
**CITY COUNCIL
REGULAR
MEETING**



**APRIL 26, 2011
7:00 PM**

AGENDA

L. Allan Songstad, Jr., Mayor

**Melody Carruth, Mayor Pro Tempore
Randal Bressette, Council Member**

**Barbara Kogerman, Council Member
Joel Lautenschleger, Council Member**

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, California 92653

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.

PLEDGE OF ALLEGIANCE: Mayor Pro Tempore Carruth

ROLL CALL OF CITY COUNCIL MEMBERS

- 1. PRESENTATIONS AND PROCLAMATIONS**
- 2. PUBLIC COMMENTS**

This is the appropriate time for members of the public to make comments regarding items listed on the Consent Calendar and issues not listed on the Agenda. Any person wishing to address the City Council on any matter, whether or not it appears on this Agenda, is asked to complete a "Request to Speak" form available on the table at the back of the Chamber. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council. No action will be taken on any items not on the Agenda unless the City Council makes a determination that an emergency exists or that the need to take action on the item arose subsequent to posting of the Agenda.

There will be a time limitation of three minutes per person, an overall time limit of ten minutes for any one subject, and a time limit of thirty minutes for the Public Comments portion of the Agenda.

2.1 LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON (0930-40)

RECOMMENDATION: That the City Council receive an oral report from Laguna Hills High School Student Liaison Lyndsey Kaan.

3. MINUTES

3.1 REGULAR MEETING, APRIL 12, 2011 (0410-50)

RECOMMENDATION: That the City Council approve the minutes of the April 12, 2011, regular meeting.

3.2 ADJOURNED REGULAR MEETING, APRIL 19, 2011 (0410-50)

RECOMMENDATION: That the City Council approve the minutes of the April 19, 2011, adjourned regular meeting.

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 MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS, SAID TITLES, WHICH APPEAR ON THE PUBLIC AGENDA, SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED

RECOMMENDATION: That the City Council waive reading of Ordinances and Resolutions.

4.2 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED APRIL 26, 2011 (0300 30)

RECOMMENDATION: That the City Council approve the Warrant Register in the amount of \$918,434.56.

4.3 AMENDMENT NO. 2 TO COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS COOPERATION AGREEMENT (0400-10)

RECOMMENDATION: That the City Council approve Amendment No. 2 to Cooperation Agreement with the County of Orange for their support services in the Urban County CDBG and Home Programs and authorize the Mayor to execute the Agreement.

4.4 URBAN VILLAGE SPECIFIC PLAN AMENDMENT (0480-20)

RECOMMENDATION: That the City Council adopt an Ordinance entitled:

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING SECTION V OF THE URBAN VILLAGE SPECIFIC PLAN RELATING TO LAND USE AND DEVELOPMENT STANDARDS TO ENSURE CONSISTENCY WITH THE GENERAL PLAN, TO IMPROVE INTERNAL CONSISTENCY, TO INCORPORATE EXISTING MIXED USE APPLICATION AND DEVELOPMENT STANDARDS, AND TO CLARIFY ASPECTS OF THE PUBLIC ART PROGRAM.

4.5 PROGRESS PAYMENT NO. 3, FINAL, FOR CITYWIDE PAVEMENT REHABILITATION PROJECT, CIP NO. 101-G (0400-10)

RECOMMENDATION: That the City Council approve Contract Change Order No. 1 and Progress Payment No. 3, Final, in the net amount of \$96,921.65, to Excel Paving Company, for Citywide Pavement Rehabilitation Project, CIP No. 101-G, 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 2011 WEED ABATEMENT PROGRAM (0240-50)

RECOMMENDATION: That the City Council adopt a Resolution entitled:

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 24, 2011.

4.7 URBAN FORESTRY GRANT FOR THE GREEN TREES FOR THE GOLDEN STATE PROGRAM (0820-25)

RECOMMENDATION: That the City Council approve the Urban Forestry Grant Agreement No. 8CA10902 with the State of California Department of Forestry and Fire Protection.

4.8 MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM, TIER 1 GRANT PROGRAM (0820-25)

RECOMMENDATION: That the City Council:

1. Approve the Grant Application for the Measure M2 Environmental Cleanup Allocation Program, Tier 1 Grant Program, and
2. Adopt a Resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AUTHORIZING AN APPLICATION FOR FUNDS FOR THE MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM,

TIER 1 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE LAGUNA HILLS DEBRIS GATES PROJECT.

ITEMS REMOVED FROM THE CONSENT CALENDAR

5. PLANNING AGENCY

5.1 ROLL CALL OF PLANNING AGENCY MEMBERS

5.2 PUBLIC COMMENTS

This is the appropriate time for members of the public to make comments regarding issues not listed on the Agenda. Any person wishing to address the Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a "Request to Speak" form available on the table at the back of the Chamber. The completed form is to be submitted to the City Clerk prior to an individual being heard by the Planning Agency.

5.3 PLANNING AGENCY MINUTES

RECOMMENDATION: That the Planning Agency approve the minutes of the April 12, 2011, regular meeting as referenced in Item 3.1, beginning on Page 4.

5.4 PLANNING AGENCY PUBLIC HEARINGS

- 5.4.1. CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM/VARIANCE NO. 2-11-1877, A REQUEST BY G&M OIL COMPANY TO RECONSTRUCT THE EXISTING GAS STATION AND ADD A NEW 1,316 SQUARE FOOT CONVENIENCE STORE, LOCATED AT 23991 EL TORO ROAD IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT (0610-55)

RECOMMENDATION: That the Planning Agency:

1. Conduct a Public Hearing; and
2. Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM/VARIANCE NO. 2-11-1877, A REQUEST BY G&M OIL COMPANY TO RECONSTRUCT THE EXISTING GAS STATION AND ADD A NEW 1,316 SQUARE FOOT CONVENIENCE STORE, LOCATED AT 23991 EL TORO ROAD IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT.

PLANNING AGENCY ADJOURNMENT**6. CITY COUNCIL PUBLIC HEARINGS**

- 6.1 ZONING TEXT AMENDMENT NO. 3-11-1894, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-10 (ZONING DISTRICTS ESTABLISHED) AND CHAPTER 9-62 (TEMPORARY USES) TO PERMIT SEASONAL STRAWBERRY STANDS IN SOME COMMERCIAL DISTRICTS SUBJECT TO THE APPROVAL OF A TEMPORARY USE PERMIT (0480-20)

RECOMMENDATION: That the City Council:

1. Conduct a Public Hearing; and
2. Introduce an Ordinance entitled:

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-10 (ZONING DISTRICTS ESTABLISHED) AND CHAPTER 9-62 (TEMPORARY USES) TO PERMIT SEASONAL STRAWBERRY STANDS IN CERTAIN COMMERCIAL DISTRICTS SUBJECT TO THE APPROVAL OF A TEMPORARY USE PERMIT.

7. ADMINISTRATIVE REPORTS**7.1 City Manager****8. OTHER BUSINESS**

- 8.1 LAGUNA HILLS HIGH SCHOOL GRAD NITE FUNDING REQUEST (0330-25)

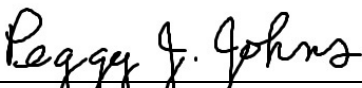
RECOMMENDATION: That the City Council consider the request from the Laguna Hills High School PTSA's Grad Nite 2011 Committee and make a determination.

9. MATTERS PRESENTED BY MAYOR AND COUNCIL MEMBERS**10. CLOSED SESSION****ADJOURNMENT**

The next Regular Meeting of the City Council will be May 10, 2011, at 7:00 PM, in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, PEGGY J. JOHNS, 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 La Paz Center by April 22, 2011, at 5:00PM.



PEGGY J. JOHNS, CITY CLERK

April 22, 2011

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 OF LAGUNA HILLS, CALIFORNIA
CITY COUNCIL/PLANNING AGENCY REGULAR MEETING
MINUTES
APRIL 12, 2011**

CALL TO ORDER

Mayor Songstad called the Regular Meeting of the City Council of the City of Laguna Hills, California, to order at 7:00 PM in the Laguna Hills City Council Chamber, 24035 El Toro Road, Laguna Hills.

PLEDGE OF ALLEGIANCE: Council Member Bressette

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Mayor Songstad, Mayor Pro Tempore Carruth, Council Member Bressette, Council Member Kogerman, Council Member Lautenschleger

STAFF PRESENT: Bruce Channing, City Manager; Donald White, Assistant City Manager; Peggy Johns, City Clerk; Greg Simonian, City Attorney; Ken Rosenfield, Public Services Director/City Engineer; Vern Jones, Community Development Director; Steve Doan, Chief of Police Services; David Reynolds, Deputy City Manager; Ron Roberts, Battalion Chief, Orange County Fire Authority; Melissa Au-Yeung, Senior Management Analyst; Dan Meehan, Community Services Superintendent; and Sandi Mogan, Deputy City Clerk.

1. PRESENTATIONS AND PROCLAMATIONS

1.1 PRESENTATION FROM ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) TO THE CITY OF LAGUNA HILLS REGARDING MEASURE M (0410-65)

The City Council received a Resolution of Appreciation presented by OCTA Vice Chair Paul Glaab for partnering with OCTA to deliver much needed transportation solutions to Orange County Residents through Measure M funding. Vice Chair Glaab introduced new staff member Lance Larsen, Executive Director for Governmental Affairs.

2. PUBLIC COMMENTS

DARK HORSE COMMITTEE (0120-40)

Mike Bland showed the City Council the new logo for the 3/5 Dark Horse Battalion and gave an update on the recent activities of the 3/5 Dark Horse Battalion Committee. Mr. Bland introduced the Davis family whose son had served with the 3/5 Battalion. Jamie Davis thanked the City Council for all of their support.

2.1 LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON (0930-40)

The City Council received an oral report from Laguna Hills High School Student Liaison Lyndsey Kaan.

3. MINUTES

3.1 REGULAR MEETING, MARCH 22, 2011 (0410-50)

**Motion to approve the minutes of the March 22, 2011, regular meeting by m/Mayor Pro Tempore Carruth, s/Council Member Bressette.
Approved by a vote of 5-0.**

4. CONSENT CALENDAR

**Motion to approve the Consent Calendar, by m/Mayor Pro Tempore Carruth, s/Council Member Bressette, with Council Member Bressette removing Item No. 4.4, and Mayor Pro Tempore Carruth removing Item No. 4.6.
Approved by a vote of 5-0.**

4.1 MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS, SAID TITLES, WHICH APPEAR ON THE PUBLIC AGENDA, SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED

Waived reading of Ordinances and Resolutions.

4.2 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED APRIL 12, 2011 (0300-30)

Approved the Warrant Register in the amount of \$1,590,431.54.

4.3 AGREEMENT WITH THE CITY OF LAGUNA WOODS FOR THE JOINT SHARE OF THE SANTA MARIA AVENUE RECONSTRUCTION PROJECT (0400-10)

Approved the Agreement for the joint share of Santa Maria Avenue Reconstruction Project with the City of Laguna Woods and authorized the City Manager to execute the Agreement and the City Clerk to attest thereto.

4.5 PROGRESS PAYMENT NO. 7, FINAL, FOR ALICIA PARKWAY TRAFFIC SIGNAL SYNCHRONIZATION PROJECT, CIP NO. 173, AND LA PAZ ROAD TRAFFIC SIGNAL SYNCHRONIZATION PROJECT, CIP NO. 174 (0400-10)

Approved Contract Change Order No. 2 and Progress Payment No. 7, Final, in the net amount of \$37,842.53, to Steiny and Company, Inc., for Alicia Parkway Traffic Signal Synchronization Project, CIP No. 173, and La Paz Road Traffic Signal Synchronization Project, CIP No. 174, and authorized the filing of the Notice of Completion and subsequent release of retention in 35 days, if no liens had been filed.

4.7 PROGRESS PAYMENT NO. 1 FOR COMMUNITY CENTER & SPORTS COMPLEX PLAYGROUND RENOVATIONS AND LIGHT REFURBISHMENT, CIP NO. 514, AND COSTEAU PARK PLAYGROUND RENOVATIONS, CIP NO. 239 (0400-10)

Approved Progress Payment No. 1, in the net amount of \$38,037.58, to Signature Contractors, for Community Center & Sports Complex Playground Renovations and Light Refurbishment, CIP No. 514, and Costeau Park Playground Renovations, CIP No. 239.

4.8 BUDGET AMENDMENT AND PROGRESS PAYMENT NO. 1 FOR LA PAZ ROAD WIDENING AT I-5 IMPROVEMENT PROJECT, CIP NO. 159 (0400-10)

1. Adopted Resolution No. 2011-04-12-1, a Resolution of the City Council of the City of Laguna Hills, California, amending the Fiscal Year 2010-2011 Capital Improvement Program Budget for the La Paz Road Widening at I-5 Improvement Project CIP No. 159; and
2. Approved Progress Payment No. 1 in the net amount of \$38,047.50, to SEMA Construction, Inc., for the La Paz Road Widening at I-5 Improvement Project, CIP No. 159.

4.9 PROFESSIONAL SERVICES AGREEMENT WITH BUCKNAM & ASSOCIATES, INC., FOR THE UPDATE TO THE PAVEMENT MANAGEMENT PLAN (0400-10)

Approved the Professional Services Agreement with Bucknam & Associates, Inc., for the Pavement Management Plan Update and authorized the City Manager to execute the Agreement and the City Clerk to attest thereto.

ITEMS REMOVED FROM THE CONSENT CALENDAR

4.4 ZONING TEXT AMENDMENT NO. 3-11-1891, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-4 (DEFINITIONS) CHAPTER 9-42 (SIGNS AND ADVERTISING DEVICES) AND CHAPTER 9-92 (APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS) TO ALLOW THE LIMITED USE OF NEON AND LIGHT-EMITTING DIODE (LED) SIGNS SUBJECT TO APPROVAL OF A MASTER SIGN PROGRAM (0610-15)

Motion to adopt Ordinance No. 2011-2, with an amendment to Section 9-42.240, that the use of exposed neon or LED to outline individual windows, rooflines, or buildings be permitted only in the Freeway Commercial and Village Commercial zones subject to the approval of a master sign program, by m/Council Member Bressette, s/Mayor Pro Tempore Carruth.

Failed by a vote of 2-3 (Council Member Kogerman, Council Member Lautenschleger, and Mayor Songstad voting no).

Motion to adopt Ordinance No. 2011-2, an Ordinance of the City of Laguna Hills, California, amending Title 9 of the Laguna Hills Municipal Code entitled "Zoning and Subdivisions" including Chapter 9-42 (Definitions) Chapter 9-42 (Signs and Advertising Devices) and Chapter 9-92 (Application Process and Submittal Requirements) to allow the limited use of neon and light-emitting diode (LED) signs subject to approval of a master sign program, by m/Council Member Lautenschleger, s/Mayor Songstad.

Adopted by a vote of 3-2. (Council Member Bressette and Mayor Pro Tempore Carruth voting no.)

4.6 PROGRESS PAYMENT NO. 4 FOR CITYWIDE WAYFINDING SIGN PROGRAM, CIP NO. 329 (0400-10)

Motion to approve Contract Change Order No. 2 and Progress Payment No. 4, in the net amount of \$7,279.74, to Green Giant Landscape, Inc., for the Citywide Wayfinding Sign Program, CIP No. 329, by m/Mayor Pro Tempore Carruth, s/Council Member Bressette.

Approved by a vote of 5-0.

5. PLANNING AGENCY

Mayor Songstad recessed the City Council meeting and acting in the capacity of Chair, called the regular meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:35 PM.

5.1 ROLL CALL OF PLANNING AGENCY MEMBERS

Present: Chair Songstad, Vice Chair Carruth, Agency Member Bressette, Agency Member Kogerman, Agency Member Lautenschleger

5.2 PUBLIC COMMENTS

There were no Public Comments.

5.3 MINUTES OF THE MARCH 22, 2011, REGULAR MEETING (0120-10)

Motion to approve the minutes of the March 22, 2011, regular meeting as referenced in Item 3.1, beginning on Page 3, by m/Vice Chair Carruth, s/Agency Member Lautenschleger
Approved by a vote of 5-0.

5.4 PLANNING AGENCY PUBLIC HEARINGS

5.4.1. CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM/VARIANCE NO. 2-11-1877, A REQUEST BY G&M OIL COMPANY TO RECONSTRUCT THE EXISTING GAS STATION AND ADD A NEW 1,379 SQUARE FOOT CONVENIENCE STORE, LOCATED AT 23991 EL TORO ROAD IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT (0610-55)

Motion to continue this Agenda item to its regular meeting of April 26, 2011, m/Vice Chair Carruth, s/Agency Member Bressette.
Approved by a vote of 5-0.

PLANNING AGENCY ADJOURNMENT

Mayor Songstad reconvened the City Council meeting at 7:36 p.m. All Council Members were present.

6. CITY COUNCIL PUBLIC HEARINGS

6.1 URBAN VILLAGE SPECIFIC PLAN AMENDMENT (0630-50)

Mayor Songstad opened the Public Hearing.

Coralee Newman, Principal of Government Solutions, representing Golden Rain Foundation and United Laguna Hills Mutual of Laguna Woods, expressed the organizations' concerns regarding noise mitigation measures. Ms. Newman indicated that the foundations did not oppose the project, but would be monitoring its progress.

Carol Moore, Representative of the 3rd Laguna Hills Mutual Homeowners Association, wanted to make sure that the City Council would see the letter she had given to the City Clerk expressing concerns regarding the project.

Mayor Songstad closed the Public Hearing.

Motion to introduce an Ordinance of the City of Laguna Hills, California, amending Section V of the Urban Village Specific Plan relating to land use and development standards to ensure consistency with the General Plan, to

**improve internal consistency, to incorporate existing mixed use application and development standards, and to clarify aspects of the Public Art Program, by m/Council Member Bressette, s/Mayor Pro Tempore Carruth.
Approved by a vote of 5-0.**

7. ADMINISTRATIVE REPORTS

7.1 City Manager

The City Manager made no reports.

7.2 Public Services Director/City Engineer

7.2.1. UPDATE OF THE CITY'S BIKEWAYS, TRAILS & OPEN SPACE MASTER PLAN (0630-10)

**Motion to approve the updates to the Bikeways, Trails & Open Space Master Plan, by m/Mayor Pro Tempore Carruth, s/Council Member Lautenschleger.
Approved by a vote of 5-0.**

7.3 Chief of Police Services

7.3.1. 2010 POLICE SERVICES ANNUAL REPORT (0260-05)

**Motion to receive and file the 2010 Annual Report, by m/Council Member Bressette, s/Mayor Pro Tempore Carruth.
Approved by a vote of 5-0.**

7.3.2. DESIGNATION OF COUNTY ROUTE S18 AS THE ORANGE COUNTY DEPUTY SHERIFFS MEMORIAL HIGHWAY (0260-05)

Motion to adopt Resolution No. 2011-04-12-2, a Resolution of the City Council of the City of Laguna Hills, California, officially recognizing the designation of County Route S18 (El Toro Road) as the Orange County Deputy Sheriffs Memorial Highway, by m/Council Member Kogerman, s/Council Member Bressette. Adopted by a vote of 5-0.

8. OTHER BUSINESS

There was no Other Business.

9. MATTERS PRESENTED BY MAYOR AND COUNCIL MEMBERS**COUNCIL MEMBER KOGERMAN**

Council Member Kogerman asked for an update from the City Manager regarding the coyote problem, particularly in the Nellie Gail area.

Council Member Kogerman wanted to correct a comment that had been made at the March 22, 2011, City Council meeting. In the discussion regarding the Orange County Animal Shelter and the numbers associated with the Laguna Hills contract, it was misstated that the City had a seven day holding period before the City's animals were euthanized. It had been misstated that it could be another ten days; the correct time was an additional three days, for a total time of ten days.

MAYOR SONGSTAD

Mayor Songstad stated that there had been an article in the OC Register looking at the high in-take numbers from the Irvine Shelter. The article explained that they had an arrangement with a rescue center and many of the adoptable animals coming in were from many other jurisdictions.

Mayor Songstad indicated that he and Council Member Lautenschleger attended the Policy Committee Meeting of the League on Friday, April 8, 2011. There had been interesting discussions about the budget, and the Policy Committee asked State Senator Dutton to provide his perspective on the budget, which was not encouraging. Mayor Songstad stated that he found most interesting that at the time Governor Brown had decided not to negotiate with the Republicans, this was the exact time that the polling on the tax extensions went south, and it was not going to pass.

COUNCIL MEMBER BRESSETTE

Council Member Bressette indicated that he appreciated receiving the General Plan Program EIR on CD Rom in the Agenda packet. If the City Council needed to receive large documents in the future, he would be happy to receive them in this format.

COUNCIL MEMBER LAUTENSCHLEGER

Council Member Lautenschleger indicated he attended an all day session of SCAG as the District 13 Delegate, coupled with the OC Council of Governments meeting. Council Member Lautenschleger noted that the Draft Sustainable Communities Strategy Report would be the guiding force as to how development would occur in the entire SCAG region. The Report was now available in Draft form on-line. As the City went through this process and comments had to be made regarding the report, the City Council was welcome to do so. A presentation could be made available to

the City Council if there was any interest. The Committee was concentrating not only on the Sustainable Communities Strategy but also on RHNA numbers. The Subcommittee had come back to the Major Committee of SCAG and would be working over the next 18 months, and as a result, some jurisdictions would be required to redo their General Plans.

10. CLOSED SESSION

10.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to subdivision (c) of Government Code Section 54956.9-1 potential case.

City Attorney Simonian Indicated there was no need for a Closed Session.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Songstad declared the meeting adjourned at 9:22 PM.

PEGGY J. JOHNS, CITY CLERK

ATTEST:

L. ALLAN SONGSTAD, JR., MAYOR

APPROVED AT MEETING OF _____

**CITY OF LAGUNA HILLS, CALIFORNIA
CITY COUNCIL ADJOURNED REGULAR MEETING
MINUTES
APRIL 19, 2011**

CALL TO ORDER

Mayor Songstad called the Adjourned Regular Meeting of the City Council of the City of Laguna Hills, California, to order at 5:02 PM in the Laguna Hills City Council Chamber, 24035 El Toro Road, Laguna Hills.

PLEDGE OF ALLEGIANCE: Council Member Kogerman

ROLL CALL OF CITY COUNCIL MEMBERS:

Present: Mayor Songstad, Mayor Pro Tempore Carruth, Council Member Bressette, Council Member Kogerman, Council Member Lautenschleger

STAFF PRESENT: Bruce Channing, City Manager; Donald White, Assistant City Manager; Peggy Johns, City Clerk; Ken Rosenfield, Public Services Director/City Engineer; Vern Jones, Community Development Director; Steve Doan, Chief of Police Services; David Reynolds, Deputy City Manager; Janice Reyes, Finance Manager; Melissa Au-Yeung, Senior Management Analyst; Dan Meehan, Community Services Superintendent; and Sandi Mogan, Deputy City Clerk.

PUBLIC COMMENTS

There were no Public Comments.

