needed. In addition, 153 of the parking spaces are on "perimeter streets" (I think Calle de Louisa and Calle de los Caballeros which is a long walk from any retail. If you don't count these 153 parking spaces, the actual parking ratio of parking convenient to the retail uses is 3.5/1000 which is 22% less than the UVSP requirements of 4.5/1000 SF. Thus, the retail site needs about 300 additional parking spaces convenient to the retail portion of the site.

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1.2) The UVSP parking ratio of 4.5/1000 is based on a ratio of 20% of the total space is restaurants/entertainment/cinema uses. If all the 57,000 SF of pads are restaurants and the theater is 50,000 SF, a total of 107,000 SF is restaurant and entertainment uses would produce a ratio of 35% which exceeds the 20% parking assumption and assumes no other shop or retail space is occupied by restaurants (which hopefully the project will have additional restaurants and cafes surrounding the Village Park).

1.3) I am concerned that even the Specific Plan parking ratio of 4.5/1000 is significantly less than the local competition. The Irvine Spectrum, has a parking ratio of 5.5/1000 (not including two of the office building parking garages which increases the parking ratio to over 7.5/1000 available on nights and weekends). Kaleidoscope in Mission Viejo has a parking ratio of 5.3/1000. A lack of convenient parking could significantly hurt the viability and success of The Village at Laguna Hills. Everyone complains about parking at Irvine Spectrum and it has 37% more parking devoted to retail than the Village at Laguna Hills.

1.4) There is very limited street parking within the Village Park area and the almost all of the parking is devoted to the Big Box retail center portion of the site. With approximately 77,000 SF of ground floor retail around the Village Park, 346 parking spaces are required under the Specific Plan. If the theater is 50,000 SF (900 seats), an additional 225 parking spaces are needed for theater patrons (4.5/1000 or 1 per 4 seats) for a total of 571 parking spaces yet only about 100 spaces are provided surrounding the Village Park.

1.5) The closest office parking is Parking Structure A which contains 390 parking spaces. Office Building 1 is 157,720 which at a ratio of 3.3/1000 SF would require 520 parking spaces. Thus, this block has a deficit of 130 parking spaces or 25%, so this parking structure is not going to be able to provide extra parking for peak lunch demand and most likely the office tenants will poach the retail parking rather than walk all the way over to the surface parking over 700 feet away on the other side of Health Center Drive. In addition, the office parking structure will charge for parking and thus may not be used by retail patrons who demand free parking in Orange County.

2) RETAIL DESIGN:

2.1) The Village Park is over shadowed on the East side by a 3-story parking structure. A parking structure will detract from the ambience of the Village Park and is a waste of a beautiful view of the Village Park. I believe all edge buildings around the Village Park should to be active upper floor uses with ground floor retail facing the street.

2.2) The Village Drive and Calle de la Magdalena along the Village Park should be considered "Main Streets". Under the current plan these drives are a mix of parallel parking, 90-degree parking and no parking many with small narrow sidewalks which feels more like a parking lot than main street retail. The UVSP envisions "Main Streets" with angled parking, 8' planting strips and 12' sidewalks with retail pedestrian-oriented streets (Main Street Section E-5 of the UVSP).

2.3) The two new Shops 1 and Shops 2 buildings on the Village Park have large expanses of blank walls facing Village Drive and Calle Zocalo. The idea of a Main Street Urban Village includes

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active street fronts yet the current plans show blank walls on the street. This is inconsistent with the Urban Village Specific plan (UVSP).

2.4) The Existing Signalized Main Entry from Avenida de la Carlota (between King Seafood and Parking Structure A) will be one of two primary entrances to the center for retail patrons and its current design provides an ugly view of the side of a parking garage and then a straight shot view of the loading dock metal roll-up door for the two-story retail building. In addition, a 65' truck backing into the loading dock will effectively block the main entrance to the center as its maneuvering in and out of the loading dock. This is a recipe for gridlock.

