

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Orange

601 N. Ross Street

Santa Ana, CA 92701

**From:** (Public Agency): City of Laguna Hills

24035 El Toro Road

Laguna Hills, CA 92653

(Address)

Project Title: La Paz Village Senior Housing Project (Site Development Permit No. 0147-2023)

Project Applicant: Nick Buchanan, La Paz Village Investors, LLC

Project Location - Specific:

25250 to 25254 La Paz Road, between MacKenzie and McIntyre Street, Laguna Hills

Project Location - City: Laguna Hills

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

The project applicant proposes a 180-unit senior living podium-style development on 2.44 acres in an existing retail center. The project site is designated Community Commercial in the General Plan with Community Commercial (CC) zoning. The proposed development would be up to five stories and would include 180 age-restricted units of which 162 would be market rate and 18 would be affordable units, along with 253 parking spaces in a parking garage under the building and at-grade parking on the first level. The density would be 74 dwelling units per acre. The mix of unit type is as follows: 16 studios (390 square feet), 93 one-bedroom units (519–800 square feet), and 71 two-bedroom units (888–1,040 square feet).

Name of Public Agency Approving Project: City of Laguna Hills

Name of Person or Agency Carrying Out Project: Nick Buchanan, La Paz Village Investors, LLC

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: AB 130, Public Resources Code Section 21080.66

Reasons why project is exempt:

The Project meets all criteria of the statutory CEQA exemption established by AB 130 (Public Resources Code Section 21080.66) because it is: a "housing development project;" a builder's remedy project less than 5 acres, within City boundaries, previously developed with an urban use, not in a Coastal zone, not located on protected Agricultural Land, not located on wetlands, not in a VHFHSZ, not on the Cortese Knox List, not in an earthquake fault zone, not in a 100-year flood zone, not on conservation land or easements, not on protected species habitat, achieves at least 15 du/acre, does not require historic structure demolition, does not include transient lodging, and is not within 500 feet of a freeway.

Lead Agency

Contact Person: Jennifer Lowe

Area Code/Telephone/Extension: 949.707.2675

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: \_\_\_\_\_

Date: 9-24-25

Title: \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR

- Signed by Lead Agency       Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_