1. 2011-2013 BIENNIAL BUDGET AND SIX-YEAR CAPITAL IMPROVEMENT PLAN STUDY SESSION (0330-40)

City Manager Channing indicated this was the second study session related to the FY 2011-2013 Biennial Budget. This meeting would consolidate the two study sessions that would have typically covered the proposed Operating Budget and proposed Six Year Capital Improvement Program separately. Mr. Channing recommended that the meeting would commence with the budget overview and staff report prepared by Assistant City Manager White, who had prepared a PowerPoint presentation for City Council's review. Mr. Channing indicated that after Mr. White's presentation there would be a short break and then the City Council would walk through each of the individual department budgets. Following the department budget reviews, Public Services Director Rosenfield would give a presentation related to the Six Year Capital Improvement Program and the projects that were proposed for inclusion for the next two years.

Mr. Channing reported that on March 12, 2011, the City conducted a Saturday workshop for the purpose of establishing the City's mission, vision, and values. The City developed a chart that was referred to as the "Building Blocks for Our Success." Mr. Channing indicated that in the preparation of the chart, the guiding themes for success were driven from the ideas generated out of the General Plan update, and identified several goals that the City should pursue over the next ten to twenty years. Mr. Channing stated that one of the key values that had been a hallmark for the City Council was to remain fiscally conservative and to focus on the City's core services first to ensure that they were provided in accordance with the City's Mission Statement, vision, and values provided in a high quality manner and at an efficient cost to protect and enhance the quality of life in Laguna Hills.

Mr. Channing indicated that the last few years had been very challenging due to the Great Recession and had been one of the most difficult times in the City's history. Mr. Channing reported that even though staff believed the worst of the recession had passed, the evidence showed that the recession's financial impacts were still lingering on. Consequently, the City had been forced to continue in its conservative approach and look upon this next budget cycle in the same way as we did two years ago.

Assistant City Manager White gave a PowerPoint presentation regarding the FY 2011-2013 Biennial Budget Operating and CIP Budget overview.

Mayor Songstad recessed the meeting at 6:23 PM and reconvened the meeting at 6:47 PM, all Council Members were present.

City Manager Channing highlighted the significant changes to each Department budget.

Public Services Director Rosenfield gave a PowerPoint presentation briefly reviewing the history of the City's Capital Improvement Program and a summary of the proposed projects for the next Six Year Capital Improvement Program.

2. RECONSIDERATION OF ITEM FOR PROPOSED MAJOR PLANS BIENNIAL BUDGET FY 2011-2013

Council Member Kogerman reviewed the Kids Factory Major plan she had presented at the March 12, 2011, Study Session. There was no consensus by the City Council to reconsider this item in the Biennial Budget for FY 2011-2013.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Songstad declared the meeting adjourned at 9:45 PM.

PEGGY J. JOHNS, CITY CLERK

ATTEST:

L. ALLAN SONGSTAD, JR., MAYOR

APPROVED AT MEETING OF _____

CITY OF LAGUNA HILLS
AGENDA REPORT
ADMINISTRATIVE SERVICES DEPARTMENT

ISSUE: APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED
APRIL 26, 2011.

SUMMARY:

In accordance with Government Code Section 37202, the Finance Manager prepares the attached warrant register, which reflects the disbursements of the City of Laguna Hills for the period reported thereon. The Assistant City Manager certifies that funds are available for the payment thereof. These warrants are hereby submitted to the City Council for approval of payment.

Prepared by:

JANICE MATEO REYES
Finance Manager

Certified:


DONALD J. WHITE
Assistant City Manager

4-20-11
DATE

FISCAL IMPACT:

The warrant register total is \$ 918,434.56

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE WARRANT REGISTER
IN THE AMOUNT OF \$ 918,434.56.

ATTACHMENTS:

1. **Warrant Register**

**CITY OF LAGUNA HILLS
WARRANT REGISTER
April 26, 2011**

VENDOR		DESCRIPTION	CHECK NO.	AMOUNT
PREPAID WARRANTS:				
AT&T-CALNET 2		Communication Expense, Alarm System, 2-Way Line, Switchboard, Modem, Frame Relay, T-1 Line and Traffic Control, Mar '11	8801092	\$ 1,769.30
BANK OF AMERICA		Departmental Operating Expenditures, Mar '11	8801093	3,572.49
CARLSEN, SANDY		Mileage Reimbursement, City Clerk, Jan - Mar '11	8801094	39.78
DAVID ASTLE & NICOLE ASTLE		Claim Settlement	8801123	2,206.83
DEPARTMENT OF MOTOR VEHICLES		Vehicle Registration Renewal, Apr '11	8801125	202.00
EL TORO WATER DISTRICT		Water Usage, Parks, Feb '11	8801095	3,402.80
IRVINE RANCH WATER DISTRICT		Water Usage, Parks, Mar '11	8801139	81.02
JAVED, HUMZA		Mileage Reimbursement, Public Works, Mar '11	8801141	27.54
MOLLOY, JULIE		Mileage Reimbursement, Planning, Mar - Apr '11	8801096	40.29
MOULTON NIGUEL WATER DISTRICT		Water Usage, Parks and Community Center, Feb - Mar '11	8801097	1,029.54
MOULTON NIGUEL WATER DISTRICT		Water Usage, Parks, Mar '11	8801152	3,838.78
RALPHS GROCERY COMPANY		Program Supplies, Community Services, Mar '11	8801098	107.44
REFUND, COMMUNITY SVCS PROGRAM		K. Ellis, V# 2001997.002	8801099	65.00
REFUND, COMMUNITY SVCS PROGRAM		S. Knopick, V# 2002004.002	8801163	151.00
REFUND, FACILITY RENTAL DEPOSIT		K. Lauderdale, V# 2001992.002	8801164	100.00
REFUND, FACILITY RENTAL DEPOSIT		D. Hernandez-Roman, V# 2001956.002	8801165	250.00
REYES, JANICE MATEO		Petty Cash Replenishment, Apr '11	8801101	584.14
SAN DIEGO GAS & ELECTRIC		Electric Usage, Street Lights and Parks, Mar '11	8801102	12,502.01
SAN DIEGO GAS & ELECTRIC		Electric Usage, Parks, Mar '11	8801170	28.68
SAN DIEGO REGIONAL WATER QUALITY		Notice of Intent, Storm Water Pollution Prevention Plan, La Paz Widening @ I-5 CIP # 159	8801103	404.00
SMART & FINAL		Program Supplies, Community Services and Office Supplies, City Hall, Mar '11	8801172	98.01
SOUTHERN CALIFORNIA EDISON		Electric Usage, Traffic Control and Parks, Mar '11	8801104	2,458.95
SOUTHERN CALIFORNIA EDISON		Electric Usage, Street Lights and Parks, Mar '11	8801174	9,243.79
VERIZON WIRELESS		Communication Expense, Mar '11	8801182	824.72

**CITY OF LAGUNA HILLS
WARRANT REGISTER
April 26, 2011**

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
WELLS FARGO FINANCIAL LEASING	Lease - Copier, Community Center, May '11	8801105	576.90
Total Prepaid Warrants:			\$ 43,605.01

REGULAR WARRANTS:

ALL CITY MANAGEMENT, INC.	Crossing Guard Services, 03/13/11 - 03/26/11	8801106	\$ 3,420.00
AMBIUS INC.	Facility Maintenance, Plant Service, Community Center, Apr - Jun '11	8801107	527.85
APWA	Micro Paver Software Upgrade, Apr '11	8801108	550.00
ATHALYE CONSULTING ENGINEERING	Professional Fees, La Paz Widening @ I-5 CIP # 159	8801109	35,620.00
BILL'S SOUND & SECURITY	Facility Maintenance, Security and Alarm Systems, Community Center, Apr - Jun '11	8801110	285.00
C&D ELECTRIC, INC.	Lighting Inspection and Repairs, Parks and Community Center, Mar - Apr '11	8801112	3,649.11
CA BUILDINGS STANDARD COMMISSION	Remittance, Building Fees Collected, Jan - Mar '11	8801114	493.20
CALIF PARK & REC SOCIETY, INC.	Membership, Community Services, FY 10/11	8801113	135.00
CALIFORNIA OFFICE SYSTEMS	Usage - Copier, City Hall, Mar '11	8801115	352.58
CALIFORNIA YELLOW CAB	Dial-a-Taxi, Senior Transportation Program, Feb - Mar '11	8801116	740.00
CARL WARREN & COMPANY	Processing Fee, Small Claims, Feb - Mar '11	8801117	1,109.90
CDW GOVERNMENT, INC.	Computer Software and Hardware, Mar '11	8801118	1,888.73
CERVANTES, EDWARD	Contract Instructor Fee, Cooking Class Spring Session, Community Services	8801119	210.00
CHRISTOPHERSON FIRE PROTECTION	Facility Maintenance, Fire System Testing, Community Center, Mar '11	8801120	126.31
CODE PUBLISHING COMPANY, INC.	Online Municipal Code Update, City Clerk, Mar - Apr '11	8801121	300.30
COMPLETE OFFICE OF CALIFORNIA	Office and Operating Supplies, Community Center, Mar '11	8801122	205.25
DEPARTMENT OF CONSERVATION	Remittance, SMIP Fees Collected, Jan - Mar '11	8801124	380.93
DOGGIE WALK BAGS, INC.	Operating Supplies, Parks, Mar '11	8801126	1,500.75
ECONOMICS, INC.	Professional Fees, Recycling Program, Mar '11	8801127	1,837.50
EXCEL PAVING, INC.	Progress Payment #3, Annual Street Maintenance CIP # 101-G	8801128	96,921.65
FEDERAL EXPRESS CORPORATION	Delivery Expense, Mar '11	8801129	41.28
FORBES, JACOB	Referee Fees, Basketball, Community Services	8801130	90.00

**CITY OF LAGUNA HILLS
WARRANT REGISTER
April 26, 2011**

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
GG-ONE SOFTWARE, INC.	Computer Software Maintenance, City Clerk, Apr '11 - Mar '12	8801131	475.00
GOOLD, MARTIN	Referee Fees, Basketball, Community Services	8801132	90.00
GORMAN, RON	Contract Instructor Fee, Guitar Spring Session, Community Services	8801133	504.00
GOVPARTNER	Hosting Fees, Request Partner, Apr '11	8801134	500.00
HOGLE-IRELAND, INC.	Professional Fees, General Planning Services, Feb '11	8801135	120.00
HOPKINS APPRAISAL SERVICES	Appraisal Report, El Toro Road @ Carlotia Street Improvement CIP # 164	8801136	4,000.00
IRON MOUNTAIN OFFSITE	Off Site Data Storage, Mar '11	8801137	198.34
IRV SEAVER MOTORCYCLES	Motorcycle Maintenance, Police Services, Mar '11	8801138	489.00
JAMEY CLARK, INC.	Miscellaneous Park Repairs, Janitorial Services and Graffiti Removal, Mar '11	8801140	5,789.38
JOE DONALDSON DESIGNS	Program Expense, 1/2 Marathon and 5K Event, Community Services, Apr '11	8801142	250.00
KONICA MINOLTA BUSINESS-CA	Microfiche Equipment Repair, Public Works, Mar '11	8801143	321.55
LINDY OFFICE PRODUCTS	Operating Supplies, Apr '11	8801145	37.03
MAIN GRAPHICS	Printing, Community Services, Mar '11	8801146	616.80
MANAGEMENT PARTNERS, INC.	Professional Fees, City Council Workshop, Mar '11	8801147	5,100.00
MARTIN LOCK & SAFE CO.	Facility Maintenance, Lock Service, Community Center, Mar '11	8801148	261.19
MERCURY DISPOSAL SYSTEM, INC.	Professional Fees, Recycling Program, Mar '11	8801149	338.90
MIGLIACCIO, JENNIFER	Contract Instructor Fee, Early Childhood Spring Session, Community Services	8801150	3,780.00
MOBILE MINI, INC.	Storage Rental Fee, Community Services, Apr '11	8801151	83.74
MUSIC MOVES ACADEMY, INC.	Contract Instructor Fee, Music Classes Winter Session, Community Services	8801153	94.50
NEXTech SYSTEMS, INC.	Traffic Signal Camera Equipment	8801154	4,475.06
NIEVES LANDSCAPE, INC.	Monthly Maintenance and Other Assorted Landscape Services, Mar - Apr '11	8801155	72,329.91
OFFICE SOLUTIONS	Computer, Office and Operating Supplies, Mar - Apr '11	8801157	879.53
ORANGE COUNTY FIRE AUTHORITY	Remittance, Fire Fees Collected, Mar '11	8801158	1,052.00
ORANGE COUNTY REGISTER-FREEDOM	Legal Advertising, City Clerk, Mar '11	8801159	1,045.62
ORANGE COUNTY TREASURER	Law Enforcement Services, Apr '11	8801144	538,142.33
PACK, DWAYNE	Event Promotional Services, 1/2 Marathon and 5K Event, Community Services, Feb - Mar '11	8801160	225.00

**CITY OF LAGUNA HILLS
WARRANT REGISTER
April 26, 2011**

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
PRICE, FRANK	Referee Fees, Volleyball, Community Services	8801161	72.00
PRICE, ROBIN	Referee Fees, Volleyball, Community Services	8801162	144.00
RICHARD FISHER ASSOCIATES	Professional Fees, Sports Complex Renovations CIP # 514, Moulton Widening / Santa Maria CIP # 137, Renovation Costeau and Stockport Park CIP # 239 and On Call Landscaping, Mar '11	8801166	15,634.00
RPW SERVICES, INC.	Rodent Control, Parks, Mar '11	8801167	1,560.00
SABUS, MARK	Referee Fees, Basketball, Community Services	8801168	90.00
SAFECHECKS	Printing Expense, Apr '11	8801169	269.54
SIGNS BY CREATION UNLIMITED	Signs, Park Maintenance, Mar '11	8801171	3,279.95
SOUTH COAST WATERS	Facility Maintenance and Repairs, Water Feature, Community Center, Mar - Apr '11	8801173	4,710.00
STAPLETON, VIVIAN	Contract Instructor Fee, Early Childhood Music Spring Session, Community Services	8801175	537.26
STONE IMAGERY	Office Supplies, Administrative Services, Mar '11	8801176	38.06
SUNSET PROPERTY SERVICES	Street Sweeping, Mar '11	8801177	10,967.54
TAB PRODUCTS COMPANY	Office Supplies, City Clerk, Mar '11	8801178	330.75
TECH WASH SERVICES, INC.	Graffiti Removal, Mar '11	8801179	3,150.00
THE RITZ COMPANIES	Janitorial and Day Porter Services, Community Center, Apr '11	8801180	5,833.00
U.S. BANK	Retention Deposit, Excel Paving Co., Progress Payment #3, Annual Street Maintenance CIP # 101	8801181	10,769.07
WEST COAST ARBORISTS, INC.	Tree Trimming, Mar '11	8801183	25,415.00
XEROX CORPORATION	Usage - Copier, City Hall, Mar '11	8801184	445.16
		\$	874,829.55
**WARRANT REGISTER TOTAL **			\$ 918,434.56

CITY OF LAGUNA HILLS

AGENDA REPORT COMMUNITY DEVELOPMENT DEPARTMENT

**ISSUE: AMENDMENT NO. 2 TO COMMUNITY DEVELOPMENT BLOCK
 GRANT AND HOME PROGRAMS COOPERATION AGREEMENT**

SUMMARY:

On May 24, 2005, the City Council approved a Cooperation Agreement with the County of Orange ("County") to continue participation in the County of Orange Urban County Program ("Program"), a program that is designed to assist smaller cities in the administration of Community Development Block Grant (CDBG) and HOME funds through the U.S. Department of Housing and Urban Development (HUD). The Cooperation Agreement with the County of Orange covered the Fiscal Years 2006-2007, 2007-2008, and 2008-2009. Amendment No. 1 to the Cooperation Agreement was approved on May 27, 2008, which extended the Cooperation Agreement an additional three (3) years covering Fiscal Years 2009-2010, 2010-2011, and 2011-2012. Proposed Amendment No. 2 (attached) provides that the Program will: (1) be automatically extended for an additional three (3) year period from July 1, 2012, to June 30, 2015; (2) satisfy the HUD requirements; and (3) ensure that the City of Laguna Hills can access the Program, if we so desire.

BACKGROUND:

The background information on the Cooperation Agreement was provided with the Staff Report prepared for the May 24, 2005, City Council meeting. See attached.

Staff supports proposed Amendment No. 2 to the Cooperation Agreement, since continued participation will allow the City to receive CDBG funds for the Aliso Meadows Condominium Association and Florence Sylvester Senior Center rehabilitation projects, and other eligible projects that the City might be interested in.

**RECOMMENDATION: THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 2
TO COOPERATION AGREEMENT WITH THE COUNTY OF ORANGE FOR THEIR
SUPPORT SERVICES IN THE URBAN COUNTY CDBG AND HOME PROGRAMS
AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT.**

FISCAL IMPACT:

Costs to participate in the Urban County Program would result primarily from staff time to determine project eligibility, prepare the initial application, and coordinate with the County in their review and recommendation to HUD. Staff costs for project specific planning, engineering, and environmental work would be included in grant requests made to the County. Participation in the Urban County Program would reduce the City staff time required to otherwise compete for CDBG funding through the State CDBG or Small Cities Programs where City administrative costs would be anticipated to be higher.

CEQA FINDINGS:

City Council approval of the Cooperation Agreement is not considered by the California Environmental Quality Act (CEQA) to be a project. Therefore, this action is exempt from the provisions of CEQA.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 2 TO COOPERATION AGREEMENT WITH THE COUNTY OF ORANGE FOR THEIR SUPPORT SERVICES IN THE URBAN COUNTY CDBG AND HOME PROGRAMS AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT.

ATTACHMENTS:

- Amendment No. 2 to Cooperation Agreement, including Amendment No. 1 and "Small City" Cooperation Agreement dated July 1, 2005
- Letter from County of Orange dated March 25, 2011
- May 24, 2005, Staff Report for 2006 – 2009 Cooperation Agreement

**AMENDMENT TWO TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LAGUNA HILLS (Small City)**

This Amendment Number TWO (hereinafter "Amendment TWO") is made and entered into by the County of Orange, a political subdivision of the State of California, ("County") and CITY OF LAGUNA HILLS, a municipal corporation, ("City"), which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 1, 2012, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, County and City executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, the Original Agreement was amended by Amendment One, effective as of July 16, 2008; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-08-04 allows "automatic" renewals for up to three years provided that County sends a letter to City notifying it that the Original Agreement will be renewed unless City notifies County that it wishes to terminate the agreement and a copy of such a letter is provide to HUD;

WHEREAS, County sent City a letter notifying City of such renewal on March 25, 2011;

WHEREAS, City did not advise County that it wished to terminate the Original Agreement with County;

WHEREAS, the Parties desire to further amend the Original Agreement at this time in the manner set forth herein.

NOW, THEREFORE, the Parties hereby agree to the following modifications to the Original Agreement:

1. Section 2 of the Original Agreement is amended in its entirety as follows:

COUNTY shall have the authority to carry out activities, which will be funded from annual Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Shelter Grant (ESG) Program funds appropriated for Federal Fiscal Years 2012-2013, 2013-2014 and 2014-2015 and from any program income generated from the expenditure of such funds.

2. Section 9 of the Original Agreement shall read as amended in its entirety as follows:

This Agreement shall cover Fiscal Years 2012-2013, 2013-2014 and 2014-2015, respectively of CDBG, HOME and ESG program applications, including any subsequent Supplemental sources (Paragraph 23 of the Agreement). In no event shall this agreement be terminated by either party before June 30, 2015, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

3. Section 10 shall be added to Agreement to read:

In accordance with HUD Notice CPD 10-02, and subsequent CPD Notices, this Agreement will be automatically extended for an additional three (3) year period (July 1, 2015 to June 30, 2018) unless COUNTY or CITY provides written notice that it elects not to participate in a new qualification period. COUNTY shall notify CITY in writing of its right not to participate any longer than the date specified in HUD's Urban County Qualification Notice for the next qualification period.

4. Section 11 of the original Agreement is amended to read "CITY and COUNTY agree to adopt amendments (s) to this agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June 30, 2014. The COUNTY will notify CITY of its right to terminate its participation in the program based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any such amendment, this automatic renewal provision herein will be void"
5. Section 24 is amended to read "City may void this agreement only if it submits to County on or before May 28, 2011 the notification from HUD that City has qualified as a "Metropolitan City" or an "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2012-13, 2013-2014, and 2014-2015. Upon such notification by HUD, CITY also must submit to COUNTY and HUD written notification of its decision to either remain in the Urban County Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity.
6. All other provisions of the Original Agreement, as amended, a copy of which is attached hereto as Exhibit A and incorporated by this reference, to the extent they are not inconsistent with this Agreement, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Amendment TWO to be executed by its City Manager and attested by its City Clerk; COUNTY has caused this Amendment TWO to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

ATTEST:

City of _____, a municipal
Corporation in the State of California

By: _____
Name: L. ALLAN SONGSTAD, JR.
Title: Mayor
Date: _____

By: _____
Name: PEGGY J. JOHNS
Title: City Clerk
Date: _____

COUNTY OF ORANGE, a political
subdivision of the State of California
By: _____
Steve Franks, Director
Orange County Community Resources
Date: _____

////////////////////////////////////
ORIGINAL FORM CONTRACT

APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

By: _____ Date: _____

EXHIBIT A
Cooperation Agreement "Small-City"

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**AMENDMENT ONE TO
COOPERATION AGREEMENT BETWEEN
THE COUNTY OF ORANGE
AND
CITY OF LAGUNA HILLS**

This Amendment Number One (hereinafter "Amendment One") is made and entered into by the County of Orange, a political subdivision of the State of California, ("County") and CITY OF LAGUNA HILLS, a municipal corporation, ("City"), which are sometimes individually referred to as "Party" or collectively referred to as "Parties", and is effective as of July 16, 2008, hereinafter referred to as "EFFECTIVE DATE".

WHEREAS, County and City executed that certain COOPERATION AGREEMENT "Small-City" (hereinafter "Original Agreement" or "Agreement") for commencement July 1, 2005; and

WHEREAS, U.S. Department of Housing and Urban Development ("HUD") Notice CPD-08-04 allows "automatic" renewals for up to three years provided that County sends a letter to City notifying it that the Original Agreement will be renewed unless City notifies County that it wishes to terminate the agreement and a copy of such a letter is provide to HUD;

WHEREAS, County sent City a letter notifying City of such renewal on MAY 2, 2008;

WHEREAS, City did not advise County that it wished to terminate the Original Agreement with County;

WHEREAS, Section 10 of the Original Agreement allows for an additional three year extension of said Agreement upon mutual agreement of both Parties; and

WHEREAS, the Parties desire to amend the Original Agreement at this time in the manner set forth herein;

NOW, THEREFORE, the Parties hereby agree to the following modifications to the Original Agreement:

1. Section 9 of the Original Agreement shall read, as amended, in its entirety as follows:

This Agreement shall cover Program Years 35, 36 and 37 (Fiscal Years 2009-2010, 2010-2011 and 2011-2012, respectively) of CDBG and HOME program applications, including any subsequent Supplemental sources (Paragraph 23 below). In no event shall this agreement be terminated by either party before June 30, 2012, except as allowed in legislation enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and as permitted by HUD.