3) HOTEL: I feel that a hotel of 105-125 rooms seems a little too small. The City needs to maximize the tax revenue and increasing the size of the hotel to 150-160 rooms would increase the bed tax revenues. Changing the shape of the hotel to a "C" shape building 300' long and 90' deep could increase the room count to over 150 rooms, maintain the 2nd floor deck overlooking the Village Park and rearrange the parking to add 40 parking spaces. The Bed tax is important to the City and the more guests at the hotel, the more patrons for the retail uses.

4) OFFICE: The Avenida de la Carlota frontage of the office buildings is the main view of the project from the 5 freeway. The UVSP requires a landscaped 20' building setback. The plans appear to have a weak landscape design with a small setback. This needs to have a strong landscape statement with significant trees and planting to provide a first impression of the project from the 5 Freeway and the road. The idea of the Urban Village was to have landscaping be a significant feature and the current drawings make this edge look very stark and urban rather than a Village feel.

PROPOSED SOLUTIONS:

The following changes would maintain the existing square footage of the project yet would solve all of the above issues. A sketch of these proposals is attached.

A) FLIP SURFACE PARKING LOT AT OFFICE BUILDING 1/PARKING STRUCUTRE A: Move the surface parking located at Health Center Drive /Calle de Caballeros to the location of Office Building 1 and Parking Structure A and move the Office Building 1 and Parking Structure A to the surface parking location. This would place approximately 350 surface parking spaces directly adjacent to the Village Park Retail. Having parking that is a convenient walking distance to this 77,000 SF of Main Street/Village Park Retail and 50,000 SF cinema will go a long way to help insure that the Village Park Retail is successful. This will provide the 4.5/1000 spaces required per the UVSP. The new office site can accommodate a larger parking garage to provide the additional parking to replace the surface parking that was devoted to the office uses so that the parking structures provide 100% of the required parking for the office uses.

This also removes the parking structure overlooking the Village Park. Moving the office building and parking structure also opens a view of the retail center from the 5 freeway which will give the retail portion of the site exposure to the thousands of cars on the 5 freeway while still providing the same number of office buildings with signage along the freeway.

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At some time in the future (if people use autonomous driven vehicles that don't need parking spaces), this surface parking lot could be developed with a future phase that could contain a combination of retail, office or residential uses depending on market conditions.

C) BUILD MAIN STREET DESIGN AROUND VILLAGE PARK: Redesign the Village Drive from Calle de la Plata to Calle de la Magdalena and Calle de la Magdalena from Calle Zocalo to Calle de Louisa to follow the Main Street design with angled parking, 8' planters and 12' sidewalks per the requirements of the UVSP. This would place significantly more parking spaces directly in front of the "Main Street Retail" surrounding the Village Park. I would suggest extending the Main Street design all the way through the project to the south for consistency and to provide convenient visitor parking for the residential units. Currently there is a mishmash of various widths of sidewalks with and without planters which does not give the proposed Main Street ambiance as envisioned in the UVSP. This would enhance the pedestrian focus of the streets, provide additional parking and follow the spirt of the UVSP.

D) REDESIGN MAIN RETAIL ENTRY FROM AVENIDA DE LA CARLOTA: Redesign the signalized entry from Avenida de la Carlota to provide a direct view of the Village park and move it away from the loading dock which will create an improved first view of the project for retail patrons. A solution would be to continue the road towards the south at a 90-degree angle from Avenida de la Carlota then bend it so it intersects Calle Zocalo around 60- 80 feet to the south so you can see the Village Park when you drive in and it is at least 120' from the loading dock doors and away from maneuvering 65' delivery trucks to eliminate trucks backing into the loading dock from blocking this entry.

E) FIX SHOPS ON MAIN STREET: Redesign Shops 1 and 2 to add windows on the street fronts to create a street pedestrian orientation. I am hoping these buildings will be leased for restaurant/cafe uses that overlook both the Main Street and the Village Park.

F) OFFICE LANDSCAPING EDGE ON FREEWAY SIDE: Enlarge the landscaping along Avenida de la Carlota to a minimum of 20' and enhance the landscaping with layers of trees and shrubs to soften the edge and create more of a "Village Feel".

