



CITY OF LAGUNA HILLS

April 18, 2025

John Stack
Vice President, Development Manager
Kingsbarn Capital and Development LLC
2500 Sand Hill Road, Suite 320
Menlo Park, CA 94025
Email: jstack@kingsbarn.com

**SUBJECT: TERRAVITA RESIDENTIAL DEVELOPMENT COMPLETENESS REVIEW
SITE DEVELOPMENT PERMIT/VESTING TENTATIVE TRACT MAP/CONDITIONAL USE PERMIT NO. USE-0209-2025**

Dear Mr. Stack,

On March 19, 2025, the Community Development Department received a resubmittal of application materials for the Terravita residential development located at the northeast corner of Mill Creek Drive and Ridge Route Drive. The entitlement package was received subsequent to an incomplete letter that was sent to you on February 21, 2025. Pursuant to the City's development application review process, staff conducted a review of the application materials to determine the completeness and accuracy of the application submittal.

Based on our review, in accordance with Section 9-92.050 (Requirements for Complete Applications) of the Laguna Hills Development Code (Title 9 [Zoning and Subdivisions] of the Laguna Hills Municipal Code) and Section 65943(a) of the California Government Code, the City has determined that the development application is **complete**. The City's determination that your development application is complete is **not** a determination that your proposed development project and tract map is consistent with and complies with all applicable zoning, subdivision, or other City or state standards, requirements, or policies. The City will begin its technical review of the application materials and, if needed, will separately provide you with a determination as to whether the proposed project is inconsistent, not in compliance, or not in conformity with any applicable plan, program, policy, ordinance, standard, requirement, or other similar provision within 60 days in accordance with Government Code Section 65589.5(j)(2)(A).

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

The Applicant contends the proposed Project is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15183 and submitted certain technical analysis and studies in support of this contention with its application submittal. The City will review and evaluate the information submitted by the Applicant in conjunction with its review of the proposed Project, but has made no determination at this time regarding applicability of a CEQA exemption or the appropriate level of environmental review.

If you have any questions or would like to schedule a meeting to review these comments, please feel free to contact me at (562) 514-5881 or at dave@seesdev.com.

Sincerely,

David See
Contract Planner

Cc: Community Development Director
Senior Planner