2. Section 10 of the Original Agreement shall be deleted in its entirety.
3. All other provisions of the Original Contract, a copy of which is attached hereto as Exhibit A and incorporated by this reference, and any previous amendments, to the extent they are not inconsistent with this Amendment, remain unchanged and in full force and effect.

IN WITNESS WHEREOF, CITY has caused this Agreement to be executed by its Mayor and attested by its City Clerk; COUNTY has caused this Agreement to be executed by the Director of the Orange County Community Resources; each having been duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.

City of Laguna Hills, a municipal
Corporation in the State of California

By: Joel Lautenschleger
Name: Joel Lautenschleger

Title: Mayor Pro Tempore

Date: 5/27/08

Approved as to Form:

Gregory E. Simonian
Gregory E. Simonian
City Attorney

Date: 5/27/08

ATTEST:

By: Peggy J. Johns

Name: Peggy J. Johns

Title: City Clerk

Date: 5/27/08

COUNTY OF ORANGE, a political
subdivision of the State of California

By: Steve Franks

Steve Franks, Director

Orange County Community Resources

Date: 7-16-08

=====

ORIGINAL FORM CONTRACT

APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:

"The terms and provisions of the agreement are fully authorized under State and local law and the agreement provides full legal authority for the County."

By: [Signature]

Date: 6/16/2008

ATTACHMENT A
Cooperation Agreement "Small-City"

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COOPERATION AGREEMENT

"Small-City"

THIS AGREEMENT is entered into this First day of July, 2005

BY AND BETWEEN

CITY OF LAGUNA HILLS, a municipal
Corporation, hereinafter referred to as CITY,

AND

COUNTY OF ORANGE, a political
subdivision of the State of California and
recognized Urban County under the Federal
Housing and Community Development Act
of 1974 (Public Law 93-383), as amended,
hereinafter referred to as "COUNTY".

RECITALS

WHEREAS, Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, hereinafter referred to as ACT, makes available to the COUNTY as an Urban County, and to cities under 50,000 in population, grants through the Community Development Block Grant Program (hereinafter referred to as "CDBG"), and the HOME Investment Partnership Program (hereinafter referred to as "HOME"), and any subsequent United States Department of Housing and Urban Development (hereinafter referred to as "HUD") Program which may become available to the COUNTY to be used for eligible housing and community development activities; and

WHEREAS, the ACT requires such cities and the COUNTY to enter into cooperation agreements in order for the cities to be included as part of the Urban County CDBG and HOME Programs; and

WHEREAS, the COUNTY and CITY desire to cooperate to undertake, or assist in undertaking, community development and lower income housing assistance activities, which might include, but are not limited to, (1) acquisition of property for disposition for private reuse, especially for low- and moderate-income housing, (2) direct rehabilitation of or financial

1 assistance to housing, (3) low rent housing activities, (4) disposition of land to private developers
2 for appropriate redevelopment, and (5) condemnation of property for low income housing

3 NOW, THEREFORE, the parties agree as follows:

4 1. This Agreement shall constitute a cooperation agreement between the parties
5 within the meaning of Section 102 (a)(b) of the ACT. The parties agree to cooperate to
6 undertake, or assist in undertaking, activities which might include, but are not limited to, (1)
7 acquisition of property for disposition for private reuse, especially for low- and moderate-income
8 housing, (2) direct rehabilitation of or financial assistance to housing, (3) low rent housing
9 activities, (4) disposition of land to private developers for appropriate redevelopment, and (5)
10 condemnation of property for low income housing-community.

11 2. COUNTY shall have the authority to carry out activities, which will be funded
12 from annual CDBG or HOME Program funds appropriated for Federal Fiscal Years 2006-2007,
13 2007-2008, and 2008-2009 and from any program income generated from the expenditure of such
14 funds.

15 3. COUNTY shall have final responsibility for selecting activities and annually filing
16 the grant application (i.e. Annual Action Plan) with HUD. In the preparation of said application,
17 COUNTY shall give due consideration to CITY's analysis of community development needs and
18 proposed activities.

19 4. COUNTY certifies that it is following an adopted Consolidated Plan as required by
20 24 CFR Part 91 and 24 CFR Part 570.306.

21 5. Since HUD will not accept an Agreement including a provision for veto or other
22 restriction which would allow any party to obstruct implementation of the Consolidated Plan,
23 both COUNTY and CITY shall attempt to fulfill housing goals established by the HUD approved
24 Consolidated Plan for the period of this Agreement.

25 6. CITY acknowledges that it has adopted and is enforcing:

26 a. A policy prohibiting the use of excessive force by law enforcement agencies
27 within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations;
28 and

29 b. A policy of enforcing applicable State and local laws against physically barring
30 entrance to or exit from a facility or location which is the subject of such non-violent civil rights
31 demonstrations within jurisdictions.

1 7. COUNTY and CITY agree to take all actions necessary to ensure compliance with
2 the Urban County's certification required by Section 104 (b) of Title I of the Housing Community
3 Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the
4 Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of
5 1974, and other applicable laws. Failure by CITY to comply with these provisions or to
6 affirmatively further fair housing within its own jurisdiction or CITY action which impedes the
7 COUNTY's actions to comply with the COUNTY's fair housing certification, which may
8 constitute noncompliance with the Urban County CDBG and HOME Programs, which may cause
9 funding sanctions or other remedial actions by HUD and/or COUNTY.

10 8. In the event COUNTY's Urban County application is approved by HUD,
11 COUNTY shall contract with the CITY to utilize any such grant funds received from HUD which
12 are attributable to activities administered by CITY, unless another form of allocation is required
13 by HUD.

14 9. This Agreement shall cover Program Years 32, 33 and 34 (Fiscal Years 2006-
15 2007, 2007-2008 and 2008-2009, respectively) of CDBG and HOME program applications,
16 including any subsequent Supplemental sources (Paragraph 23 below). In no event shall this
17 agreement be terminated by either party before June 30, 2009, except as allowed in legislation
18 enacted by the U.S. Congress for termination or withdrawal from the Urban County Program and
19 as permitted by HUD.

20 10. In accordance with HUD Notice CPD 05-01, this agreement will be automatically
21 extended for an additional three (3) year period (i.e. from July 1, 2009 to June 30, 2012) unless
22 COUNTY or CITY provides written notice that it elects not to participate in a new qualification
23 period. COUNTY shall notify CITY in writing of its right not to participate no later than the date
24 specified in HUD's Urban County Qualification Notice for the next qualification period.

25 11. CITY and COUNTY agree to adopt amendment(s) to this Agreement as may be
26 required by HUD to meet any new Urban County Qualification requirement(s) subsequent to June
27 30, 2009. The COUNTY will notify CITY of its right to terminate its participation in the program
28 based on the adoption of any such amendment. If either CITY or COUNTY refuses to adopt any
29 such amendment, this automatic renewal provision herein will be void.

30 12. The eligible activities to be undertaken during the term of this Agreement will be
31 chosen by CITY from those authorized by HUD Rules and Regulations governing the CDBG and

HOME Programs and any regulations which may be applicable to future Supplemental Federal Programs.

13. The parties agree to comply with the requirement(s) of the CDBG and HOME Programs, including laws and policies applicable to said Programs.

14. CITY acknowledges by its execution of CDBG and HOME cooperation agreement(s) the included unit of general local government it:

a. May not apply for grants from appropriations under the Small Cities or State CDBG Programs for fiscal years during the period in which it participates in the COUNTY'S CDBG program and;

b. May not participate in a HOME consortium except through the Urban County, regardless of whether the Urban County currently received a HOME formula allocation.

c. May not terminate or withdraw from the Cooperation Agreement while it remains in effect until the CDBG and HOME funds and income received with respect to the three-year qualification period (and any successive qualification periods under agreements that provide for automatic renewals) are expended and the funded activities completed.

15. a. CITY must inform COUNTY, through periodic reports requested by COUNTY, of any income generated by the expenditure of Program funds received by the CITY. Pursuant to applicable federal requirements, such program income must be paid to the COUNTY. CITY may retain such program income only if agreed upon by COUNTY and used exclusively for eligible activities as determined by the COUNTY and in accordance with all CDBG and HOME Program requirements as may then apply.

b. CITY shall keep and maintain appropriate records on the use of program income as required by COUNTY as the COUNTY has the responsibility of monitoring and reporting program income to HUD.

c. In the event of close-out or change in status of CITY, any program income at that time or received subsequent to the close-out or change in status shall be paid by CITY to the COUNTY within ninety (90) days after the expiration of the term of this Agreement.

16. a. Any proposed modification or change of use of any real property acquired or improved in whole or in part by the CITY using CDBG funds (from the use planned at the time of acquisition or improvement), including disposition, must be reported by CITY to the COUNTY.

1 COUNTY may approve the proposed modification or change of use. CITY shall not implement
2 the modification or change in use without COUNTY approval.

3 b. Should the disposition, sale or transfer of such real property acquired or
4 improved in whole or in part using CDBG or HOME Program funds result in a use which does not
5 qualify under CDBG or HOME Program regulations, the CITY shall reimburse COUNTY in the
6 amount equal to the then current fair market value of the property (less any portion thereof
7 attributable to expenditure of non-CDBG/HOME funds).

8 c. Any program income generated from the disposition, transfer or sale of such
9 property prior to or subsequent to the close-out, change of status or termination of the cooperation
10 agreement between the COUNTY and CITY may be either used by CITY for other specific
11 eligible activities in the CITY or paid to the COUNTY for other eligible Urban County activities,
12 as determined in advance of the expenditure at the discretion of the COUNTY.

13 17. a. CITY shall indemnify, hold harmless, and defend with counsel approved in
14 writing by COUNTY, its officers, agents and employees against all liability, claims, losses,
15 demands and actions for injury to or death of persons or damage to property arising out of or
16 alleged to arise out of or in consequence of this Agreement including attorneys' fees, provided
17 such liability, claims, demands, losses or actions are due to the acts or omissions of CITY, its
18 officers, agents or employees in the performance of this Agreement, including any activities
19 conducted by CITY under its application.

20 b. In addition, CITY shall indemnify, defend with counsel approved in writing by
21 COUNTY, and hold harmless COUNTY against any liability, claims, losses, demands, and actions
22 including attorneys' fees incurred by COUNTY as a result of a determination by HUD that
23 activities undertaken by CITY under CITY's application failed to comply with any laws,
24 regulations, or policies applicable thereto or that any funds forwarded to CITY under this
25 Agreement were improperly expended.

26 c. The provisions of Section 2778 of the California Civil Code, as said section
27 exists on the effective date of this Agreement, shall be applicable to the above indemnification
28 provisions. Transmittal to CITY of any pleadings served upon COUNTY shall be deemed to be a
29 request to defend.

30 18. a. COUNTY shall indemnify, hold harmless and defend with counsel approved in
31 writing by CITY, its officers, agents and employees against all liability, claims, losses, demands

1 and actions for injury to or death of persons or damage to property arising out of or alleged to arise
2 out of or in consequence of this Agreement, provided such liability, claims, demands, losses or
3 actions are due to the acts or omissions of COUNTY, its officers, agents or employees in the
4 performance of this Agreement, including any activities conducted by COUNTY under its
5 application.

6 b. In addition, COUNTY shall indemnify, defend with counsel approved in
7 writing by CITY, and hold harmless CITY against any liability, claims, losses, demands, and
8 actions including attorneys' fees incurred by CITY as a result of a determination by HUD that
9 activities undertaken by COUNTY under COUNTY's application failed to comply with any laws,
10 regulations, or policies applicable thereto or that any funds forwarded to COUNTY under this
11 Agreement were improperly expended.

12 c. The provisions of Section 2778 of the California Civil code, as said section exists
13 on the effective date of this Agreement, shall be applicable to the above indemnification
14 provisions. Transmittal to COUNTY of any pleadings served upon CITY shall be deemed to be a
15 request to defend.

16 19. COUNTY shall have the right to periodically audit CITY's records to determine
17 compliance with this Agreement.

18 20. CITY shall forward to COUNTY a copy of each annual audit of the CITY
19 conducted by an independent public auditor during the period of this Agreement as soon as the
20 audit report becomes available. COUNTY shall have the right to ensure that necessary corrective
21 actions are made by CITY for any audit findings pertinent to CITY handling of CDBG Program
22 funding pursuant to federal requirements.

23 21. No CDBG or HOME Program funds shall be expended on any activity, which does
24 not affirmatively further fair housing goals within CITY.

25 22. Pursuant to 24 CFR Part 570.501(b) of CDBG and 24 CFR Part 92.504 of HOME
26 program regulations, CITY is subject to all requirements applicable to subrecipients, including the
27 requirement of a written agreement set forth in 24 CFR Part 570.503 of CDBG and 24 CFR Parts
28 92.505-509 of HOME program regulations.

29 23. This Cooperation Agreement shall apply to any supplemental program which
30 HUD makes available through the CDBG or the HOME Programs.

1 24. CITY may void this Agreement only if it submits to COUNTY on or before July
2 08, 2005 the notification from HUD that CITY has qualified as a "Metropolitan City" or an
3 "Entitlement City" prior to the completion of the re-qualification process for Fiscal Years 2006-
4 2007, 2007-2008, 2008-2009. Upon such notification by HUD, CITY also must submit to
5 COUNTY and HUD written notification of its decision to either remain in the Urban County
6 Program as a "Metropolitan City" or become an "Entitlement City" as a separate entity.

7 //

8 //

9 //

10 //

1
2 IN WITNESS WHEREOF, CITY has caused this Agreement to be executed by its
3 Mayor/City Manager and attested by its City Clerk; COUNTY has caused this Agreement to be
4 executed by the Director of the Housing and Community Services Department; each having been
5 duly authorized by the CITY Council and the COUNTY Board of Supervisors, respectively.
6

7
8 CITY OF LAGUNA HILLS, a municipal
9 Corporation in the State of California

10 By: [Signature]

11 Name: Randal Bressette

12 Title: Mayor

13 Date: May 24, 2005
14

ATTEST:

By: [Signature]

Name: Mary A. Carlson

Title: City Clerk

Date: May 24, 2005

APPROVED AS TO FORM:

[Signature]
Lois E. Jeffrey, City Attorney

15
16 COUNTY OF ORANGE, a political
17 subdivision of the State of California
18

19 By: [Signature]

20 Paula Burrier-Lund, Director

21 Housing and Community

22 Services Department
23

24 Date: 6/30/05
25

26 ORIGINAL FORM CONTRACT

27 APPROVED AS TO FORM and REQUIRED COUNTY COUNSEL STATEMENT:
28

29 "The terms and provisions of the agreement are fully authorized under State and local law and the
30 agreement provides full legal authority for the County."
31

32 By: [Signature] Date: 7/1/05

 ORANGE COUNTY
Community Resources
Our Community. Our Commitment.

STEVE FRANKS
DIRECTOR
OC COMMUNITY RESOURCES

March 25, 2011

RECEIVED
MAR 28 2011
CITY OF LAGUNA HILLS

RYAN DRABEK
DIRECTOR
OC ANIMAL CARE

Mr. Bruce E. Channing, City Manager
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

KAREN ROPER
DIRECTOR
OC COMMUNITY SERVICES

Subject: Small Cities Notice of Re-Qualification in Urban County CDBG Program, (Three-Year Cooperation Agreement FY 2012-14)

MARK DENNY
DIRECTOR
OC PARKS

Dear Mr. Channing:

On February 9, 2011, OC Community Services transmitted a letter to your attention addressing the County's need to re-qualify for entitlement status as an Urban County. This entitlement status and the number of Participating Cities in the Urban County Program are part of determining Community Development Block Grant funding for the Urban County program.

In anticipation of the Department of Housing and Urban Development (HUD) Notice regarding the Urban County qualification, we are sending existing Participating Cities notification that the current Cooperation Agreement and Amendment One needs to be renewed unless, your City notifies the County and HUD in writing by May 9, 2011 of its intent to terminate the Agreement at the end of the current qualification period.

Please send letter by May 9, 2011, and address correspondence to both:

Mr. William G. Vasquez, Director
U.S. Department of Housing and Urban Development
611 West 6th Street, Suite 1000
Los Angeles, CA 90017

County of Orange
OC Community Resources
Attention: Anna Plank
1770 N. Broadway
Santa Ana, CA 92706

If you wish to stay in the Urban County Program, HUD does not require a letter of intent to participate (only to terminate). However, those Cities that choose to stay in the Urban County Program will need to process Amendment Two to the current Cooperation Agreement. The County will need the Amendment Two approved by the City Council and signed by the City Clerk by May 9, 2011. We will be sending you all the documents that are required to be executed.

HUD will publish its official Notice on or about April 18, 2011. Prior to agendizing the Agreement for your City Council approval, we will confirm if there are any changes required by the HUD Notice after April 18, 2011.



Community Services
1770 NORTH BROADWAY
SANTA ANA, CA 92706-2642
PHONE: 714.480.2900
FAX: 714.480.2803

We hope that your City will continue what we feel has been a very positive relationship as part of the Urban County Program. If you have any questions in reference to this letter, the HUD Notice, or the Community Development Program in general, please feel free to contact John Viafora at (714) 480-2820, or Anna Plank at (714) 480-2881.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Roper".

Karen Roper
Director

Attachments:

Original Agreement
Amendment One to Agreement
DRAFT Amendment Two to Agreement

c: Mr. Vern Jones

CITY OF LAGUNA HILLS

AGENDA REPORT COMMUNITY DEVELOPMENT DEPARTMENT

**ISSUE: COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME
PROGRAMS COOPERATION AGREEMENT**

SUMMARY:

The City has the opportunity to continue participating in the County of Orange Urban County program, a program, which is designed to assist smaller cities in the administration of Community Development Block Grant (CDBG) and HOME funds through the U.S. Department of Housing and Urban Development (HUD). To continue participating in the program, the City must approve the Cooperation Agreement with the County of Orange for Fiscal Years 2006-2007, 2007-2008, and 2008-2009.

BACKGROUND:

In May, the City received a letter from the County of Orange inquiring whether the City wished to continue participating in their Urban County Program. The Urban County Program provides Federal funds to the County and cities with populations under 50,000, for programs that are targeted towards community development and housing assistance activities. Given the positive benefits received through prior years' participation in the program, staff recommends that the City continue as a participant in the Urban County Program. In recent years, the City has received CDBG funding for the following projects:

ADA Accessibility Improvements (FY '96-'97)	\$ 70,000
ADA Accessibility Improvements (FY '97-'98)	\$ 50,000
Flood Map Revision (FY '98-'99)	\$ 20,000
Rancho Niguel Rehabilitation (FY '04-'05)	\$151,000
Aliso Meadows Rehabilitation (FY '04-'05)	\$ 80,000

The Urban County Program allows the City to pursue a wide range of affordable housing policy options in a cost-effective manner. If the City chooses to actively pursue

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE COOPERATION AGREEMENT WITH THE COUNTY OF ORANGE FOR THEIR SUPPORT SERVICES IN THE URBAN COUNTY CDBG AND HOME PROGRAMS AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT.

CDBG programs and projects, and secure funding for these activities within the City, the Urban County Program appears to be the most cost-effective means of doing so. City administration of a CDBG program is time-consuming and would not be cost effective given the demographics of the City's population, housing stock, and the limited administrative funds allocated by HUD.

The Agreement before the Council is the same Agreement that was approved in 1993, 1996, 2000, and 2002, with some minor technical changes. This Agreement is for Fiscal Years 2006-2007, 2007-2008, and 2008-2009. The Agreement has no bearing on the amount of funds that the City of Laguna Hills will receive in the future, but without it, the County will not consider any application for funding from the City.

FISCAL IMPACT:

Costs to participate in the Urban County Program would result primarily from staff time to determine project eligibility, prepare the initial application, and coordinate with the County in their review and recommendation to HUD. Staff costs for project specific planning, engineering, and environmental work would be included in grant requests made to the County. Participation in the Urban County Program would reduce the City staff time required to otherwise compete for CDBG funding through the State CDBG or Small Cities programs where City administrative costs would be anticipated to be higher.

CEQA FINDINGS:

City Council approval of the Cooperation Agreement is not considered by the California Environmental Quality Act (CEQA) to be a project. Therefore, this action is exempt from the provisions of CEQA.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE COOPERATION AGREEMENT WITH THE COUNTY OF ORANGE FOR THEIR SUPPORT SERVICES IN THE URBAN COUNTY CDBG AND HOME PROGRAMS AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT.

ATTACHMENTS:

- Cooperation Agreement.

MAY 24, 2005, ITEM NO. 4.6

CITY OF LAGUNA HILLS

AGENDA REPORT CITY CLERK'S DEPARTMENT

ISSUE: URBAN VILLAGE SPECIFIC PLAN AMENDMENT

SUMMARY:

The City's updated General Plan approved in 2009, added additional development capacity in the Urban Village Specific Plan (UVSP) area of 117,000 square feet of retail space, and includes an Implementation Program requiring that this information be inserted into the UVSP. The new General Plan's Housing Element also requires that the UVSP be amended to establish a minimum residential density of 30 units per acre and reduce high density residential open space standards that discourage affordable housing. In addition, the amendment to the UVSP includes other minor, yet important changes, to (1) modify the development standards in order to integrate and improve internal consistency between the existing commercial and residential development standards, (2) incorporate the mixed use application process and development standards already contained in the City's Development Code, (3) insert the new AM and PM peak hour trips (generated by the 117,000 square feet of additional development capacity), and (4) update the Public Art Section to clarify the management of the funds collected.

The City Council introduced an Ordinance at the April 12, 2011, City Council Meeting that amends the City's Urban Village Specific Plan which will implement the goals of the City's General Plan as required by State Law. It is in order to adopt the Ordinance.

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED: "AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING SECTION V OF THE URBAN VILLAGE SPECIFIC PLAN RELATING TO LAND USE AND DEVELOPMENT STANDARDS TO ENSURE CONSISTENCY WITH THE GENERAL PLAN, TO IMPROVE INTERNAL CONSISTENCY, TO INCORPORATE EXISTING MIXED USE APPLICATION AND DEVELOPMENT STANDARDS, AND TO CLARIFY ASPECTS OF THE PUBLIC ART PROGRAM."

ATTACHMENTS:

- Ordinance

ORDINANCE NO. 2011-

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING SECTION V OF THE URBAN VILLAGE SPECIFIC PLAN RELATING TO LAND USE AND DEVELOPMENT STANDARDS TO ENSURE CONSISTENCY WITH THE GENERAL PLAN, TO IMPROVE INTERNAL CONSISTENCY, TO INCORPORATE EXISTING MIXED USE APPLICATION AND DEVELOPMENT STANDARDS, AND TO CLARIFY ASPECTS OF THE PUBLIC ART PROGRAM.

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, FINDS AND DECLARES AS FOLLOWS:

A. On November 26, 2002, the City Council of the City of Laguna Hills adopted the Urban Village Specific Plan. The Urban Village Specific Plan area consists of 240 acres bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and I-5 on the east. The Urban Village Specific Plan regulates development within the Village Commercial area of Laguna Hills. The purpose of the Village Commercial area 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 Urban Village Specific Plan, which governs the land uses in this area, provides for a continuing mixture of land uses, including retail, residential hotel, medical offices, and general offices.