SIGNAGE: The proposed sign plan is missing several key elements of the Urban Village Specific Plan. The UVSP requires the "Secondary Entry Signs" at the two signalized entries on Avenida de la Carlota. These stone monuments were installed at the signalized entry of Oakbrook Village and are a significant part of the unifying elements that connect all of the individual properties in the UVSP. They are smaller versions of the existing Main Entry Feature at El Toro and The Village drive. They should be required in the sign program.

ARCHITECTURE: I am not a fan of the architecture of the proposed retail and office buildings. The design seems rather stark, industrial and too bold for my tastes. Many of the proposed materials such as the Boardform Concrete, Metal Siding, Box Rib Metal Siding and Rustwall seem very cold and not welcoming. The UVSP proposed architectural design that would be warm, welcoming, and give a comfortable feeling to create a space that becomes the "Living Room for Laguna Hills" and was a village feel to keep within the character of Laguna Hills. A contemporary look can still be achieved using softer, more inviting materials that would be more typical of

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Laguna Hills design and less like a converted industrial complex. Irvine Spectrum achieves some of the highest rents in the area by building clean, inviting, simple designed buildings, not by building trendy architecture with wild materials. I realize architecture is a matter of taste and I hope a consensus among the city council can make recommendations on the architectural design palette.

CONCLUSION

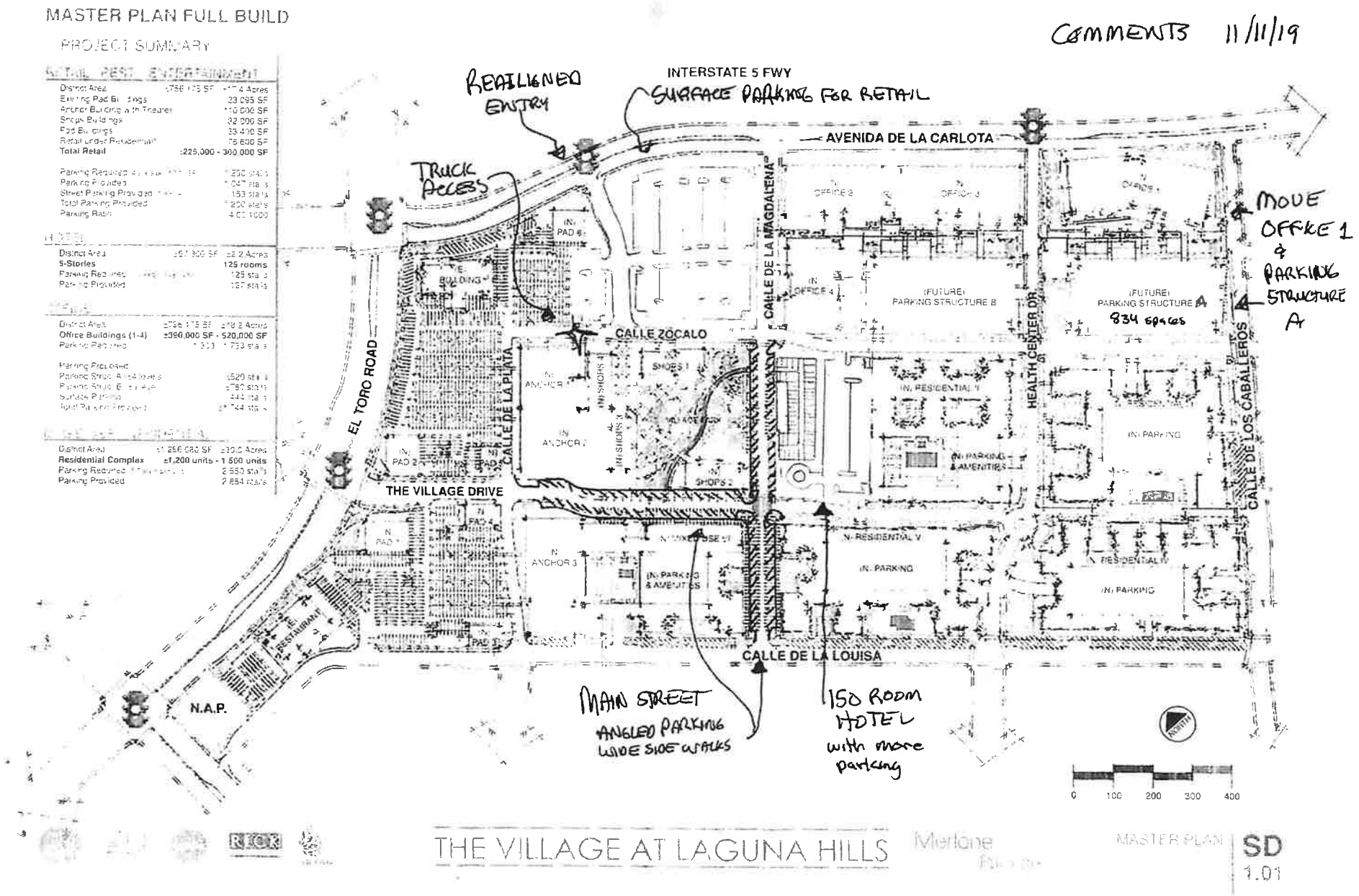
I believe that creating a stronger retail edge on all sides of the streets fronting the Village Park and creating the "Main Street" street design will enhance the retail viability of the Village Park portion of the site. Providing enough and convenient parking will be critical to the success of the Village at Laguna Hills since its competitors provide significantly more parking. Opening a view of the retail buildings from the 5 freeway will enhance the viability of the retail portion of the project. Increasing the size of the hotel will increase tax revenues. I believe with the above changes to the plan this could be a successful urban village that provides a village center for the City of Laguna Hills.

I want this project to be successful since this neighborhood is close to my heart. As a weekly shopper at Trader Joes and a frequent diner at CPK and BJ's Brewery, I am looking forward to seeing a mixed-use project be built on the mall site that provides a unique Laguna Hills style Village center for the City. This is the most important project for this generation of leaders at City Hall and it is important that it's done correctly. I feel it is important that The Village at Laguna Hills fits the needs, desires and style of the residents of Laguna Hills while providing revenues needed to keep the City in excellent fiscal shape. We need a warm, cozy, comfortable and inviting retail area that becomes the "Living Room" of Laguna Hills and has convenient and plenty of parking to make it easy for residents and visitors to patronize our retailers.

Sincerely

John W. Loper
Associate Professor of Real Estate
University of Southern California

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))


MASTER PLAN FULL BUILD
PROJECT SUMMARY
COMMENTS 11/11/19
REALIGNED ENTRY
INTERSTATE 5 FWY
SURFACE PARKING FOR RETAIL
AVENIDA DE LA CARLOTA
TRUCK ACCESS
MOVE OFFICE 1 & PARKING STRUCTURE A
EL TORO ROAD
CALLE ZOCALO
CALLE DE LA PLATA
CALLE DE LA MAGDALENA
HEALTH CENTER DR.
CALLE DE LOS CABALLEROS
THE VILLAGE DRIVE
CALLE DE LA LOUISA
(FUTURE) PARKING STRUCTURE A
834 spaces
(FUTURE) PARKING STRUCTURE B
MAIN STREET
ANGLED PARKING
WIDE SIDEWALKS
150 ROOM HOTEL
with more parking
N.A.P.
0 100 200 300 400
THE VILLAGE AT LAGUNA HILLS
MASTER PLAN
SD 1.01

From: Kathy and Mark Coller <mkcoller@cox.net>
Sent: Thursday, December 12, 2019 10:56 AM
To: Jay Wuu
Subject: The Village at Laguna Hills (Formerly Five Lagunas)

My wife and I have been residents of Laguna Hills since 1989. As a family of 4 we used to enjoy shopping, dining and going to the movies at the Laguna Hills mall. The mall was one of the benefits of living within the city.

I know that traditional malls are no longer as successful as they used to be. I'm reminded about that every time I'm looking for a parking spot at the Irvine Spectrum, the Mission Viejo Mall or South Coast Plaza.