B. In July 2009, the City Council adopted the 2009 Comprehensive General Plan Update ("Update"). The Update targets the Urban Village Specific Plan area for expansion/revitalization in the future and allocates opportunities for commercial and residential development. Specifically, the Update assumes 300,000 square feet of new retail uses (an increase of 117,000 square feet over that allowed by the prior General Plan and existing Urban Village Specific Plan), a 250 room hotel, 200 residential units, and 380,000 square feet of office uses within the Urban Village Specific Plan area. The Update requires changes to the Urban Village Specific Plan to: (1) incorporate the increased (117,000 square feet) development, and (2) add the Housing Element requirements that establish a minimum residential density standard of 30 units per acre and reduce high density residential open space standards that discourage affordable housing.

C. The City Council desires to amend the Urban Village Specific Plan to incorporate the changes required by the Update, to modify the development standards in order to integrate and improve internal consistency between the existing Commercial and Residential development standards, to incorporate the mixed use application process and development standards already contained in the City's Development Code, to insert the AM and PM peak hour trips from the Update, and to update the Public Art section to clarify the management of the funds collected (collectively, the "Specific Plan Amendments").

D. The Specific Plan Amendments are consistent with the intent of the goals and policies of the General Plan as a whole, and are not inconsistent with any element thereof in that the Amendments will implement policies and strategies of the Update and provide the legislative framework for consistency between the General Plan and Urban Village Specific Plan within the City.

E. The Specific Plan Amendments are necessary to prescribe reasonable controls and standards for affected land uses to ensure the compatibility and integrity of those uses with other established uses in that the new regulations will implement the future Urban Village study area identified in the Update while emphasizing increased connectivity between and within the planning area that would have the effect of unifying, rather than dividing, established communities or neighborhoods within the planning area.

F. The Specific Plan Amendments are necessary to provide reasonable property development rights while protecting environmentally sensitive land uses and species in that the proposed amendments implement the future Urban Village study area identified in the Update, including developing standards and use regulations for the Specific Plan area in order to be consistent with the General Plan.

G. The Specific Plan Amendments are necessary to correct discrepancies in standards or policies within the plan area in that the additional retail space and increase in residential density allowance will be compatible and complement the goals of the General Plan and the Urban Village Specific Plan. By adopting this Ordinance, the City's Urban Village Specific Plan will be consistent with the Updated General Plan.

H. The Specific Plan Amendments are necessary to protect the health, safety, or general welfare of the community as a whole by ensuring consistency between the City's General Plan elements and Urban Village Specific Plan, and implementing the policies and principles of the General Plan.

I. The Specific Plan Amendments are considered a "project" pursuant to the California Environmental Quality Act ("CEQA"). A Final Program Environmental Impact Report ("EIR") was prepared and certified for the Update, which analyzed the Update program, including the proposed Specific Plan Amendments. The EIR identifies: (1) some environmental effects that are less than significant with mitigation; (2) some potentially significant environmental effects that can be reduced to a less-than-significant level with mitigation; and (3) some significant environmental effects that cannot be mitigated to a less-than-significant level through feasible mitigation measures. The EIR found that any identified significant impacts will be adequately mitigated or that there are overriding considerations to render such impacts acceptable. On July 14, 2009, the City Council adopted Resolution No. 2009-07-14-1 certifying the EIR associated with the Update and adopting Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring Program. The Specific Plan Amendments are a subsequent activity within the program covered by the EIR.

J. The proposed Specific Plan Amendments make certain minor changes to the Update program that were not contemplated in the EIR. City Staff evaluated the potential environmental impacts of these changes and concluded that the changes will not result in any new significant impacts, or any increase in the severity of significant impacts identified in the EIR, and, therefore, do not require the preparation of a subsequent environmental impact report pursuant to Public Resources Code Section 21116 and CEQA Guidelines Section 15162. Accordingly, City Staff prepared the Addendum to City of Laguna Hills General Plan Final Program Environmental Impact Report ("Addendum") to describe the minor changes and document the conclusion that the Specific Plan Amendments are within the scope of the EIR.

K. The City Council has considered the Addendum, along with the EIR, prior to making a decision on the Specific Plan Amendments.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Urban Village Specific Plan Amendment. The Urban Village Specific Plan of the City of Laguna Hills, California, is hereby amended to incorporate text revisions to Section V "Land Use and Development Standards" shown in Exhibit A, attached hereto and incorporated herein by reference. Upon the effective date of this Ordinance, the provisions set forth in Exhibit A shall supersede those provisions of Section V "Land Use and Development Standards" of the Urban Village Specific Plan of the City of Laguna Hills, California adopted on November 26, 2002.

SECTION 2. Environmental Review. The City Council has independently considered the Addendum prepared by City Staff, along with the EIR, prior to making a decision on the Specific Plan Amendments and has determined that, pursuant to Public Resources Code Section 21116 and CEQA Guidelines Section 15162, a subsequent environmental impact report is not required because (i) the Specific Plan Amendments are within the scope of the project covered by the Final Program Environmental Impact Report for the 2009 Comprehensive General Plan Update (the "EIR"); (ii) the Specific Plan Amendments will not result in any new significant environmental impacts, or any increase in the severity of significant environmental impacts identified in the EIR; (iii) the circumstances under which the project is being undertaken have not substantially changed since the EIR was certified; and (iv) no new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the EIR was certified, identifies a significant environmental effect.

SECTION 3. Severability. 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 4. Certification and Posting. 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.

SECTION 5.

PASSED, APPROVED, AND ADOPTED this 12th day of April 2011.

L. ALLAN SONGSTAD, JR., MAYOR

ATTEST:

PEGGY J. JOHNS, CITY CLERK

Ordinance No. 2011-

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

I, Peggy J. Johns, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 2011- was duly introduced and
placed upon its first reading at a Regular Meeting of the City Council on the 12th day of
April 2011, and that thereafter, said Ordinance was duly adopted and passed at a
Regular Meeting of the City Council held on the 26th day of April 2011, by the following
vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

PEGGY J. JOHNS, CITY CLERK

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

AFFIDAVIT OF POSTING
AND PUBLICATION

PEGGY J. JOHNS, being first duly sworn, deposes and says:

That she is the duly appointed and qualified City Clerk of the City of Laguna Hills;

That in compliance with State Laws of the State of California, ORDINANCE NO. 2011-, being:

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING SECTION V OF THE URBAN VILLAGE SPECIFIC PLAN RELATING TO LAND USE AND DEVELOPMENT STANDARDS TO ENSURE CONSISTENCY WITH THE GENERAL PLAN, TO IMPROVE INTERNAL CONSISTENCY, TO INCORPORATE EXISTING MIXED USE APPLICATION AND DEVELOPMENT STANDARDS, AND TO CLARIFY ASPECTS OF THE PUBLIC ART PROGRAM.

on the 15th day of April 2011 was published in summary in The Register Newspaper and on the 6th day of May 2011, was published in summary in the Saddleback Valley News; and was, in compliance with City Resolution No. 2004-05-25-2, on the 13th day of April 2011 and the 27th day of April 2011, caused to be posted in summary in three places in the City of Laguna Hills, to wit:

Laguna Hills City Hall
Laguna Hills Community Center
La Paz Center

PEGGY J. JOHNS, CITY CLERK
Laguna Hills, California

V. LAND USE & DEVELOPMENT STANDARDS

The regulations and standards contained in this section shall apply to all properties located within the Urban Village area. They are intended to serve as a tool for encouraging the establishment of a mix of uses permitted by the General Plan and Development Code by providing standards and guidelines for creating an integrated village atmosphere while insuring functionality. The Urban Village Specific Plan is consistent with the existing provisions of the Laguna Hills General Plan and Development Code. In cases where this Specific Plan contains differing standards from the development code, the Specific Plan standard shall prevail over the Development Code. In cases where standards are not addressed by this Specific Plan, the development code requirements and standards shall prevail.

PERMITTED LAND USES

Table 1 identifies the permitted uses, and accessory uses within the Urban Village district. Uses in the table are permitted subject to the permit criteria referenced. The Conceptual Land Use Plan identified in Figure 6 provides a visual representation of the desired location of various potential uses for evaluation by the City during review of development proposals. The Plan identifies a Main Street area as the pedestrian-oriented commercial district for the central core of the village. Although the Plan proposes a variety of other uses surrounding this core area, there is some flexibility regarding the specific

locations. Any use not included on Table 1 shall be considered prohibited.

Where the symbol "P" appears in the status column adjacent to the land use category the use is permitted by right. When the symbol "C" appears, then the use may be permitted subject to the review and approval of a conditional use permit. Uses identified with an "A" are considered accessory to a primary use, when it is customarily incidental to the primary use. Some of the uses identified in the table are considered temporary in nature, noted by the symbol "T" and subject to the review and approval of a temporary use permit. Where there are special development standards or regulations, the Laguna Hills Development Code section is identified.

All new construction projects require the approval of a Site Development Permit. Site Development Permits are required in the absence of any other specified permit or approval and may be required in addition to other approvals. Site Development Permits shall be processed in accordance with the provisions of Chapter 9-92 of the Laguna Hills Development Code.

Mix of Uses

Developments which seek to incorporate a mix of uses shall also be approved through a precise plan of development. 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 allows 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. Requirements for precise plans are contained in Chapter 9-92 of the Laguna Hills Development Code.

A precise plan, upon approval, shall be binding upon all owners and tenants for which the plan is developed and shall be binding upon all heirs, successors, and assignees. An agreement shall be required and recorded to evidence the precise plan.

Design of mixed use projects shall require that each project consider and incorporate (as the City deems appropriate) the following special considerations:

- Transit support facilities;
- Transportation demand control measures;
- Public plazas, landscape areas, water features;
- Pedestrian facilities.

Specifications and standards adopted by the city for the above items shall be considered in the design and development of the mixed use area.

The following standards are intended to ensure the compatibility of uses in a

mixed use project as addressed through a precise plan.

Security. The residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses and are directly accessible to parking areas. Non-residential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan and the separations shall be permanently maintained.

Restriction on Activities. Non-residential uses shall be designed and operated, and hours of operation limited, where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries or late night activity. No use that is immediately adjacent to a residential use shall produce loading or unloading of materials, products, and or supplies at the site between the hours of 8 pm and 7 am.

Noise Standards. Residential portions of the project shall be designed to limit the interior noise caused by the commercial and parking portions of the project to a maximum of forty-five (45) db CNEL on an annual basis in any habitable room with windows closed. Proper design may include, but shall not be limited to, building orientation, double or extra-strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for

ventilation/cooling to provide a habitable environment.

Vibrations and Odors. No use, activity or process shall produce vibrations or noxious odors that are perceptible without instruments at the property lines of the site or within the interior of residential units on the site, consistent with Section 9-74.050.K of the Laguna Hills Development Code.

Lighting. Outdoor lighting associated with commercial uses shall not adversely impact residential uses, but shall provide sufficient illumination for access and security purposes. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness, consistent with Sections 9-40.170 and 9-44.060.I of the Laguna Hills Development Code.

TABLE 1
LAND USE MATRIX

USE	PERMITTED	REFERENCE
Adult Businesses	SUP	See Chapter 9-54
Animals/Pets	A	See Chapter 9-56
Arcade, Game	C	
Bar, Tavern, Cocktail Lounge	C	
Boarding House	P	
Carnival/Fair/Circus	T	See Chapter 9-62
Christmas Tree/Pumpkin Sale	T	See Chapter 9-62
Church/temple	C	
Commercial Recreation	P	
Communication Facility	◇	See Chapter 9-58
Community Care Facility	◇	See Chapter 9-64
Community Center	C	
Conference/Convention Facility	C	
Construction Office	T	See Chapter 9-62
Convenience Store	C	
Day Care Center	◇	See Chapter 9-64
Department Store	P	
Drainage Facility	A	See Chapter 9-70
Drive-thru	C	
Dwelling, Multiple-family	P	
Dwelling, Single-Family Attached	P	
Farmers Market	C	
Finance Institution	P	
Fire/Police Station	C	
Fortune Telling	P	
Game Court	A	See Chapter 9-70
Gas Station	C	See Development Standards below
Government Facility	C	
Health Club	C	
Heliport	A/C	

USE	PERMITTED	REFERENCE
Hospital	C	
Hotel/Motel	C	
Library, public	P	
Massage Establishment	P ◇	See Chapter 4-28
Motion Picture Theatre	P	
Museum	P	
Nightclub	C	
Office/Business/Medical/ Headquarters/Professional	P	
Outdoor Event	T	See Chapter 9-62
Outdoor Sales	T	See Chapter 9-62
Outdoor Vending Cart/Kiosk	A/C	
Park, public/private	P	
Performing Arts Center	C	
Public/Private Transportation Uses	P	
Recreation Facility, private	C	
Recycling Event/Facility	P	See Chapter 9-82
Restaurant	P	
Restaurant, Fast Food/no drive-thru	P	
Retail/Service Business	P	
School, commercial	C	
School, private	C	
School, public	C	
Senior Center	C	
Single-Room Occupancy Housing Facility	C	See Chapter 9-72
Swim Club	C	
Tennis Club	C	
Vehicle Leasing/Rental	P	
Veterinary Clinic	C	

Note:

- A = Accessory Use
- SUP = Special Use Permit
- C = Conditional Use Permit (CUP)
- T = Temporary Use Permit (TUP)
- P = Permitted
- ◇ = Special requirements

INTENSITY OF DEVELOPMENT

The allowed development intensity in the Urban Village is regulated based upon trip generation limits to insure that the City's Mobility Element Level of Service (LOS) Standard "D" is not exceeded at any of the intersections within the area, except for specially designated intersections (i.e., Congestion Management Program intersections) where LOS E is acceptable. The Laguna Hills General Plan and Development Code contain provisions requiring that individual development projects prepare traffic analysis reports to determine trip generation that would occur as the result of the development. This insures that the maximum build out trip levels evaluated in the General Plan Program EIR are not exceeded as a result of the new development projects. 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.

Trip Budget Allocation for Future Development Projects

New development anticipated to occur within the Urban Village is based upon the City's knowledge of potential projects anticipated in the area, as summarized below:

- Retail: 300,000 square feet
- Hotel: 250 rooms

- Residential: 200 dwelling units
- Medical Office (no general office): 138,000 square feet
- General Office (no medical office): 380,000 square feet

It should be noted that the Specific Plan includes provisions for flexibility in development options, so that there could be more retail uses and less office uses established, or vice-versa, as long as the trip budgets are not exceeded. The trip budget debiting process is based upon the addition or subtraction of "vehicle trips", not land use type or size of the project (even though land use type and size are used as parameters for calculating the trip generation potential of a particular project).

Method to Determine Intensity

Prior to expansion of an existing use, construction of a new development, or intensification of existing facilities, persons proposing such projects shall provide an analysis of traffic impacts. The analysis shall be in the form of a comprehensive traffic study, which addresses the following:

- Existing available AM and PM peak hour trips
- AM and PM peak hour trip generation from the project
- Post project available AM and PM peak hour trips
- Critical intersection and link analysis

- Assessment of the impacts of the project upon critical intersections and links.
- Statement of transportation demand strategies and mitigation measures to be implemented to reduce impacts to acceptable levels.
- Analysis of methods to finance and implement mitigation measures.

Applicants shall be permitted to develop to the maximum intensity of their plans only upon verification that trip generation impacts created are within the acceptable levels identified by the General Plan. Further, the proposed plan shall be consistent with the requirements outlined in the Specific Plan.

Small Projects that generate 50 or less peak hour trips shall only be required to verify that there are adequate AM and PM peak hour trips remaining to accommodate their projects, and will not be required to prepare a comprehensive traffic study.

DEVELOPMENT STANDARDS

The standards in Table 2 shall apply to developments within the Urban Village area regardless of type of use. Within the Main Street area identified in Figure 6 and along the street edges, the building setbacks, height limits, lot coverage and other standards of development may be more restrictive than the requirements listed below. These criteria are necessary to create an environment inviting to pedestrians with variations in building massing and scale. These ad-

ditional development standards for new projects are outlined within the section titled Streetscape Edge Conditions beginning on page 10 of the Land Use Plan.

Gas Stations shall be required to use the reverse-design site layout for new construction to ensure compatibility with surrounding uses and to soften the visual impact. This method places the pump islands at the rear of the site with the office/ store at the front to screen the pump islands.

Item	Standard
Minimum lot size	10,000 sq. ft.
Minimum lot width	100 ft.
Minimum lot depth	100 ft.
Maximum lot coverage	70%
Density	See discussion above on intensity of development. For residential projects: a density of 30 DUs/AC (gross) to 50 DUs/AC (gross) is allowed
Maximum building height	75 ft.
Minimum setback—front: parking lot parking structure building	10 ft.* 20 ft.* 20 ft.*
Minimum setback—side (interior)	10 ft. abutting residential* 0 ft. commercial abutting non-residential*
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 building separation: Main→Main	

Main→Accessory Accessory→Accessory	10 ft. 2.5 ft. 2.5 ft.
Parking	See Chapter 9-44
Signage	See Chapter 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, ensure privacy and light for residential uses, provide for public spaces, and promote 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.

PUBLIC ART

It is the desire of the City of Laguna Hills to enhance the cultural and aesthetic environment of the City and to encourage creativity, education and the appreciation of the arts and our cultural heritage. The provision of art in public places is one means to achieve these goals. 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. The Public Art must be located in places that are open and easily accessible to the public, which may be on private or public properties.

All new developments with a total construction cost of \$250,000 or more shall provide public art and/or contribute to a Public Art In-Lieu Fund as part of their project. The minimum value for the public art component and/or in-lieu fee shall be one-half percent (0.5 %) of the total construction costs of the project. Formula: $0.005 \times \text{Total Construction Cost} = \text{Value of the Public Art Component and/or In-Lieu Fee}$. The art shall be prominently placed within the development project and oriented toward the pedestrian experience of the site or may be located within an adjoining public plaza or Town Green. At the discretion of the City, a project may be required to contribute to the Public Art Fund in lieu of providing the art. New development includes the construction of new projects and the remodeling of existing facilities in excess of fifty (50) percent of the value of the structure. Total construction costs is determined by the valuation as determined by the Community Development Department and indicated on the building application submitted in

order to obtain permits for the project.

Allowable expenses from the art allocation include: the artist fee for design and fabrication, mountings and bases for installation of the artwork and lighting that is integral to the artwork. Landscaping surrounding the art, delivery expenses and installation costs may not be included in the art allocation. The artist selected must have experience in design concepts, fabrication installation and long-term durability of large-scale outdoor artworks, and be approved by the City prior to selection. Artwork must 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 stone. Artworks incorporating water features must be designed so that the artwork can stand on its own should the water cease to function properly.

The public art component of the project shall be reviewed and approved by the City in conjunction with the review and approval of the Site Development Permit for the Development Project. Since the value of the art is based upon the total construction costs, the actual review of the proposed art may be a separate review by the Planning Agency. However, the review and approval shall be completed before the issuance of any building permits for the project.

The applicant shall be responsible for the submittal of plans and specifications of the art and the proposed location for the City's approval. The Planning Agency shall review the design, location and value of the proposed art for conformance with the requirements and

goals of the Public Art Program. The applicant may propose to locate the Public Art on the project site or at an appropriate off-site location in the vicinity of the project. The artwork 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. The Public Art shall be created and installed prior to the issuance of the Occupancy Permits for the project.

At the discretion of the Community Development Director, based upon the size, scale, location and construction costs of the project, the applicant may be required to contribute to the Public Art In-Lieu Fund rather than install a piece of art. The City may commission and acquire artwork using the Public Art In-Lieu Funds. City artwork shall meet the same design and location criteria as private artwork.

TEMPORARY USES/ACTIVITIES

Unless modified by this section, the provisions of chapter 9-62 of the LPMC relating to Temporary Uses, shall apply to properties in the Urban Village. The Town Green and plazas will provide opportunities for a variety of temporary uses, some that are associated with the adjoining businesses and others that create activity to encourage pedestrian uses. Other locations within the Urban Village may also be appropriate for temporary uses. Temporary uses could include: civic ceremonies, farmers markets, festivals, live performances, fairs and seasonal activities. Each temporary use shall be limited in size, location and scale to ensure that surrounding parcels are not impacted by the use. Conditions

may be placed on the use by the City to reduce any potential impacts.

OUTDOOR VENDORS/CARTS/KIOSK

Throughout the Urban Village, to create an atmosphere that encourages pedestrian traffic and invites people to walk between uses, outdoor vendors are permitted as an accessory use, subject to the approval of a Conditional Use Permit. While the vendors' cart or kiosk may appear to be temporary in nature, they shall be designed to complement the architectural style of the other buildings on the site and integrated into the site design to provide for easy pedestrian access. Moving vendor carts are prohibited. The size and location of vendor carts shall be limited to ensure that the business is oriented to the pedestrian and not the surrounding streets and to provide for adequate pedestrian circulation around the use. When outdoor vendor uses are located within the Town Greens or plazas, the primary function of those spaces for strolling, sitting, walking, eating and interaction with others shall not be compromised.

LIGHTING

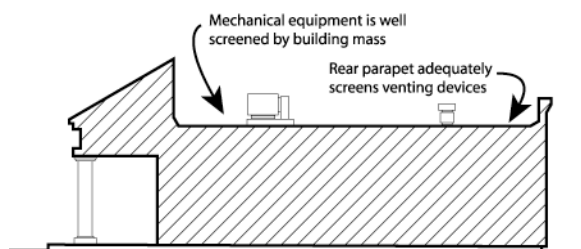
Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving. Security lighting shall be provided at all en-

trances/exits. Lighting of outdoor parking areas shall be designed and maintained in a manner to prevent glare or direct illumination from intruding into any off-site areas.

Lighting fixtures shall be provided in accordance with the Design Guidelines in Section IV. In addition, uncovered access, parking and loading areas shall have a minimum of .5 foot-candles of illumination for general use areas and 1.0 foot-candles of illumination for high use areas. As determined by the Planning Department, high use areas include: vehicular entries and exits, parking accessways, pedestrian areas, passenger loading areas, areas of higher intensity vehicular movement; areas of concentrated pedestrian and vehicular movement, and where added security is desired.

SCREENING

Any equipment, whether on the roof, side of a structure or ground mounted, shall be screened from view. 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. Screening shall be provided in accordance with the Design Guidelines in Section IV of this specific plan.



All roof-mounted equipment, except for

solar panels meeting standards of the Uniform Building Code, including but not limited to air conditioning units, lighting fixtures and mechanical equipment shall be shielded from view from on-site parking areas, adjacent streets and adjacent residentially zoned properties. The screening material must be compatible with and integrated into the architectural design of the structure.

PROPERTY MAINTENANCE

All properties within the Urban Village Area shall be kept and maintained in a clean, neat, orderly, operable and usable condition. This requirement applies to buildings, paving, fences, walls, landscaping, water, earth and any other structure or natural feature on the site. The provisions of Chapter 9-74 of the LHMC relating to Property Maintenance shall be applicable to the Urban Village.

WALLS AND FENCES

The regulations of Section 9-40.100 of the LHMC relating to fences, walls and hedges shall apply to all developments within the Urban Village, except where the Land Use Plan (Section III of this Specific Plan) and the Design Guidelines (Section IV) indicate specific edge conditions or design concepts. For example, one of the planned unifying elements of the specific plan is a 30-inch high stone wall or hedge within the parkway along the perimeter streets and entries. Additional fencing in these areas, between the property line and building facade shall be prohibited.

LANDSCAPING

The regulations of Section 9-46 of the LHMC relating to landscaping standards and guidelines shall apply to all developments within the Urban Village, except where the Land Use Plan (Section III of this specific plan) and the Design Guidelines (Section IV) indicate specific edge conditions or design concepts. For example, the Landscape Plan, Figure 31, provides for certain specific locations for street trees and the Edge Conditions Plan, Figure 7, and Edge Condition Sections, Figures 8 through 15, delineate where groundcovers and shrubs will be placed along the streets.

PARKING

The regulations of Section 9-44 of the LHMC relating to access and parking shall apply to all developments within the Urban Village, except as modified below. To encourage new development that complies with the Main Street and design elements of this Specific Plan, such as including pedestrian pathways and village greens, the required off-street parking for new and existing development may be reduced in conjunction with Site Development Permit review, and approval. The reduced parking standards may be approved provided the City Council makes the following "Reduced Parking Findings":

1. That the calculated parking demand for new development projects, based upon the recommendations and methodology outlined in the Linscott, Law & Greenspan Traffic and Parking Study dated March 7, 2002, justifies a reduced parking requirement for the new development.

2. That the proposed reduction to the parking standards result in a project which is of a superior design quality and functionality; and
3. That the three goals of the specific plan relating to type of uses, pedestrian-friendly atmosphere and Urban Village identity are satisfied through the proposal; and
4. That the proposed development is consistent with the Land Use Plan in terms of the location, type of use and provision of pedestrian pathways, plazas and town greens; and
5. That the project conforms to the design guidelines for the creation of an Urban Village with respect to setbacks, building orientation, edge conditions, building massing.

Reduced Parking Standards

The Linscott, Law & Greenspan Traffic and Parking Study dated March 7, 2002, indicated that reduced parking standards for new development or changes in use within the Urban Village area could be supported based upon a "Consolidated Parking Ratio for shopping Centers" or a "Shared Parking Model" (See pages 10 through 15, and Tables 7 through 13 of the Study). The process to determine the reduced parking standard to be applied to individual projects shall be as follows:

Application of Consolidated Parking Ratio for Shopping Centers

Prior to expansion of an existing use, construction of a new development, or intensification of existing facilities, applicants proposing such projects shall pro-

vide an analysis of parking requirements. The determination of parking requirements shall address the following:

- The current City Code parking ratios shall first be applied to the project to create a baseline, by calculating the project's "stand-alone" parking requirements.
- For General Retail uses located within the Laguna Hills Mall property, a parking ratio of 4.5 spaces per 1,000 SF of gross leasable area (GLA) shall be applied, as long as no more than 20% of the total GLA is in restaurant, entertainment, or cinema space.
- For General Retail uses located outside the Laguna Hills Mall property, a parking ratio of 4.5 spaces per 1,000 SF of gross leasable area (GLA) shall be applied, as long as, no more than 10% of the total GLA is in restaurant, entertainment, or cinema space.

If the project does not exceed the above 20% or 10% standards, then no additional parking analysis is required and the reduced parking ratio may be approved, provided the "Reduced Parking Findings" are made by the City.

Application of Shared Parking Methodology

If more than 20% of the GLA within the Laguna Hills Mall property, or more than 10% of the GLA for the General Retail outside the Laguna Hills Mall property is in restaurant, entertainment or cinema space; then any proposed expansion of existing use, construction of new development, or intensification of existing facilities must apply the Shared Parking me-

thodology to calculate the required parking. However, to ensure that the Shared Parking model is appropriately applied to future expansion projects within the Urban Village, the following guidelines must be followed:

- It should first be established that the individual uses have a common parking footprint that is easily accessible by all the uses, and that the individual uses have different peak parking periods, to test the reasonableness of any potential shared use of parking in the Village.
- If a future expansion project results in a change of use (switches to a different land use category), the Shared Parking model must be recalculated in its entirety. The resultant parking demand identified from a singular Shared Parking calculation must never be automatically used as a "baseline" value to debit or credit another (or future) project's incremental parking requirements.
- Exclusive-use parking areas must be recognized specifically when applying the Shared Parking procedure, and either carried at a continuous 100% parking profile during their entire period of exclusivity, or treated entirely separate. Moreover, disaggregating of the Shared Parking study area to logical subcomponents (based upon proximity, walking distances, specifically merged parking fields, etc) for a "micro" assessment is required.

The process to be followed in applying the Shared Parking methodology shall be as follows:

- Determine what constitutes a Shared Parking area or zone by reviewing the site plan for the project. Disaggregating the overall Shared Parking study area into multiple subcomponents assures proximate parking supply to demand sources.
- Calculate the Shared Parking requirement utilizing the Parking Ratio and Profile Summary (Table 9) of the Linscott, Law & Greenspan Study dated 3/7/02, through the following steps:
 1. Identify the land uses and quantities (SF of gross floor area, number of hospital beds, etc) that can reasonably be expected to share a common parking facility or be serviced by multiple parking nodes.
 2. Using the parking ratios in the Table 9, determine the peak parking requirement for each identified use.
 3. Adjust for any parking demand component which will be unavailable for sharing (i.e., spaces which will be exclusively dedicated, or spaces accessible by only one use type).
 4. Using the parking profiles in Table 9, apply the respective parking demand profile for each use identified.
 5. Determine the total parking demand for each hour during the day. Isolate the maximum demand level.
- The need for parking “contingency” beyond the calculation of parking re-

quirements for the project shall be evaluated. Additional “safety factor” spaces will be necessary when a parking area or zone is deficient, or when the parking needs/demand of a generator requires multiple parking sub-areas to support it.

SIGNS

The regulations of Section 9-42 of the LHMC relating to signs and advertising devices shall apply to all developments within the Urban Village, except as modified by the Design Guidelines (Section IV) and the following regulations.

Permitted Signs – To encourage creativity in sign design and to foster a pedestrian atmosphere, the following additional sign types are permitted within the Urban Village area, subject a determination by the City that the signs are in conformance with the sign Design Guidelines found in Section IV.

- projecting signs,
- painted wall signs,
- murals,
- figurative signs,
- freeway oriented signs
- other types of nontraditional signs.

Size and scale – To the extent possible the size limits identified in Section 9-42-090 of the LHMC shall also apply to the unique types of signs described above. In accordance with Section 9-42.180 of the LHMC, in conjunction with the review and approval of a Master Sign Program, deviations to the Sign standards matrix may be granted by the Planning Agency based on design quality, creativity, and compatibility of the signage with the building architecture

and surrounding land uses.

Review Procedures – Unique sign types that are not listed in the LHMC, may be permitted through the review and approval of a Site Development Permit for a Master Sign Program, as outlined in Section 9-42.170 of the LHMC.

CITY OF LAGUNA HILLS

AGENDA REPORT PUBLIC SERVICES DEPARTMENT

**ISSUE: PROGRESS PAYMENT NO. 3, FINAL, FOR CITYWIDE PAVEMENT
 REHABILITATION PROJECT, CIP NO. 101-G**

SUMMARY:

Work on the Citywide Pavement Rehabilitation Project, CIP No. 101-G, began on December 6, 2010, and was substantially completed in February 2011. The work was performed by Excel Paving Company. Work performed in February included clearing and grubbing, asphalt concrete overlay, cold planing, utility adjustments, traffic loops, and access ramps. Following an agreement including Contract Change Order No. 1, the contractor has submitted the third and final progress payment request for approval.

BACKGROUND:

A routine monthly action for capital improvement projects is the submission, review, and approval of the contractor's invoice. Procedurally, field staff verifies the contractor's quantities and matches them with the submitted invoice. The unit prices and total costs of the project are confirmed by the office staff and a progress payment is then processed. A ten (10) percent retention is withheld from each payment to assure final performance of the work. The contractor for the project, Excel Paving Company, has submitted the third progress payment for the subject project as follows:

ITEM #	DESCRIPTION	QUANTITY	UNIT	\$	AMOUNT
1	Clearing & Grubbing	0.33	LS	\$66,000.00	\$21,780.00
2	R&R 0.5' AC	364	SF	\$ 3.80	\$ 1,383.20
3	Cold Plane, Edge Grind	112,910	SF	\$ 0.13	\$14,678.30
4	.10' AC Overlay	- 57.70	TN	\$ 67.00	\$- 3,865.90

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE CONTRACT CHANGE ORDER NO. 1 AND PROGRESS PAYMENT NO. 3, FINAL, IN THE NET AMOUNT OF \$96,921.65, TO EXCEL PAVING COMPANY, FOR CITYWIDE PAVEMENT REHABILITATION PROJECT, CIP NO. 101-G, AND AUTHORIZE THE FILING OF THE NOTICE OF COMPLETION AND SUBSEQUENT RELEASE OF RETENTION IN 35 DAYS, IF NO LIENS HAVE BEEN FILED.

Agenda Report
Progress Payment No. 3, Final
CIP No. 101-G
Page 2

5	.15' AC Overlay	77.74	TN	\$	70.00	\$ 5,441.80
6	Adjust Manholes	44	EA	\$	230.00	\$10,120.00
7	Adjust Water Valves	150	EA	\$	134.00	\$20,100.00
8	Replace Traffic Loops	14	EA	\$	195.00	\$ 2,730.00
13	R&R Ramps	2	EA	\$	2,000.00	\$ 4,000.00
CCO No. 1	Various Extra Work	1	LS		\$31,323.32	\$31,323.32
Total To Date					\$1,533,302.81	
Less Prior Billing					<u>\$1,425,612.09</u>	
Total This Period					\$ 107,690.72	\$107,690.72
Less 10% Retention						<u>(\$ 10,769.07)</u>
						\$ 96,921.65

This progress payment includes payment for Contract Change Order No. 1, attached, for miscellaneous additional work for improved pavement cross-fall and for changed conditions associated with over-thick concrete around utility structures. The project is now complete and the filing of the Notice of Completion, attached, is recommended.

FISCAL IMPACT:

The progress payment is within the Capital Improvement Program Budget for the Citywide Pavement Rehabilitation Project, CIP No. 101-G.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE CONTRACT CHANGE ORDER NO. 1 AND PROGRESS PAYMENT NO. 3, FINAL, IN THE NET AMOUNT OF \$96,921.65, TO EXCEL PAVING COMPANY, FOR CITYWIDE PAVEMENT REHABILITATION PROJECT, CIP NO. 101-G, AND AUTHORIZE THE FILING OF THE NOTICE OF COMPLETION AND SUBSEQUENT RELEASE OF RETENTION IN 35 DAYS, IF NO LIENS HAVE BEEN FILED.

ATTACHMENTS:

- Change Order No. 1
- Notice of Completion

**CITY OF LAGUNA HILLS
CONTRACT CHANGE ORDER**

CONTRACT CHANGE ORDER NO. 1

SHEET 1 OF 2 SHEETS

PROJECT: Citywide Pavement Rehabilitation Project, CIP No. 101-G

CONTRACTOR: Excel Paving Company

In accordance with contract provisions, the following changes in the contract and/or contract work are hereby authorized and as compensation therefore, the following addition to or deductions from the contract price are hereby approved.

Note: This change order is not effective until approved by the City Engineer.

Description of work to be done, estimate of quantities, and prices to be paid. Segregate between additional work at contract price, agreed price and force account. Unless otherwise stated, rates for rental of equipment is actually used and no allowance will be made for idle time.

Change requested by City Engineer

1. Miscellaneous extra work on a time & material basis \$14,889.10
as directed and consisting of:

- a) 12/14/10 Add steel plate over cross gutter
- b) 12/15/10 Relocate interfering yard drain
- c) 12/28/10, 12/31/10 & 1/15/11 Add AC sheet mix for extra wide cracks
- d) 1/5/11 Add Petromat
- e) 1/7/11, 1/10/11 Flagman for added cold plane areas
- f) 2/8/11, 2/10/11 Add AC and M.H repair on Lake Forest

2. Remove and Replace extra thick PCC at MH
44 each at \$99.00 each Agreed Price \$ 4,356.00

3. Remove and Replace extra thick PCC at WV
84 each at \$62.00 each Agreed Price \$ 5,208.00

4. Change type & quantity of 0.5' AC
Remove and replace areas Agreed Price \$ 6,870.22

TOTAL INCREASE \$31,323.32

Increase \$31,323.32 Decrease \$

By reason of this order the time of completion will be adjusted as follows:

Add 0 Working Days

The compensation (time and cost) set forth in this Change Order comprises the total compensation due the Contractor, all Subcontractors and all suppliers, for the work or change defined in this Change Order, including all impact on any unchanged work. By signing this Change Order, the Contractor acknowledges and agrees, on behalf of himself, all Subcontractors, and all suppliers, that the stipulated compensation includes payment for all work contained in this Change Order, plus all payment for the interruption of schedules.

Extended overhead costs, delay, and all impact, ripple effect or cumulative impact on all other, work under this Contract. The signing of this Change Order shall indicate that the Change Order constitutes full mutual accord and satisfaction for the change, and that the time and/or cost under the Change Order constitutes the total equitable adjustment owed the Contractor, all Subcontractors, and all suppliers, as a result of the change. The Contractor, on behalf of himself, all Subcontractors, and all suppliers, agrees to waive all rights, without exception or reservation of any kind whatsoever, to file any further claim or request for equitable adjustment of any type, for any reasonably foreseeable cause that shall arise out of or as a result of this Change Order or the impact of this Change Order on the remainder of the work under this Contract.

SUMMARY OF CONTRACT TIME

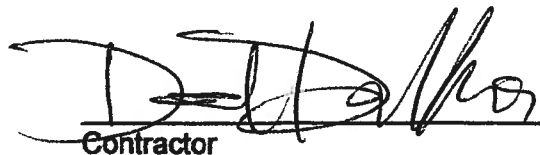
Original Contract Date: (Notice to Proceed)	December 6, 2010
Original Contract Time:	70 work days
Original Completion Date:	March 23, 2011
Time Extension this C.O.:	- 0 -
Time Extension Other:	- 9 -
Revised Contract Time:	79 work days
Revised Final Completion Due Date:	April 1, 2011
Time Subject to Liquidated Damages:	- 0 -
Actual Final Completion Date:	February 18, 2011

Original Contract Price	\$1,598,750.00
Prev. Authorized Changes	\$ - 0 -
This Change (Add)	\$ 31,323.32
Less Quantities Not Used	<\$ 96,770.51>
Amended Contract Price	\$1,533,302.81

If the Contractor does not sign acceptance of this order, his attention to the requirements of the specifications as to proceeding with the order work and filing a written protest within the time therein specified.

Approved by:

Accepted by:

Director of Public Services_____
Date_____
Contractor_____
Date 4-5-11

Recording Requested by and
When Recorded Mail to:

Peggy J. Johns, City Clerk
City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA 92653

No Fee Exempt per GC§27383

By: _____

NOTICE OF COMPLETION

Notice is hereby given that the following public improvements have been completed and accepted by the City Council of the City of Laguna Hills on April 26, 2011.

Description of Improvements

Citywide Pavement Rehabilitation Project, CIP No. 101-G: unclassified excavation, pavement repairs, concrete repairs, cold planing, asphalt concrete overlay, access ramps, signal loops, adjustment of manhole and water valve covers, and related work.

General Location

Various streets northerly of Ridge Route Drive east of Moulton Parkway and various streets north of Santa Maria Avenue west of Moulton Parkway.

Owner of Property Address

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

Contractor

PALP, Inc. dba Excel Paving Company
Mr. Curtis P. Brown, President
2230 Lemon Avenue
Long Beach, CA 90806

This Notice of Completion is executed under authority of a directive from the City Council of the City of Laguna Hills.

I, Kenneth H. Rosenfield, P.E., declare under penalty of perjury that I am the City Engineer of the City of Laguna Hills, that I am familiar with the facts stated in the foregoing Notice of Completion executed for and on its behalf, and that I have read the foregoing Notice of Completion and know the contents thereof to be true.

Dated: April 26, 2011

Kenneth H. Rosenfield, P.E., Director of Public Works/City Engineer
City of Laguna Hills

CITY OF LAGUNA HILLS

AGENDA REPORT PUBLIC SERVICES DEPARTMENT

ISSUE: 2011 WEED ABATEMENT PROGRAM

SUMMARY:

The Public Services Department requests that the City Council adopt a Resolution to formally initiate the annual Weed Abatement Program.

BACKGROUND:

Annually, in accordance with Government Code Section 39560, et seq., the City initiates a Weed Abatement Program to control noxious or dangerous weeds for health and safety purposes and for management of fire hazards. The Weed Abatement Program procedures include the following general activities:

March 2011	Inspect properties for potential weed abatement
April 26, 2011	Adopt a Resolution declaring weeds to be a nuisance and declaring intent to abate weeds
April 27, 2011	Mail notices to property owners of abatement requirements and scheduled Public Hearing
May 24, 2011	Hold Public Hearing and adopt Resolution of abatement order
June 20, 2011	Initiate City weed abatement for non-compliant private properties
June 30, 2011	Send notice to property owners of abatement costs and scheduled Public Hearing
July 12, 2011	Hold Public Hearing on assessment of weed abatement costs
July 26, 2011	Submit costs to County Assessor's office

The attached Resolution initiates the Weed Abatement Program and authorizes the Public Services Department to send notices to property owners advising them to remove any public nuisance (weeds and rubbish among other things) that, when dry, become a

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED: "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 24, 2011."

fire hazard. Property owners are advised that they have 30 days to comply with cleaning their property and that they may state their objections to the Weed Abatement Notice before the City Council at a Public Hearing to be held on May 24, 2011.

The attached notice will be sent to approximately 530 properties. The notice includes language as required by Code. To soften this language, staff will also enclose an informational letter. In the past, property owners have appropriately responded to the notices to abate weeds. Last year, City contractors performed weed abatement on three private parcels.

The Weed Abatement work is performed on a contract basis, with a five-year contract issued to Igi's Landscape Services on April 13, 2010.

FISCAL IMPACT:

The work has been budgeted for Fiscal Year 2011-2012 in the amount of \$40,000. Some of these costs will be recovered as an assessment upon the private parcels requiring abatement (if any), and the balance relates to the annual clearing of City-owned properties.

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT A RESOLUTION ENTITLED: "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 24, 2011."

ATTACHMENTS:

- Resolution
- Weed Abatement Package
- Weed Abatement List

RESOLUTION NO. 2011-04-26-

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 24, 2011

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

SECTION 1. Pursuant to Government Code Section 39560 et seq., weeds growing upon or in front of, and that rubbish, refuse, and dirt upon or in front of certain parcels of land described in the 2011 Weed Abatement List, which is attached hereto and is incorporated herein by this reference, constitute a public nuisance.

SECTION 2. If the public nuisance is not abated and removed by the owner(s) of the parcels of land identified and described in the attached 2011 Weed Abatement List, it is the intention of the City Council of the City of Laguna Hills to have such nuisances abated and removed by City authorities in accordance with the abatement procedures set forth in Government Code Section 39560 et seq., in which case the cost of such removal shall be assessed upon the parcel and lands from which or in front of which such weeds, rubbish, refuse and/or dirt are removed and that upon confirmation such cost will constitute a lien upon such parcel or lands until paid.

SECTION 3. The weeds growing upon or in front of those certain parcels of land identified and described in the attached 2011 Weed Abatement List are seasonal and recurrent nuisances within the meaning of Government Code Section 39562.1 and, as such, upon the second and any subsequent occurrence of such nuisance on the same parcel or parcels within the same calendar year, no further public hearings shall be held.

SECTION 4. The Director of Public Services/City Engineer of the City of Laguna Hills is hereby designated as the Public Officer to perform the abatement duties imposed by Government Code Section 39560 et seq.

SECTION 5. The City Clerk is hereby directed, pursuant to Government Code Section 39567.1, to mail written notice of the proposed abatement to all persons owning property identified and described in the attached 2011 Weed Abatement List. The City Clerk shall cause such written notice to be mailed to each person to whom such described property is assessed in the last equalized assessment roll available on the date this resolution is adopted by the City Council. Such notices shall be mailed by the City Clerk at least five (5) days prior to the time for hearing objections by the City Council. The notices mailed by the City Clerk shall be substantially in the form provided by Government Code Section 39566.

SECTION 6. A public hearing concerning proposed abatement, which shall be conducted by the City Council, is hereby set for 7:00 p.m., or as soon thereafter as is practicable, on Tuesday May 24, 2011, in the City Hall Council Chamber located at 24035 El Toro Road, Laguna Hills, California. At such time, the City Council shall hear

and consider all objections, if any, to the proposed removal of weeds, rubbish, refuse, and/or dirt. By motion or resolution at the conclusion of the public hearing, the City Council shall allow or overrule any objections. At that time, the City Council shall acquire jurisdiction to have City authorities proceed and perform the work of removal, pursuant to Government Code Section 39569, and shall issue an abatement order, which decision shall be final.

SECTION 7. A copy of this Resolution shall be kept on file with the office of the City Clerk.

PASSED, APPROVED, AND ADOPTED this 26th day of April 2011.

L. ALLAN SONGSTAD, JR., MAYOR

ATTEST:

PEGGY J. JOHNS, CITY CLERK

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

I, Peggy J. Johns, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2011-04-26- adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 26th day of April 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

PEGGY J. JOHNS, CITY CLERK

April 27, 2011

«FULL_NAME»
«MAILING_ADDRESS»
«CITY», «STATE» «ZIP»

SUBJECT: NOTICE TO DESTROY WEEDS AT ASSESSOR'S PARCEL NUMBER, «APN», «LOT_ADDRESS»

Dear Property Owner:

The City of Laguna Hills requests your assistance in reducing potential fire hazards in our community. A recent inspection of open space areas revealed that the property described by the above Assessor's Parcel Number may have vegetation (grass, weeds, brush, trees) or litter upon it, which may contribute to a hazardous fire condition. As the owner, the condition of the property is your responsibility.

The City is required to follow State law to make sure that a weed abatement program is implemented. In this regard, the required official notice to destroy weeds and remove rubbish and refuse is provided on the back of this letter. It is important to note that after June 3, 2011, property not cleared and maintained by the owner is subject to being cleared by City contracted crews when manpower and equipment are available. The charges for clearing and a \$352 administrative fee will be added to the owner's property tax statement.

THIS IS THE ONLY NOTIFICATION YOU WILL RECEIVE. Please note that if you are no longer the owner of this property, you are required by law to disclose the contents of this notice to the new owner. This disclosure must be made through escrow or by notifying this office of the new owner's name and address. Failure to properly notify the new owner may result in you being liable for charges assessed to the property.

Please refer to the enclosed information sheets that contain general information about the City's Weed Abatement Program, location of the nearest County landfill, and a list of clearing contractors for your use.

Please note that there currently may or may not be vegetation on the subject parcel which may contribute to a hazardous fire condition, however there is a potential for growth as we approach the fire season.

Property cleared and maintained free of flammable vegetation or litter is not subject to further action by this Department. Regrowth of vegetation as a result of a late rainfall may necessitate additional clearing. Property not maintained in a fire safe condition may be cleared by the City without further notice.

Please note that disking operations on steep hillsides will not be considered an appropriate weed abatement measure because of dust generation & erosion issues associated with this process. Please use alternative methods for clearing weeds from your hillside such as mowing, that are in compliance with the City's clearing requirements.