With the new plans for the "village" at laguna hills I see no reason at all for us to ever even go to the... I'm not even sure what to call it.

It's no wonder that in the current Issue of City Views the article on "the village" your map of the new plan only measures 1 1/4" x 2 1/8". The picture of the cancelled 5 Lagunas plan is significantly larger. Why even bother showing us what we are not getting?

It really took some looking on the city's website to find a map of the new plan that was big enough to read.

It's as if you don't want people to realize that the majority of the land use of the old mall site has no benefit for current Laguna Hill residents.

So basically nothing really changes for us. We will continue to do the majority of our shopping, dining and going to the movies outside of Laguna Hills.

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From: Anne Taylor-Loughran <aetaylor1@yahoo.com>
Sent: Monday, August 24, 2020 4:32 PM
To: Jay Wuu; Erica Pezold; Dore J. Gilbert; Donald M. Sedgwick; Dave Wheeler; Cindy Sands; Melissa Au-Yeung; David Chantarangsu
Subject: The 'Village'

City Council and staff,

Time continues to pass and the citizens of Laguna Hills continue to see a blighted abandoned eyesore where there used to be a mall. I see no updates on the official Laguna Hills website. Is there any progress? It was very clear at the meetings I attended that the community is not in favor of high density housing and hotels. In fact, as time as passed by, we see several new hotels in Lake Forest and the surrounding areas. It seems unfathomable that another hotel could be supported, especially since there is very little to do in Laguna Hills.

In Irvine, we have the Great Park but the summer drive in concerts are for Irvine residents only. Why can't our city use the abandoned mall parking lots to host drive-in movies? Irvine Spectrum is hosting some movies and comedy on their parking structure but they are charging a lot per car. Seems like the city could use some money that use to come from the mall and charge $10 or so per car - can someone look into making a deal with the developers who are doing nothing?

Most of the cities around us have regional parks, great parks, wilderness parks, etc. We have practically nothing. We have the community center but it has been locked down since March. The kids have figured out how to climb the fence to skate but us adults would prefer that the pickleball courts (hockey rink that never gets used) get opened up for play. It's the fastest growing sport in America. We have the courts. It's safe. Open them up! In fact, build more! Use the money from the drive in movies at the mall to pay for it!

Regarding the whole Village plans: I propose we make it a wellness village. It's next to a great hospital. It's next to a senior community that has healthcare needs. It can be a venue to teach the younger citizens about health. Build running tracks, climbing walls, yoga venues, a skate rink for older folks and include health related retail, a Tai Chi park, etc. If we have any hope of recouping the revenue lost when the mall died, we need to reconsider medical and recreational marijuana, just like Yorba Linda and Fullerton are considering. It doesn't have to be a lot - it can be a few shops and not the focus of the village. But then all the seniors currently taking buses to Santa Ana every month can just jump in their golf carts and spend their money in Laguna Hills.

As a nurse for the past 40 years, I have worked with a lot of patients who have benefited from cannabis during various treatments and for pain. I was in a chemo infusion room the day California passed the proposition to allow it in the state and every patient, nurse and doctor were cheering and clapping and shouting out with joy - because they knew for some folks, it was the only thing that got them through chemo. UCI has an institute to study it. UCI Center for the Study of Cannabis - UCI Center for the Study of Cannabis We can partner with them for research activities and can use them for guidance.

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UCI Center for the Study of Cannabis - UCI Center for the Study of Cannabis

We are a multi-disciplinary research center at UCI, whose mission is to address the medical, legal and cultural ...

This pandemic has taught us a lot. One thing is certain: we have much needed improvements to make in public health. Laguna Hills can be a part of that. Let's create a healthy venue that serves all ages and is financially sustainable.

Please put me on the list to get updates on the project. Thanks.

Anne Taylor-Loughran, RN, MSN
aetaylor1@yahoo.com

[External E-mail]

Attachment: Attachment I - Public Comments Received (2402 : USE-0010-2019 (Village at Laguna Hills))