Your cooperation in doing the exterior hazard cleanup, either through your efforts or done by someone you hire, will greatly aid your fire service. With your help, we have a better chance to protect homes and improvements and keep damage to a minimum if a wildfire does sweep the area.

For further information, or if you have made permanent improvements to the subject property and feel that you should be removed from our mailing list, you may call **(949) 707-2657** Monday through Friday, or you may email staff at hjaved@ci.laguna-hills.ca.us.

Sincerely,



Kenneth H. Rosenfield, P.E.
Director of Public Services/City Engineer

NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH AND REFUSE

Notice is hereby given that on the 26th day of April, 2011 the City of Laguna Hills City Council passed a Resolution declaring that noxious or dangerous weeds were growing upon or in front of the property on certain streets (or roads) in the City of Laguna Hills and that rubbish, refuse and dirt were upon or in front of the property on certain streets (or roads) in the City of Laguna Hills, including this property as more particularly described in said Resolution, and that the same constitutes a public nuisance which must be abated by the removal of the weeds, rubbish, refuse and dirt. Otherwise they will be removed and the nuisance will be abated by City of Laguna Hills authorities, in which case the cost of such removal shall be assessed upon the lots and lands from which or in front of which such weeds are removed and such cost will constitute a lien upon such lots and lands until paid. Reference is hereby made to the Resolution for further particulars. A copy of said Resolution is on file in the office of the City Clerk.

All property owners having objection to the proposed removal of such weeds are hereby notified to attend a Public Hearing before the City Council of the City of Laguna Hills scheduled for May 24, 2011, at 24035 El Toro Road, Laguna Hills, California 92653 beginning at 7:00 P.M., when their objections will be heard and given due consideration. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Laguna Hills at, or prior to, the Public Hearing.

Dated this 27th day of April, 2011.



By Kenneth H. Rosenfield, Director of Public Services/City Engineer

CITY OF LAGUNA HILLS WEED ABATEMENT SUPPLEMENTAL GUIDELINES

Dear Property Owner:

The City of Laguna Hills conducts an annual weed abatement program designed to reduce fire hazards during the summer season. This year, the program is scheduled to commence in early March. The weed abatement program is done in accordance with Government Code Section 39560, et seq., and the Orange County Fire Authority standards .

Typically, in March of every year, the City's Public Services Department performs a limited "pre-canvassing" of private properties to identify properties, which have weeds or other noxious plants upon them that may pose a fire hazard during the fire season. In April, the Department sends a letter and a "Notice to Destroy Weeds" to property owners for properties that have historically been known to have weeds on them or were observed to have weeds on them during the pre-canvassing; therefore, not every property owner will receive a notice. The letters are sent to the property owners' last known address as reported by the County of Orange Tax Assessor's Office advising the owner to clear all weeds or noxious materials from their property before a pre-determined date. Those property owners that have not performed the weed abatement as required are subject to the City's contractor removing the weeds at the expense of the property owner.

The list of fire prone plant species (on the next page) within this document will be provided to owners that receive notices from the Department. Weeds identified in the list as well as any dead, overgrown, or dried out vegetation, plants, and trees must be removed within 100 feet of any structure. Please note that the 100-foot clearance also includes distances to those structures that may be located on a neighbor's property. The Public Services Department considers a structure to be an inhabitable building, such as a house, or any building that houses animals and any building that stores real property, such as a garage or storage shed.

The City wishes to avoid clearing weeds and noxious materials on private property and billing the property owner for this work; therefore, the best way to avoid this process is to clear the weeds out before the deadline stated in the official notice. Please be reminded that persons who receive a Notice to Destroy Weeds and who are not the current property owner of the property in question MUST contact the City of Laguna Hills promptly at (949) 707-2657 or the person may be required to pay for any clearing work on the property done by the City, if applicable.

The City of Laguna Hills wishes to thank you for your cooperation in making our community a safer place to live and work. If you have any questions about the City's weed abatement program, please call Humza Javed, Assistant Engineer, at (949) 707-2657.

Sincerely,



Humza Javed, P.E.
City of Laguna Hills

FIRE PRONE PLANT SPECIES

Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can either be physical or chemical. Physical properties that would contribute to high flammability include large amounts of dead material retained within the plant, rough or peeling bark, and the production of copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances.

Plants with these characteristics should not be planted or maintained on private property or hillsides. Should these species already exist on your property, they shall be removed within 100 feet of any structure. The Public Services Department considers a structure to be an inhabitable building, such as a house, or any building that houses animals and any building that stores real property, such as a garage or storage shed.

These plants are referred to as “target species” since their complete removal is a critical part of fire hazard reduction. These fire-prone plant species are (but not limited to):

<u>Botanical Name</u>	<u>Common Name</u>
Cynara Cardunculus.....	Artichoke Thistle
Ricinus Communis.....	Castor Bean Plant
Cirsium Vulgare.....	Wild Artichoke
Brassica Nigra.....	Black Mustard
Silybrum Marianum.....	Milk Thistle
Sacsola Austails.....	Russian Thistle/Tumblewood
Nicotiana Bigelevel.....	Indian Tobacco
Nicotiana Glauca.....	Tree Tobacco
Lactuca Serriola.....	Prickly Lettuce
Conyza Canadensis.....	Horseweed
Heterothaca Grandiflora.....	Telegraph Plant
Anthemix Cotula.....	Mayweed
Urtica Urens.....	Burning Nettle
Cardaria Draba.....	Noary Cress, Perennial Peppergrass
Brassica Rapa.....	Wild Turnip, Yellow / Field Mustard
Adenostoma Fasciculatum.....	Chamise
Adenostoma Sparsifolium.....	Red Shanks, Ribbon Bush
Cortaderia Selloana.....	Pampas Grass
Artemisia Californica.....	California Sagebrush
Eriogonum Fasciculatum.....	Common Buckwheat
Salvia Mellifera.....	Black Sage

Property owners shall also remove **ALL** dead, overgrown, or dried out vegetation, plants, and trees within 100 feet of any structure.

Please view typical photographs of these weeds by accessing the City’s website at www.ci.laguna-hills.ca.us – *Forms Documents and Maps - Weed Abatement Guidelines*

HAZARD REDUCTION PRIVATE CONTRACTORS

J&J Landscaping
Juan Zarate
Handwork, Discing, Mowing & Palms
714-953-7477

Specialty Mowing Service
Larger Commercial Lots
Vertical & Flat Mowing, & Handwork
760-728-1591
800-662-3726

Choice Landscape & Maintenance
Seok Chweh
Mowing, Trimming & Handwork
949-212-0070

Boyce Munoz
Landscape Systems
Handwork, Discing
714-742-7843 (Cell)
949-388-4938 (Fax)

Spectrum Care
Tractor, Mowing & Handwork
949-454-6900

Steel Clad Inc.
Caren Hallam
Tractor, Handwork, and Discing
714-529-0277

Ace Weed Abatement, Inc.
Tractor, Mowing & Handwork
951-243-9809

Natures Image
Dan Slinger
Handwork, Tractor, Discing, & Spraying
949-454-1225
949-454-1215 (Fax)

Tyler Hazen
Mowing, Trimming and Handwork
949-282-7925

PV Maintenance
Tractor, Mowing & Handwork
949-795-5227

Kathie Aarnodt
Executive-Suite Services, Inc.
818-993-6300
Email: janitor99@hotmail.com

**THIS LIST IS PRESENTED AS A CONVENIENCE TO
THE PUBLIC. IT IS A PARTIAL LIST AND SHOULD NOT
BE CONSIDERED AN ENDORSEMENT BY THE CITY
OF LAGUNA HILLS.**

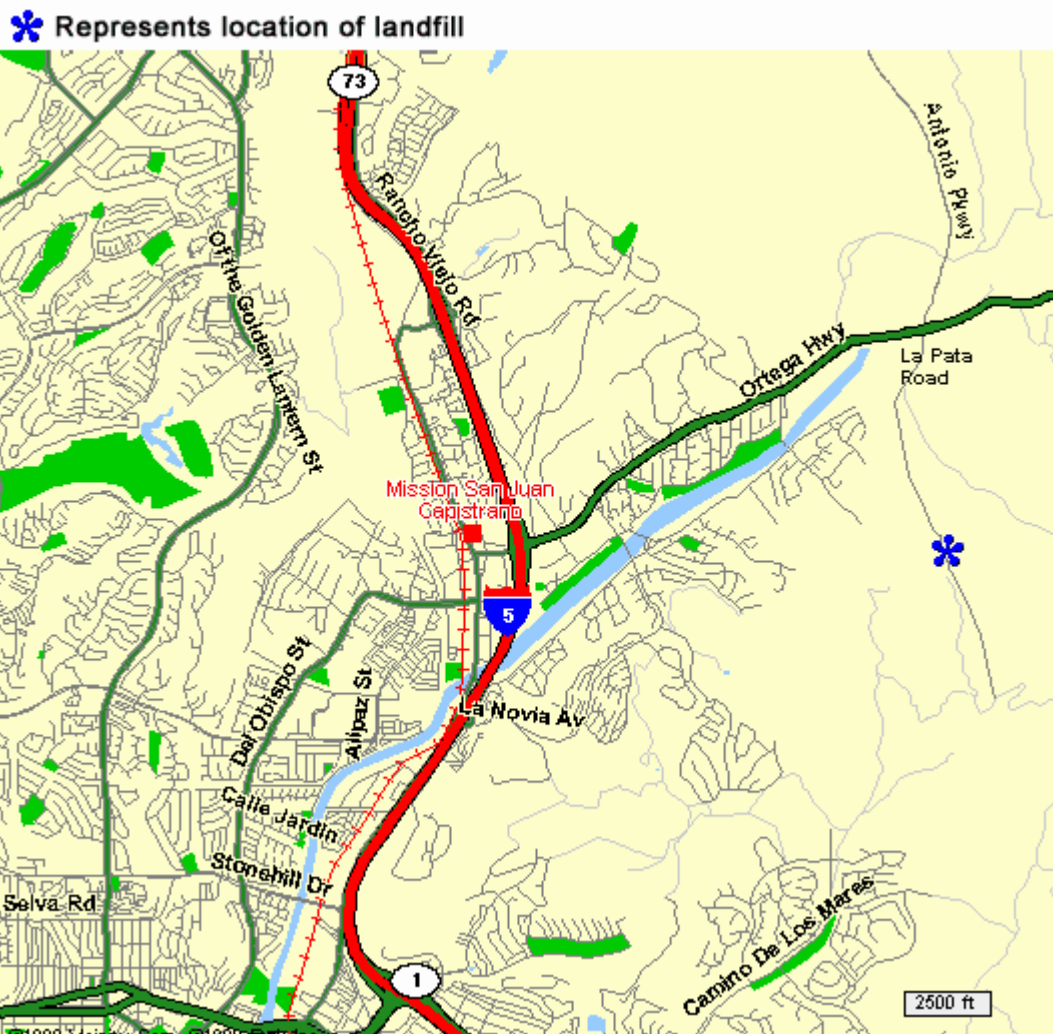
LOCATION OF NEAREST COUNTY LANDFILL:

PRIMA DESHECHA LANDFILL
32250 La Pata Avenue
San Juan Capistrano, CA 92075
County Landfills Information Number: (714) 834-4000

OPERATING HOURS

Monday through Saturday, 7 a.m. to 4 p.m. for all customers
Commercial Trucks and Dump Trucks ONLY from 4 p.m. to 5 p.m.

LOCATION MAP



2011 WEED ABATMENT LIST

APN	LOT SIZE	LOT ADDRESS	FULL NAME	MAILING ADDRESS	CITY	STATE	ZIP	ATTENTION	LOT SIZE
588-111-17		SOUTH POINTE 23441	WATER GARDENS BUSINESS CENTER	11812 SAN VICENTE BLVD 510	LOS ANGELES	CA	90049	C/O TERRA ENTERPRISES, INC.	
588-121-01		LAGUNA VILLAGE HOA	LAGUNA VILLAGE HOA	970 CALLE AMANECER	SAN CLEMENTE	CA	92673	ATTN: JULIANA DICKENSEN	
588-121-01		WIS SLOPE OF LAGUNA VILLAGE	COUNTY OF ORANGE FLOOD PLAIN EASEMENT	P. O. BOX 4048	SANTA ANA	CA	92702	ATTN: RON BROADBENT	
588-141-07		MILL CREEK DR 23082	NEW VISTA SCHOOL	23092 MILL CREEK DRIVE	LAGUNA HILLS	CA	92677		E
616-221-02		MOULTON PKWY 23601	MOULTON PLAZA LLC	26076 GETTY DRIVE SUITE A	LAGUNA HILLS	CA	92677		
616-232-25		ANCONA 22671	ASHRAF ASHRAFIA	22671 ANCONA	LAGUNA HILLS	CA	92653		A
616-232-27		ANCONA 22685	RICHARD CARUVANA	22685 ANCONA	LAGUNA HILLS	CA	92653		A
616-232-28		ANCONA 22691	ORLANDO DEL FIN	22691 ANCONA	LAGUNA HILLS	CA	92653		A
616-241-16		CATANIA 22591	EDWARD KRAUS	22591 CATANIA	LAGUNA HILLS	CA	92653		A
616-263-01		TERNI 22251	DENNIS MC DONALD	22251 TERNI	LAGUNA HILLS	CA	92653		A
616-263-02		TERNI 22241	PAUL P LEW JR	P.O. BOX 2944	LAGUNA HILLS	CA	92654		A
616-263-03		TERNI 22231	LEONARD J LEPERA	3582 S. MALL ST	IRVINE	CA	92606		A
616-263-04		TERNI 22221	MARIBEL MUSNGI BISHOP	22221 TERNI	LAGUNA HILLS	CA	92653		A
616-263-05		TERNI 22211	STEPHEN N SUKHOV	22211 TERNI	LAGUNA HILLS	CA	92653		A
616-263-06		TERNI 22201	MARIBEL BISHOP	22201 TERNI	LAGUNA HILLS	CA	92653		A
616-263-07		TERNI 22202	CONNIE MAGNUSEN	22202 TERNI	LAGUNA HILLS	CA	92653		A
616-263-08		TERNI 22212	JOHN STEIN	22212 TERNI	LAGUNA HILLS	CA	92653		A
616-263-09		TERNI 22222	DESIREE OLASCOAGA	22222 TERNI	LAGUNA HILLS	CA	92653		A
616-272-12		ADAMO 22192	JAIME SANTOS	7766 VALE DRIVE	WHITTIER	CA	90602		A
616-272-14		ADAMO 22212	CHARLES OL TMAN II	22212 ADAMO	LAGUNA HILLS	CA	92653		A
616-272-15		ADAMO 22222	DONNY TURINGAN	22222 ADAMO	LAGUNA HILLS	CA	92653		A
616-272-21		ADAMO 22252	DAVID SWETS	22252 ADAMO	LAGUNA HILLS	CA	92653		A
616-272-22		SORESINA 23732	MARIA MOERCK	23732 SORESINA	LAGUNA HILLS	CA	92653		A
616-272-23		SORESINA 23736	GABRIELE MILLER	23736 SORESINA	LAGUNA HILLS	CA	92653		A
616-272-24		SORESINA 23718	GRESENCEA ARTHUR	3434 ASHWOOD CT.	OCEANSIDE	CA	92054		A
616-291-13		LOMBARDI 22432	GREGORY KENDRICK	22432 LOMBARDI	LAGUNA HILLS	CA	92653		A
620-032-41	B = 7,501 - 15,000 SQ. FT.	25200 LA PAZ ROAD	LA PAZ OFFICE PLAZA LLC	259 S RANDOLPH AVE 140	BREA	CA	92821		A
620-044-03	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25022	RAYMOND C SANDSTROM	5317 E. THE TOLEDO #2	LONG BEACH	CA	90803		B
620-044-04	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25032	SHI-HU CHOU	25032 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-044-05	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25052	DAN PAUL DURGHINESCU	25052 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-044-07	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25082	ARIE W DOELITZSCH	25082 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-044-08	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25092	DANIEL J COOPER	25092 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-054-02	B = 7,501 - 15,000 SQ. FT.	BARENTS 25101	ARMIDA NUNEZ	25101 BARENTS STREET	LAGUNA HILLS	CA	92653		B
620-054-03	B = 7,501 - 15,000 SQ. FT.	BARENTS 25111	BEHJAT MAHDARI	25111 BARENTS STREET	LAGUNA HILLS	CA	92653		B
620-054-04	B = 7,501 - 15,000 SQ. FT.	BARENTS 25121	GARY GALPERIN	25121 BARENTS STREET	LAGUNA HILLS	CA	92653		B
620-054-05	A = 0001 - 7,500 SQ. FT.	BARENTS 25131	JOHN SHEN	3314 MEADOWRIDGE RD	ORANGE	CA	92867		A
620-054-06	B = 7,501 - 15,000 SQ. FT.	BARENTS 25141	FELIPE CASTANEDA	25141 BARENTS STREET	LAGUNA HILLS	CA	92653		B
620-054-07	B = 7,501 - 15,000 SQ. FT.	BARENTS 25161	MANFRED KUNZE	25161 BARENTS	LAGUNA HILLS	CA	92653		B
620-054-09	B = 7,501 - 15,000 SQ. FT.	BARENTS 25171	MELINA CUNROD	25171 BARENTS STREET	LAGUNA HILLS	CA	92653		B
620-064-04	A = 0001 - 7,500 SQ. FT.	VESPUCCI 25151	JOSEPH VIGLIONE	25151 VESPUCCI	LAGUNA HILLS	CA	92653		A
620-064-05	A = 0001 - 7,500 SQ. FT.	VESPUCCI 25161	JAMES DEICHMANN	25161 VESPUCCI	LAGUNA HILLS	CA	92653		A
620-064-09	A = 0001 - 7,500 SQ. FT.	VESPUCCI 25201	STEVEN PAUL BOUY	25201 VESPUCCI	LAGUNA HILLS	CA	92653		A
620-064-12	A = 0001 - 7,500 SQ. FT.	VESPUCCI 25251	CHRIS BABAKIIS	25251 VESPUCCI	LAGUNA HILLS	CA	92653		A
620-083-10	B = 7,501 - 15,000 SQ. FT.	GRISSOM RD 25272	JOHN L. KESSLER	25272 GRISSOM ROAD	LAGUNA HILLS	CA	92653		A
620-142-09	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25732	RYAN YOSHIO TAKAYAMA	25732 GRISSOM	LAGUNA HILLS	CA	92653		A
620-142-11	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25742	JOVENCIA VITALIS TRUST	25742 GRISSOM	LAGUNA HILLS	CA	92653		A
620-142-11	B = 7,501 - 15,000 SQ. FT.	GRISSOM 25752	DANNY GIBSON	25752 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-191-07	A = 0001 - 7,500 SQ. FT.	LA SUEN 25002	SUSANA LUNA	2538 E. GELD AVENUE	LAGUNA HILLS	CA	92653		A
620-191-08	A = 0001 - 7,500 SQ. FT.	LA SUEN 25012	NANCY LE GAULT	24702 LADERA DRIVE	MISSION Viejo	CA	92691		A
620-191-09	A = 0001 - 7,500 SQ. FT.	LA SUEN 25022	MIRZA FAIZ BAIG	25022 LA SUEN	LAGUNA HILLS	CA	92653		A
620-191-10	A = 0001 - 7,500 SQ. FT.	LA SUEN 25032	SANGALANG GLEN	25032 LA SUEN	LAGUNA HILLS	CA	92653		B
620-191-27	A = 0001 - 7,500 SQ. FT.	LA SUEN 25182	DEAN HENDERSON	25182 LA SUEN	LAGUNA HILLS	CA	92653		B
620-191-28	B = 7,501 - 15,000 SQ. FT.	PIKE ROAD 25186	WILLIAM ESPARZA	25186 PIKE ROAD	LAGUNA HILLS	CA	92653		B
620-241-04		ALICIA PKWY 25401	K&H ROYAL GROUP LLC	1281 PEACOCK HILL DRIVE	SANTA ANA	CA	92705		A
620-251-02	B = 7,501 - 15,000 SQ. FT.	STOCKPORT APARTMENTS	MISSION HILLS INVESTMENT CO #2	949 S. COAST DRIVE, SUITE 600	COSTA MESA	CA	92626		A
620-282-40	B = 7,501 - 15,000 SQ. FT.	TREE TOP 25962	ESPERANZA SAENZ	25962 TREE TOP ROAD	LAGUNA HILLS	CA	92653		A
620-282-42	A = 0001 - 7,500 SQ. FT.	TREE TOP 25942	SANG VAN NGUYEN	15911 LAVAWAY	WESTMINSTER	CA	92683		A
620-282-44	A = 0001 - 7,500 SQ. FT.	TREE TOP 25912	KATHERINE FURLAN	25912 TREE TOP ROAD	LAGUNA HILLS	CA	92653		A
620-282-45	A = 0001 - 7,500 SQ. FT.	TREE TOP 25922	PHAN JOHN VAN	25922 TREE TOP ROAD	LAGUNA HILLS	CA	92653		A
620-283-18	A = 0001 - 7,500 SQ. FT.	TREE TOP 25802	PATRICK SUZUKIDA	25802 TREE TOP	LAGUNA HILLS	CA	92653		A
620-283-19	A = 0001 - 7,500 SQ. FT.	TREE TOP 25812	TONY DELGADO	25812 TREE TOP	LAGUNA HILLS	CA	92653		A
620-283-20	A = 0001 - 7,500 SQ. FT.	TREE TOP 25822	ROGEL & JENNIFER GALANG	27492 COUNTRY LANE ROAD	LAGUNA HILLS	CA	92677		A
620-283-21	A = 0001 - 7,500 SQ. FT.	TREE TOP 25832	EDWARD SILVA	25832 TREE TOP ROAD	LAGUNA HILLS	CA	92653		B
620-283-22	A = 0001 - 7,500 SQ. FT.	TREE TOP 25842	ELLEN R. WAKEFIELD	25842 TREE TOP ROAD	LAGUNA HILLS	CA	92653		B
620-283-27	A = 0001 - 7,500 SQ. FT.	TREE TOP 25892	KATHY CORNETT	25892 TREE TOP ROAD	LAGUNA HILLS	CA	92653		B
620-371-10	A = 0001 - 7,500 SQ. FT.	BARENTS 25452	DANIEL CONSTANTINESCU	P.O. Box 3404	LAGUNA HILLS	CA	92654		B
620-372-13	B = 7,501 - 15,000 SQ. FT.	GRISSOM 24886	PAMELA PEREZ	24886 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-372-15	B = 7,501 - 15,000 SQ. FT.	GRISSOM 24872	CHAU QUY TRAN	24872 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-372-16	B = 7,501 - 15,000 SQ. FT.	GRISSOM 24862	RAYMOND PHUA	24862 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-372-20	B = 7,501 - 15,000 SQ. FT.	GRISSOM 24802	HAGOP JACK BALTAYAN	24802 GRISSOM ROAD	LAGUNA HILLS	CA	92653		C
620-372-23	B = 7,501 - 15,000 SQ. FT.	GRISSOM 24772	RENE JIMENEZ	24772 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-372-24	B = 7,501 - 15,000 SQ. FT.	GRISSOM 24762	YALING LIN KUO	10106 ANDY REESE CT.	GARDEN GROVE	CA	92843		B
620-372-25	B = 7,501 - 15,000 SQ. FT.	GRISSOM 24752	CRAIG TALBOT	24752 GRISSOM ROAD	LAGUNA HILLS	CA	92653		B
620-372-26	C = 15,001 - 30,000 SQ. FT.	BARENTS 25485	JOSEPH CASTRO	25485 BARENTS STREET	LAGUNA HILLS	CA	92653		B
620-372-30	B = 7,501 - 15,000 SQ. FT.	BARENTS 25451	JOSEF WIENER	25451 BARENTS STREET	LAGUNA HILLS	CA	92653		B
620-372-33	B = 7,501 - 15,000 SQ. FT.	BARENTS 25421	SETH KELMAN	25421 BARENTS STREET	LAGUNA HILLS	CA	92653		B

APN	LOT SIZE	LOT ADDRESS	FULL NAME	MAILING ADDRESS	CITY	STATE	ZIP	ATTENTION	LOT SIZE
620-372-34	B = 7,501 - 15,000 SQ. FT.	BARENTS 25411	ISAAC GIRYAN	24050 ALISO CREEK RD	LAGUNA NIGUEL	CA	92677		B
620-372-35	B = 7,501 - 15,000 SQ. FT.	BARENTS 25391	MICHAEL L TANNER	25391 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-372-36	B = 7,501 - 15,000 SQ. FT.	BARENTS 25381	MOHAMMED FAZIL	17385 SUMMER OAK PL	YORBA LINDA	CA	92886		B
620-381-11	B = 7,501 - 15,000 SQ. FT.	GRISOM 24996	ALONSO J. FRANCISCO	24966 GRISOM ROAD	LAGUNA HILLS	CA	92663		B
620-384-03	B = 7,501 - 15,000 SQ. FT.	BARENTS 25291	ZAHOR ALVI	25291 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-384-04	B = 7,501 - 15,000 SQ. FT.	BARENTS 25295	DONALD RABAS	25295 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-384-05	B = 7,501 - 15,000 SQ. FT.	BARENTS 25301	PRESLEY JR GUIO	25301 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-384-06	B = 7,501 - 15,000 SQ. FT.	BARENTS 25311	RICARDO SANTIAGO	25311 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-384-07	B = 7,501 - 15,000 SQ. FT.	BARENTS 25321	ROBERT KARR	25321 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-384-08	B = 7,501 - 15,000 SQ. FT.	BARENTS 25331	YOLANDA MARTINEZ	25331 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-384-09	B = 7,501 - 15,000 SQ. FT.	BARENTS 25341	PAUL R KHOSHABA	25341 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-384-10	B = 7,501 - 15,000 SQ. FT.	BARENTS 25351	PAUL M. GONZALEZ	25351 BARENTS ST.	LAGUNA HILLS	CA	92663		B
620-384-11	B = 7,501 - 15,000 SQ. FT.	BARENTS 25361	SONIA LANAS	439 AVENIDA ARLENA	SAN CLEMENTE	CA	92672		B
620-384-12	B = 7,501 - 15,000 SQ. FT.	BARENTS 25371	SUSAN E BROWN	25371 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-401-01	B = 7,501 - 15,000 SQ. FT.	BARENTS 25181	MAHDOKH NOORBAKHSH	25181 BARENTS STREET	LAGUNA HILLS	CA	92663		B
620-401-03	B = 7,501 - 15,000 SQ. FT.	BARENTS 25195	KULJIT HARA	7971 BIRCHWOOD CIR	LA PALMA	CA	90623		B
620-401-04	B = 7,501 - 15,000 SQ. FT.	BARENTS 25201	DANIEL ALDERETE	25201 BARENTS STREET	LAGUNA HILLS	CA	92663		E
620-401-05	B = 7,501 - 15,000 SQ. FT.	BARENTS 25211	LAIFAMILY RESIDENCE TRUST	25211 BARENTS STREET	LAGUNA HILLS	CA	92663		D
620-401-08	B = 7,501 - 15,000 SQ. FT.	BARENTS 25241	GARRY HARVEY	25241 BARENTS STREET	LAGUNA HILLS	CA	92663		D
620-401-09	B = 7,501 - 15,000 SQ. FT.	BARENTS 25251	FERECITE SADJEDI	25251 BARENTS STREET	LAGUNA HILLS	CA	92663		D
620-461-19		ALISO CREEK E/O PASEO DE VALIP F & R D HARBORS, BEACHES, & PARKS		P. O. BOX 4048	SANTA ANA	CA	92702	ATTN: RON BROADBELT	
620-461-21		ALISO CREEK E/O PASEO DE VALIP F & R D HARBORS, BEACHES, & PARKS		P. O. BOX 4048	SANTA ANA	CA	92702	ATTN: RON BROADBELT	
623-011-33		ALISO WOOD CANYONS WILDERN	RANGER STAN BENGTON	28373 ALICIA PARKWAY	LAGUNA NIGUEL	CA	92677	ATTN: STAN BENGTON	
625-021-07		PASEO DE VALENCIA 25661	SADDLEBACK VALLEY USD	25631 DISENO DRIVE	MISSION VIEJO	CA	92691	SADDLEBACK VALLEY UNIFIED SCHOOL DISTIE	
625-211-03		ALISO MEADOWS N/W SLOPE	ALISO VIEJO COMMUNITY	81 COLUMBIA #101	ALISO VIEJO	CA	92656	PETER DIVAS	
625-311-02	E = OVER 1 ACRE	OPEN SPACE E/O INDIAN HILLS	ALISO VIEJO COMMUNITY	24701 MANDEVILLE DR.	LAGUNA HILLS	CA	92653		
625-322-26	E = OVER 1 ACRE	LA CIENEGA & LOS CERROS STRID	ICARMEN CARCIELLO	2 CORPORATE PARK # 200	IRVINE	CA	92614		E
627-033-09		CORRIDOR	STATE OF CALIFORNIA	3501 PULLMAN ST	SANTA ANA	CA	92713		C
627-041-01	D = 30,001 - 43,560 SQ. FT.	NELLIE GAIL ROAD 24761	WILLIAM SULLIVAN FAMILY TRUST	3337 MICHELSON DRIVE #380	IRVINE	CA	92612	RIGHT OF WAY SECTION	D
627-041-12	C = 15,001 - 30,000 SQ. FT.	RED LODGE PLACE 24771	PARVIZ SHAMS	24761 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653		D
627-041-13	E = OVER 1 ACRE	RED LODGE PLACE 24781	THOMAS V BOYLES	24771 RED LODGE PLACE	LAGUNA HILLS	CA	92653		C
627-041-17	E = OVER 1 ACRE	RED LODGE PLACE 24831	JOHN R CRAIG	24781 RED LODGE PLACE	LAGUNA HILLS	CA	92653		E
627-041-18	E = OVER 1 ACRE	RED LODGE PLACE 24841	BARRY D ANDREWS	P. O. BOX 3339	LAGUNA HILLS	CA	92654		E
627-041-24	E = OVER 1 ACRE	RED LODGE PLACE 24762	LARRY J RAMSEY	24841 RED LODGE PLACE	LAGUNA HILLS	CA	92653		D
627-041-25	E = OVER 1 ACRE	RED LODGE PLACE 24762	MICHAEL J BLUMENFELD	24761 RED LODGE PLACE	LAGUNA HILLS	CA	92653		C
627-051-01	C = 15,001 - 30,000 SQ. FT.	NELLIE GAIL ROAD 24891	WILLIAM F & KRISTINA FREY	24762 RED LODGE PLACE	LAGUNA HILLS	CA	92653		D
627-051-02		NELLIE GAIL ROAD 24911	EHLER INTER VIVOS TRUST	24891 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653		E
627-051-04	E = OVER 1 ACRE	NELLIE GAIL ROAD 24941	HOUSHANG ESFAHANI	P. O. BOX 11	SEASIDE	OR	97138		E
627-051-05	E = OVER 1 ACRE	NELLIE GAIL ROAD 24961	SHERI ALENE TR SENITER	24941 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653		D
627-051-06	C = 15,001 - 30,000 SQ. FT.	NELLIE GAIL ROAD 24981	JASIM AL-ABDULLA	24961 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653		D
627-051-07		NELLIE GAIL ROAD 24991	BOB LINDLEY	P. O. BOX 2685	MISSION VIEJO	CA	92690		D
627-051-08	C = 15,001 - 30,000 SQ. FT.	HIGHWOOD CIRCLE 26971	PHILIP COLLEN	24991 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653		D
627-051-09	C = 15,001 - 30,000 SQ. FT.	HIGHWOOD CIRCLE 26951	JOHN BARTLETT	9350 WILSHIRE BLVD #250	BEVERLY HILLS	CA	90212		E
627-051-10	D = 30,001 - 43,560 SQ. FT.	HIGHWOOD CIRCLE 26931	DAVID LUBOWE	26951 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		C
627-051-11	D = 30,001 - 43,560 SQ. FT.	HIGHWOOD CIRCLE 26921	DORMING WONG	26931 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		C
627-051-13	C = 15,001 - 30,000 SQ. FT.	HIGHWOOD CIRCLE 26881	RICHARD CROWLEY	26921 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		C
627-051-14	E = OVER 1 ACRE	HIGHWOOD CIRCLE 26871	HAI NGUYEN	26881 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		C
627-051-15	E = OVER 1 ACRE	HIGHWOOD CIRCLE 26861	MARK SINKINSON	24664 MURLANDS BLVD.	LAKE FOREST	CA	92630		D
627-061-01	D = 30,001 - 43,560 SQ. FT.	HIGHWOOD CIRCLE 26882	MOHAMED ZOL FAGHARI	26861 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		E
627-061-02	D = 30,001 - 43,560 SQ. FT.	HIGHWOOD CIRCLE 26882	JAMES D SUTHERLAND	26872 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		C
627-061-03	C = 15,001 - 30,000 SQ. FT.	HIGHWOOD CIRCLE 26902	BILLIE LOU	26882 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		D
627-061-13	D = 30,001 - 43,560 SQ. FT.	ROCKING HORSE LANE 26881	REISMAN FAMILY TRUST	26902 HIGHWOOD CIRCLE	LAGUNA HILLS	CA	92653		C
627-061-14	E = OVER 1 ACRE	ROCKING HORSE LANE 26871	BEUWSAERT FAMILY TRUST	26881 ROCKING HORSE LANE	LAGUNA HILLS	CA	92653		D
627-061-15	E = OVER 1 ACRE	ROCKING HORSE LANE 26872	JUNE D QUIRK	26871 ROCKING HORSE LANE	LAGUNA HILLS	CA	92653		D
627-061-17	D = 30,001 - 43,560 SQ. FT.	ROCKING HORSE LANE 26922	RONALD MILFS	26922 ROCKING HORSE LANE	LAGUNA HILLS	CA	92653		C
627-061-18	D = 30,001 - 43,560 SQ. FT.	ROCKING HORSE LANE 26932	ROBERT LEE WESSEL	26922 ROCKING HORSE LANE	LAGUNA HILLS	CA	92653		C
627-061-20	D = 30,001 - 43,560 SQ. FT.	ROCKING HORSE LANE 26962	MICHAEL J SULLIVAN	26932 ROCKING HORSE LANE	LAGUNA HILLS	CA	92653		C
627-071-05	E = OVER 1 ACRE	NELLIE GAIL ROAD 25202	NELLIE GAIL RANCH OWNERS	25211 EMPTY SADDLE DR	LAGUNA HILLS	CA	92653		
627-081-10	D = 30,001 - 43,560 SQ. FT.	SPOTTED PONY LANE 25372	BILL AINSWORTH	25372 SPOTTED PONY LANE	LAGUNA HILLS	CA	92653		D
627-081-11	E = OVER 1 ACRE	SPOTTED PONY LANE 25381	KENNETH JAFFE	25361 SPOTTED PONY LANE	LAGUNA HILLS	CA	92653		C
627-081-12	D = 30,001 - 43,560 SQ. FT.	SPOTTED PONY LANE 25371	JOHN G DONAHUE	25371 SPOTTED PONY LANE	LAGUNA HILLS	CA	92653		D
627-081-13	C = 15,001 - 30,000 SQ. FT.	SPOTTED PONY LANE 25381	STEPHEN S. OHARA	25381 SPOTTED PONY LANE	LAGUNA HILLS	CA	92653		E
627-081-16	C = 15,001 - 30,000 SQ. FT.	SPOTTED PONY LANE 25411	PETER PAUL STEFFEN	25411 SPOTTED PONY LN.	LAGUNA HILLS	CA	92653		C
627-081-19	D = 30,001 - 43,560 SQ. FT.	SPOTTED PONY LANE 25471	JAMES LUZZI	25431 SPOTTED PONY LN	LAGUNA HILLS	CA	92653		D
627-081-20	D = 30,001 - 43,560 SQ. FT.	SPOTTED PONY LANE 25491	DONALD DOUGHER	25471 SPOTTED PONY LN.	LAGUNA HILLS	CA	92653		C
627-081-21	C = 15,001 - 30,000 SQ. FT.	HIDDEN TRAIL ROAD 27076	DOUGLAS RAY ANTONE	25511 SPOTTED PONY LN	LAGUNA HILLS	CA	92653		A
627-091-02	D = 30,001 - 43,560 SQ. FT.	HIDDEN TRAIL ROAD 27082	DEAN LARSEN TRUST	27076 HIDDEN TRAIL	LAGUNA HILLS	CA	92653		D
627-091-03	C = 15,001 - 30,000 SQ. FT.	HIDDEN TRAIL ROAD 27086	LARRY MAILAY	27082 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653		C
627-091-04	D = 30,001 - 43,560 SQ. FT.	HIDDEN TRAIL ROAD 27092	DONALD SEDGWICK	27082 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653		C
627-091-05	D = 30,001 - 43,560 SQ. FT.	HIDDEN TRAIL ROAD 27096	DOUGLAS PRINS	27096 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653		C
627-091-11	E = OVER 1 ACRE	WAGON WHEEL CIRCLE 25421	RICHARD CHRISTIE TRUST	25421 WAGON WHEEL CIRCLE	LAGUNA HILLS	CA	92653		C
627-091-13	D = 30,001 - 43,560 SQ. FT.	WAGON WHEEL 25451	JOHN E YOUNG	25451 WAGON WHEEL	LAGUNA HILLS	CA	92653		B

2011 WEED ABATMENT LIST

APN	LOT SIZE	LOT ADDRESS	FULL NAME	MAILING ADDRESS	CITY	STATE	ZIP	ATTENTION	LOT SIZE
627-092-10	C = 15.001 - 30.000 SQ. FT.	HIDDEN TRAIL 27073	JEFF KEANE	27073 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653	92653	C
627-101-01		HIDDEN TRAIL 27052	JAMES V. DI MARIA	27052 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653	92653	E
627-102-04		SHENANDOAH 27152	POHAN CHIANG	27152 SHENANDOAH DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-102-05		SHENANDOAH 27182	BRIAN ROBINSON	27182 SHENANDOAH DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-102-07	D = 30.001 - 43.560 SQ. FT.	SHENANDOAH 27181	VLB TRUST	27055 HIDDEN TRAIL RD	LAGUNA HILLS	CA	92653	92653	D
627-102-13		HIDDEN TRAIL DR 27055	ALI TABATABAI	25072 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	D
627-102-16	D = 30.001 - 43.560 SQ. FT.	NELLIE GAIL ROAD 25072	JOHN PARK	27222 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-102-17	E = OVER 1 ACRE	LOST COLT DRIVE 27222	MICHAEL R MILLER	27232 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-111-01	D = 30.001 - 43.560 SQ. FT.	LOST COLT DRIVE 27232	TALEVICH TRUST	25011 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	E
627-111-18	D = 30.001 - 43.560 SQ. FT.	NELLIE GAIL ROAD 25011	LARRY J HAMILTON	25021 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	D
627-111-02	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 25021	CHARLES S LOAN	25041 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	D
627-111-03	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 25041	ROBERT E ALVAREZ	25022 NELLIE GAIL RD	LAGUNA HILLS	CA	92653	92653	C
627-112-04		NELLIE GAIL ROAD 25022	TODD BARKOURAS	25012 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	C
627-112-05	D = 30.001 - 43.560 SQ. FT.	NELLIE GAIL ROAD 25012	GEORGE HUNG	24992 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	C
627-112-06	D = 30.001 - 43.560 SQ. FT.	NELLIE GAIL ROAD 24992	IRVING GRAHAM AUSTIN	27162 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-112-09	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27162	WILLIAM KAWITTER	27172 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-112-10	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27172	DEBRA MONAHAN TRUST	27182 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-112-11	D = 30.001 - 43.560 SQ. FT.	LOST COLT DRIVE 27182	DAVID J GUY	27202 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-112-14	D = 30.001 - 43.560 SQ. FT.	LOST COLT DRIVE 27202	KAMBIZ HOSN	27212 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	B
627-112-15	E = OVER 1 ACRE	LOST COLT DRIVE 27212	PATRICK HUNT	27261 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-113-01	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27261	PERON FAMILY TRUST	27211 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-113-04	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27211	JAMES R TR BOSEMER	27201 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-113-05	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27201	SCOTT PETERSON	27196 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-113-06	B = 7.501 - 15.000 SQ. FT.	LOST COLT DRIVE 27196	NEIL D TR SLATE	27191 LOST COL T DR	LAGUNA HILLS	CA	92653	92653	B
627-113-07		LOST COLT DRIVE 27191	JOHN & ELAIN HALLEN	27181 LOST COL T DR	LAGUNA HILLS	CA	92653	92653	D
627-113-08	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27181	JOHN PICKETT	27171 LOST COL T DR	LAGUNA HILLS	CA	92653	92653	C
627-113-09		LOST COLT DRIVE 27171	MATTHEW THOMAS HRDLICKA	24962 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	C
627-113-10	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27161	ROY POLIZZI	24942 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	E
627-121-02		NELLIE GAIL ROAD 24962	JAMES RYDER	24942 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	D
627-121-03	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 24942	MICHAEL P SULLIVAN	24972 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92653	92653	D
627-121-05	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 24942	JAMSHID NAJAH	27086 LOST COL T	LAGUNA HILLS	CA	92653	92653	C
627-121-06	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 24972	DOUGLAS DUMITRU	27092 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-121-15		LOST COLT DRIVE 27086	JOHN ADAMS	23332 PERALTA DR 111	LAGUNA HILLS	CA	92653	92653	C
627-121-16		LOST COLT DRIVE 27092	CLARENCE P BECHWAR	27112 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	B
627-121-17		LOST COLT DRIVE 27102	BYRON GROVES TRUST	27131 LOST COL T DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-121-18	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27112	ALEX CARNEY	24831 BEAR GRASS CIRCLE	LAGUNA HILLS	CA	92653	92653	C
627-122-01	C = 15.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27151	SAEED SHAFIE-POUR	25071 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-122-03	B = 7.501 - 15.000 SQ. FT.	LOST COLT DRIVE 27131	JANET SANFORD	25061 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-122-04	B = 7.501 - 15.000 SQ. FT.	LOST COLT DRIVE 27121	GERALD L BALLAS	25051 MUSTANG DR	LAGUNA HILLS	CA	92653	92653	C
627-122-07	C = 15.001 - 30.000 SQ. FT.	BEAR GRASS CIRCLE 24831	PHILIP GURAL	25041 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-131-01	C = 15.001 - 30.000 SQ. FT.	MUSTANG DRIVE 25071	ROBERT J TR WILNER	25031 MUSTANG DR	LAGUNA HILLS	CA	92653	92653	D
627-131-02	C = 15.001 - 30.000 SQ. FT.	MUSTANG DRIVE 25081	MICHAEL E KLISTER	25082 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-131-03	C = 15.001 - 30.000 SQ. FT.	MUSTANG DRIVE 25051	CHAD & RACHEL ALVES	25052 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-131-04		MUSTANG DRIVE 25041	JAMES M THAYER	25053 MUSTANG DR	LAGUNA HILLS	CA	92653	92653	D
627-131-05		MUSTANG DRIVE 25031	RICHARD S EASTON	25052 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-131-06		MUSTANG DRIVE 25011	RAVON A & TRUDY A BARTON	25052 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-132-01	D = 30.001 - 43.560 SQ. FT.	MUSTANG DRIVE 25082	GARY A MAGILL	25052 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-132-02	C = 15.001 - 30.000 SQ. FT.	MUSTANG DRIVE 25062	PAUL P MOORE	25052 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-132-03		MUSTANG DRIVE 25052	PATRICK HORN	25052 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-132-08		BUCKSKIN DRIVE 25131	STEVE PERRY	25131 BUCKSKIN DR	LAGUNA HILLS	CA	92653	92653	D
627-132-09	D = 30.001 - 43.560 SQ. FT.	BUCKSKIN DRIVE 25151	SHIEN-CHIEN LIANG	25151 BUCKSKIN DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-141-03	C = 15.001 - 30.000 SQ. FT.	BUCKSKIN DRIVE 24861	JOE VARGAS	24861 BUCKSKIN DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-141-04	E = OVER 1 ACRE	BUCKSKIN DRIVE 24881	MOHAMMAD HASHEMI	24881 BUCKSKIN DRIVE	LAGUNA HILLS	CA	92653	92653	E
627-141-05		BUCKSKIN DRIVE 24891	SARVALAKSHMI DURISEITI	24891 BUCKSKIN DR	LAGUNA HILLS	CA	92653	92653	D
627-141-12	D = 30.001 - 43.560 SQ. FT.	MUSTANG DRIVE 24971	CAROLYN PARDOE	24971 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-141-13	E = OVER 1 ACRE	MUSTANG DRIVE 24981	HODGES HARALSON	24981 MUSTANG DRIVE	LAGUNA HILLS	CA	92653	92653	D
627-151-02	E = OVER 1 ACRE	SADDLEHORN LANE 26561	JEFFREY L OTTMAN	26561 SADDLEHORN LANE	LAGUNA HILLS	CA	92653	92653	E
627-151-07	B = 7.501 - 15.000 SQ. FT.	BUCKBOARD LANE 24851	FRED BARKER	24851 BUCKBOARD LN	LAGUNA HILLS	CA	92653	92653	E
627-151-08	D = 30.001 - 43.560 SQ. FT.	BUCKBOARD LANE 24861	ELIZABETH RITZ	24861 BUCKBOARD LANE	LAGUNA HILLS	CA	92653	92653	D
627-152-02	E = OVER 1 ACRE	BUCKSKIN DRIVE 24811	THO NGUYEN	501 ROWLAND AVE	SANTA ANA	CA	92707	92707	C
627-152-03	E = OVER 1 ACRE	BUCKBOARD LANE 24792	JOSE A FRANCO	24792 BUCKBOARD LANE	LAGUNA HILLS	CA	92653	92653	C
627-152-04	E = OVER 1 ACRE	BUCKBOARD LANE 24802	JASON BOUQUET	24802 BUCKBOARD LANE	LAGUNA HILLS	CA	92653	92653	B
627-152-05	E = OVER 1 ACRE	BUCKBOARD LANE 24812	DONALD OHLG	24812 BUCKBOARD LANE	LAGUNA HILLS	CA	92653	92653	E
627-161-01	D = 30.001 - 43.560 SQ. FT.	STETSON PLACE 26641	LAWRENCE R JONES	26641 STETSON PLACE	LAGUNA HILLS	CA	92653	92653	D
627-162-01	C = 15.001 - 30.000 SQ. FT.	STETSON PLACE 26642	ANDY HENG - SHIUNG LEE	26642 STETSON PLACE	LAGUNA HILLS	CA	92653	92653	E
627-163-02	D = 30.001 - 43.560 SQ. FT.	BUCKBOARD LANE 24862	GERARD J PAPA	24862 BUCKBOARD LN	LAGUNA HILLS	CA	92653	92653	A
627-163-04	D = 30.001 - 43.560 SQ. FT.	BUCKBOARD LANE 24882	CHARLES VAN DRUFF	24882 BUCKBOARD LN	LAGUNA HILLS	CA	92653	92653	C
627-163-09	C = 15.001 - 30.000 SQ. FT.	BUCKBOARD LANE 24972	KANAN BLAKE	P.O. BOX 2640	MISSION VIEJO	CA	92690	92690	C
627-163-11	C = 15.001 - 30.000 SQ. FT.	BUCKBOARD LANE 25002	JANET LARSON	4 SUDBURY ROAD	WELLESLEY	MA	02481	02481	D
627-172-02	D = 30.001 - 43.560 SQ. FT.	BUCKSKIN DRIVE 24912	DARA ALBOUYEH	24912 BUCKSKIN DRIVE	LAGUNA HILLS	CA	92653	92653	C
627-172-05	C = 15.001 - 30.000 SQ. FT.	SADDLEHORN LANE 26542	ROBERT S LOAN	26542 SADDLEHORN LN	LAGUNA HILLS	CA	92653	92653	E
627-172-06	C = 15.001 - 30.000 SQ. FT.	SADDLEHORN LANE 26562	PETER KEWPE	26562 SADDLEHORN LN	LAGUNA HILLS	CA	92653	92653	E
627-172-07	E = OVER 1 ACRE	SADDLEHORN LANE 26562	RAY YUE KWANG YANG	1279 TARTAN LANE	MORGANTOWN	WV	26505	26505	C
627-172-12	D = 30.001 - 43.560 SQ. FT.	STETSON PLACE 26561	TIMOTHY J PARKER	26561 STETSON PLACE	LAGUNA HILLS	CA	92653	92653	E
627-172-13		STETSON PLACE 26562	DONALD SMITH	P.O. BOX 3077	LAGUNA HILLS	CA	92654	92654	E
627-172-14		STETSON PLACE 26566	TSUNG WHEI TSAI	26566 STETSON PL	LAGUNA HILLS	CA	92653	92653	E

APN	LOT SIZE	LOT ADDRESS	FULL NAME	MAILING ADDRESS	CITY	STATE	ZIP	ATTENTION	LOT SIZE
627-172-15	C = 15,001 - 30,000 SQ. FT.	STETSON PLACE 26576	MARIA LESSEOS	26576 STETSON PLACE	LAGUNA HILLS	CA	92663		E
627-172-16		STETSON PLACE 26582	RED DOG HILL TRUST	26582 STETSON PL	LAGUNA HILLS	CA	92663		D
627-172-17	C = 15,001 - 30,000 SQ. FT.	STETSON PLACE 26602	JOHN SIRAGUSA	26602 STETSON PLACE	LAGUNA HILLS	CA	92663		C
627-172-18	C = 15,001 - 30,000 SQ. FT.	STETSON PLACE 26622	GERALD BREWER	26622 STETSON PLACE	LAGUNA HILLS	CA	92663		E
627-181-02	D = 30,001 - 43,560 SQ. FT.	BUCKSKIN DRIVE 25071	CAROLE M MORTARA	1421 MILAN AVE	SOUTH PASADENA	CA	91030		C
627-181-03		BUCKSKIN DRIVE 25051	DOUGLAS NILSEN	25051 BUCKSKIN DR	LAGUNA HILLS	CA	92663		B
627-182-01	C = 15,001 - 30,000 SQ. FT.	BUCKSKIN DRIVE 24982	KITTS FAMILY TRUST	24982 BUCKSKIN DRIVE	LAGUNA HILLS	CA	92663		C
627-182-02	C = 15,001 - 30,000 SQ. FT.	BUCKSKIN DRIVE 24992	CURTIS SCHEETZ	24992 BUCKSKIN DRIVE	LAGUNA HILLS	CA	92663		B
627-183-01	C = 15,001 - 30,000 SQ. FT.	SILVER SADDLE LANE 26481	EDWARD FISHER	26481 SILVER SADDLE LANE	LAGUNA HILLS	CA	92663		C
627-183-02	C = 15,001 - 30,000 SQ. FT.	SILVER SADDLE LANE 26482	MICHAEL J GAHAGAN	26482 SILVER SADDLE LANE	LAGUNA HILLS	CA	92663		C
627-183-03	D = 30,001 - 43,560 SQ. FT.	SILVER SADDLE LANE 26482	PAUL J JR STANISLAW	26482 SILVER SADDLE LANE	LAGUNA HILLS	CA	92663		E
627-183-12	C = 15,001 - 30,000 SQ. FT.	BROKEN BIT LANE 26481	GREGORY PALMER	26481 BROKEN BIT LANE	LAGUNA HILLS	CA	92663		C
627-183-13	C = 15,001 - 30,000 SQ. FT.	BROKEN BIT LANE 26501	CARL B JR TR STILSON	26501 BROKEN BIT LANE	LAGUNA HILLS	CA	92663		B
627-191-02	B = 7,501 - 15,000 SQ. FT.	BUCKSKIN DRIVE 25211	BERNARD ABRAMS	25211 BUCKSKIN DRIVE	LAGUNA HILLS	CA	92663		B
627-191-03	B = 7,501 - 15,000 SQ. FT.	SORRELL PL 26351	GLEN & CAROL LEW	25231 BUCKSKIN	LAGUNA HILLS	CA	92663		C
627-192-08	C = 15,001 - 30,000 SQ. FT.	BROKEN BIT LANE 26412	DAVID TOVEY	26412 BROKEN BIT LANE	LAGUNA HILLS	CA	92663		D
627-192-09	C = 15,001 - 30,000 SQ. FT.	BROKEN BIT LANE 26432	THEODORE MARAVICH	1842 SANTIAGO DRIVE	NEWPORT BEACH	CA	92660		C
627-192-01	C = 15,001 - 30,000 SQ. FT.	BROKEN BIT LANE 26452	BELLVIEW MANAGEMENT LTD	26452 BROKEN BIT LANE	LAGUNA HILLS	CA	92663		C
627-201-01	D = 30,001 - 43,560 SQ. FT.	SILVER SADDLE LANE 26491	JOHN P VORSHECK	26491 SILVER SADDLE LN	LAGUNA HILLS	CA	92663		C
627-201-03	C = 15,001 - 30,000 SQ. FT.	SILVER SADDLE LANE 26502	VICTORIA GIRARD	26502 SILVER SADDLE LANE	LAGUNA HILLS	CA	92663		C
627-201-08	D = 30,001 - 43,560 SQ. FT.	BROKEN BIT LANE 26532	CLARENCE M CUNNINGHAM	26532 BROKEN BIT LANE	LAGUNA HILLS	CA	92663		D
627-201-09		BROKEN BIT LANE 26542	DILESH PATEL	26542 BROKEN BIT LANE	LAGUNA HILLS	CA	92663		
627-201-11		BUCKBOARD LANE 25161	LOUISE LARSON	25161 BUCKBOARD LANE	LAGUNA HILLS	CA	91663		
627-201-12	D = 30,001 - 43,560 SQ. FT.	BUCKBOARD LANE 25161	JOHN P BOGIKES	25151 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		E
627-201-13	D = 30,001 - 43,560 SQ. FT.	BUCKBOARD LANE 25145	MARK GALLUZZO	25145 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		E
627-211-01	B = 7,501 - 15,000 SQ. FT.	BUCKBOARD LANE 25141	MICHAEL D THOMPSON	25141 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		D
627-211-02	D = 30,001 - 43,560 SQ. FT.	BUCKBOARD LANE 25131	ARTHUR B CORISH	25131 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		D
627-211-03	E = OVER 1 ACRE	BUCKBOARD LANE 25111	TODD & CHRISTINA MUDD	25111 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		C
627-211-04	C = 15,001 - 30,000 SQ. FT.	BUCKBOARD LANE 25091	PAUL WILLIAMS	25091 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		B
627-212-03	C = 15,001 - 30,000 SQ. FT.	BUCKBOARD LANE 25072	ALAN SPALDING	25072 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		D
627-212-04	C = 15,001 - 30,000 SQ. FT.	BUCKBOARD LANE 25092	WAQAR HAIDER	25092 BUCKBOARD LN	LAGUNA HILLS	CA	92663		E
627-212-05	D = 30,001 - 43,560 SQ. FT.	BUCKBOARD LANE 25102	RICHARD DAVALOS	25102 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		E
627-212-06	E = OVER 1 ACRE	BUCKBOARD LANE 25122	DOROTHY LANG SURVIVING TRUST	25122 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		D
627-212-07	D = 30,001 - 43,560 SQ. FT.	BUCKBOARD LANE 25132	THOMAS A & LINDA L BROCKMILLER	25132 BUCKBOARD LN	LAGUNA HILLS	CA	92663		C
627-212-08	D = 30,001 - 43,560 SQ. FT.	BUCKBOARD LANE 25136	CARL M TR JEDNORALSKI	25136 BUCKBOARD LANE	LAGUNA HILLS	CA	92663		C
627-212-11	D = 30,001 - 43,560 SQ. FT.	BUCKBOARD LANE 25202	PHILLIPS LIVING TRUST	25202 BUCKBOARD LN	LAGUNA HILLS	CA	92663		D
627-231-04	C = 15,001 - 30,000 SQ. FT.	DAPPLE GREY DRIVE 26531	CHARLES FULLER	26531 DAPPLE GREY DRIVE	LAGUNA HILLS	CA	92663		D
627-231-08	C = 15,001 - 30,000 SQ. FT.	DAPPLE GREY DRIVE 26611	RICHARD J MAERTZ	26611 DAPPLE GREY DRIVE	LAGUNA HILLS	CA	92663		E
627-231-09	C = 15,001 - 30,000 SQ. FT.	DAPPLE GREY DRIVE 26631	KEIM JEWELL	26631 DAPPLE GREY	LAGUNA HILLS	CA	92663		D
627-232-01	D = 30,001 - 43,560 SQ. FT.	DAPPLE GREY DRIVE 26632	THOMAS W FARR	26632 DAPPLE GREY DRIVE	LAGUNA HILLS	CA	92663		D
627-232-02	D = 30,001 - 43,560 SQ. FT.	DAPPLE GREY DRIVE 26602	DAVIS FAMILY TRUST	26602 DAPPLE GREY DRIVE	LAGUNA HILLS	CA	92663		E
627-232-04	C = 15,001 - 30,000 SQ. FT.	DAPPLE GREY DRIVE 26552	SCOTT CONNELLA	26552 DAPPLE GREY DR	LAGUNA HILLS	CA	92663		E
627-232-06	C = 15,001 - 30,000 SQ. FT.	DAPPLE GREY DRIVE 26512	CARLSON FAMILY TRUST	26512 DAPPLE GREY DR	LAGUNA HILLS	CA	92663		D
627-241-01	E = OVER 1 ACRE	CHAPARRAL PLACE 26411	SHARIFAN RAHMANI FAMILY TRUST	26411 CHAPARRAL	LAGUNA HILLS	CA	92663		D
627-241-02	E = OVER 1 ACRE	CHAPARRAL PLACE 26421	JUEY KU CHANG	6 FREMONT LANE	COTO DE CAZA	CA	92679		E
627-242-05		DAPPLE GREY DRIVE 26432	SCHHEEL TRUST PT	26432 DAPPLE GREY	LAGUNA HILLS	CA	92663		D
627-242-06	D = 30,001 - 43,560 SQ. FT.	DAPPLE GREY DRIVE 26452	KENNETH DOLL TRUST	26452 DAPPLE GREY DRIVE	LAGUNA HILLS	CA	92663		C
627-251-02	D = 30,001 - 43,560 SQ. FT.	WILDVIEW TERRACE 26502	DONALD E NORDSTROM	26502 WILD VIEW TERRACE	LAGUNA HILLS	CA	92663		B
627-251-03	D = 30,001 - 43,560 SQ. FT.	WILD VIEW TERRACE 26512	GREGORY R MAKIN	26512 WILD VIEW TER	LAGUNA HILLS	CA	92663		E
627-251-04	E = OVER 1 ACRE	WILD VIEW TERRACE 26522	ANTHONY L GULLIFER	26522 WILD VIEW TERRACE	LAGUNA HILLS	CA	92663		D
627-251-05	E = OVER 1 ACRE	WILD VIEW TERRACE 26532	MEHDI MOTADI	25921 PRAIRESTONE DR	LAGUNA HILLS	CA	92663		D
627-251-06	E = OVER 1 ACRE	WILD VIEW TERRACE 26542	KURKEN ALYANAKYAN	26542 WILD VIEW TERRACE	LAGUNA HILLS	CA	92663		E
627-251-07	E = OVER 1 ACRE	WILD VIEW TERRACE 26552	RICHARD RUSSELL	26552 WILD VIEW TERRACE	LAGUNA HILLS	CA	92663		C
627-251-08	E = OVER 1 ACRE	WILD VIEW TERRACE 26551	LA YONNE C HART	26551 WILD VIEW TERRACE	LAGUNA HILLS	CA	92663		C
627-251-09	B = 7,501 - 15,000 SQ. FT.	WILD VIEW TERRACE 26541	ROBERT J BLATTENBERG	26541 WILD VIEW TERRACE	LAGUNA HILLS	CA	92663		C
627-281-02	E = OVER 1 ACRE	RANGEWOOD ROAD 25481	RONALD SOTO TRUST	25435 GALLUP CIRCLE	LAGUNA HILLS	CA	92663		D
627-281-03	E = OVER 1 ACRE	RANGEWOOD ROAD 25511	JEFFERY B ARMOUR	25511 RANGEWOOD	LAGUNA HILLS	CA	92663		D
627-281-04	E = OVER 1 ACRE	RANGEWOOD ROAD 25521	RANDALL & LISA WHITE	25521 RANGEWOOD RD	LAGUNA HILLS	CA	92663		C
627-281-06	E = OVER 1 ACRE	RANGEWOOD ROAD 25541	JUSTIMAN TRUST	25541 RANGEWOOD ROAD	LAGUNA HILLS	CA	92663		D
627-281-07	D = 30,001 - 43,560 SQ. FT.	RANGEWOOD ROAD 25551	AHMAD-MAHER MOUBAYED	25551 RANGEWOOD ROAD	LAGUNA HILLS	CA	92663		C
627-281-10	E = OVER 1 ACRE	RANGEWOOD ROAD 25631	GENE WEINWEISTER	25631 RANGEWOOD RD	LAGUNA HILLS	CA	92663		C
627-281-11	D = 30,001 - 43,560 SQ. FT.	RANGEWOOD ROAD 25661	VINCENT G D I PROFIO	P. O. BOX 50698	IRVINE	CA	92619		C
627-282-10	D = 30,001 - 43,560 SQ. FT.	RANGEWOOD ROAD 25592	JOHN SHURANCE	25592 RANGEWOOD RD	LAGUNA HILLS	CA	92663		C
627-282-11	C = 15,001 - 30,000 SQ. FT.	RANGEWOOD ROAD 25612	ELIZABETH HYGEN	25612 RANGEWOOD ROAD	LAGUNA HILLS	CA	92663		D
627-282-14	E = OVER 1 ACRE	NELLIE GAIL ROAD 25642	DAVID MAC DONALD	25642 RANGEWOOD ROAD	LAGUNA HILLS	CA	92663		D
627-291-02	C = 15,001 - 30,000 SQ. FT.	SHERIFF ROAD 25801	NAHID KARAMOZ	25801 NELLIE GAIL RD	LAGUNA HILLS	CA	92663		D
627-291-04	E = OVER 1 ACRE	SHERIFF ROAD 25841	VITUS CHOW	25841 SHERIFF ROAD	LAGUNA HILLS	CA	92663		C
627-291-05	C = 15,001 - 30,000 SQ. FT.	SHERIFF ROAD 25851	GEORGE FRASER	25851 SHERIFF ROAD	LAGUNA HILLS	CA	92663		C
627-291-06	E = OVER 1 ACRE	SHERIFF ROAD 25871	STAFFORD TRUST	25871 SHERIFF RD	LAGUNA HILLS	CA	92663		D
627-291-07	E = OVER 1 ACRE	SHERIFF ROAD 25881	SAMUEL W LANDERS	25881 SHERIFF ROAD	LAGUNA HILLS	CA	92663		C
627-291-08	D = 30,001 - 43,560 SQ. FT.	SHERIFF ROAD 25901	FRANK SU	25901 SHERIFF ROAD	LAGUNA HILLS	CA	92663		C
627-291-09	D = 30,001 - 43,560 SQ. FT.	SHERIFF ROAD 25921	HENRY PEPPER	25921 SHERIFF ROAD	LAGUNA HILLS	CA	92663		E
627-301-01	E = OVER 1 ACRE	SHERIFF ROAD 25931	MICHAEL P & PATRICIA MILLS	25931 SHERIFF ROAD	LAGUNA HILLS	CA	92663		D

2011 WEED ABATMENT LIST

APN	LOT SIZE	LOT ADDRESS	FULL NAME	MAILING ADDRESS	CITY	STATE	ZIP	ATTENTION	LOT SIZE
627-301-02	D = 30.001 - 43.560 SQ. FT.	SHERIFF ROAD 25941	RIC VARDEL	25941 SHERIFF ROAD	LAGUNA HILLS	CA	92663		D
627-301-03	D = 30.001 - 43.560 SQ. FT.	SHERIFF ROAD 26961	TINA CHEN	25961 SHERIFF ROAD	LAGUNA HILLS	CA	92663		C
627-301-12	E = OVER 1 ACRE	BUCKLESTONE COURT 25731	JUDY LEE WRIGHT	25731 BUCKLESTONE CT.	LAGUNA HILLS	CA	92663		D
627-301-14	E = OVER 1 ACRE	BUCKLESTONE COURT 25732	WALTER BACA	25732 BUCKLESTONE COURT	LAGUNA HILLS	CA	92663		E
627-301-15	E = OVER 1 ACRE	BUCKLESTONE COURT 25742	ROBERT CTR LENZ	25742 BUCKLESTONE COURT	LAGUNA HILLS	CA	92663		C
627-321-01	D = 30.001 - 43.560 SQ. FT.	NELLIE GAIL ROAD 25791	TIMOTHY ENGELN	25791 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92663		C
627-321-03	D = 30.001 - 43.560 SQ. FT.	NELLIE GAIL ROAD 25761	DENNIS BLOUGH	25761 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92663		C
627-321-04	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 25741	SHERYL TR ULAYTE	25741 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92663		C
627-321-05	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 25731	SHOKOH Z VAKSHOURPOUR	25731 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92663		C
627-322-14	C = 15.001 - 30.000 SQ. FT.	NELLIE GAIL ROAD 25792	BRENDAN FLAHERTY	15 MASON	IRVINE	CA	92618		C
627-322-27	D = 30.001 - 43.560 SQ. FT.	PRAIRESTONE DRIVE 25891	THOMAS W VERKE	25891 PRAIRESTONE DRIVE	LAGUNA HILLS	CA	92663		E
627-331-01	B = 7.501 - 15.000 SQ. FT.	GALLUP CIRCLE 25611	MARYAM BEZVANI	25611 GALLUP CIRCLE	LAGUNA HILLS	CA	92663		E
627-331-07	E = OVER 1 ACRE	NELLIE GAIL ROAD 25871	KANYAR KATOUZIAN	25871 NELLIE GAIL RD	LAGUNA HILLS	CA	92663		C
627-331-08	NELLIE GAIL ROAD 25691	RACHEL E TR SKINNER	GEORGE KATSUYAMA TRUST	25691 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92663		D
627-331-09	A = 0001 - 7.500 SQ. FT.	NELLIE GAIL ROAD 25691	MOULTON NIGUEL WATER DISTRICT	27500 LA PAZ ROAD	LAGUNA NIGUEL	CA	92677	LARRY E. DEES	D
627-331-13	E = OVER 1 ACRE	GALLUP CIRCLE WATER TANK	JOSEPH CHENG	25682 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92663		E
627-332-04	B = 7.501 - 15.000 SQ. FT.	NELLIE GAIL ROAD 25682	JOSEPH CHENG	25682 NELLIE GAIL ROAD	LAGUNA HILLS	CA	92663		E
627-332-08	A = 0001 - 7.500 SQ. FT.	PRAIRESTONE DRIVE 25762	GREGORY P FURLONG	25762 PRAIRESTONE DR.	LAGUNA HILLS	CA	92663		E
627-341-02	C = 15.001 - 30.000 SQ. FT.	PECOS ROAD 25766	ARTHUR STUART WIEDERMAN	25766 PECOS ROAD	LAGUNA HILLS	CA	92663		C
627-341-04	C = 15.001 - 30.000 SQ. FT.	PECOS ROAD 25792	CHARLES K RHEE	25792 PECOS ROAD	LAGUNA HILLS	CA	92663		C
627-341-06	C = 15.001 - 30.000 SQ. FT.	PECOS ROAD 25832	JOHN E STONER	25832 PECOS ROAD	LAGUNA HILLS	CA	92663		C
627-344-02	E = OVER 1 ACRE	HITCHING RAIL ROAD 25842	MARK RADOVICH	25842 HITCHING RAIL	LAGUNA HILLS	CA	92663		C
627-344-03	D = 30.001 - 43.560 SQ. FT.	SPUR BRANCH LANE 26032	JAMES A INGRAM	26032 SPUR BRANCH LANE	LAGUNA HILLS	CA	92663		C
627-351-02	C = 15.001 - 30.000 SQ. FT.	WATERWHEEL PLACE 26072	RAYMOND M SHISHIDO	26072 WATERWHEEL PLACE	LAGUNA HILLS	CA	92663		C
627-351-03	C = 15.001 - 30.000 SQ. FT.	WATERWHEEL PLACE 26076	ELLEN SCHULMAN-SCHREIBER	26076 WATERWHEEL PLACE	LAGUNA HILLS	CA	92663		C
627-351-07	E = OVER 1 ACRE	SPUR BRANCH LANE 26052	PATRICIA LALAN	26052 SPUR BRANCH LN	LAGUNA HILLS	CA	92663		C
627-351-08	E = OVER 1 ACRE	SPUR BRANCH LANE 26042	MARTINDALE FAMILY TRUST	26042 SPUR BRANCH LANE	LAGUNA HILLS	CA	92663		C
627-351-09	E = OVER 1 ACRE	SPUR BRANCH LANE 26072	BERNARD F GIRMA	26072 SPUR BRANCH LANE	LAGUNA HILLS	CA	92653		C
627-351-10	E = OVER 1 ACRE	SPUR BRANCH LANE 26062	STEPHEN MARGETIC	26062 SPUR BRANCH LANE	LAGUNA HILLS	CA	92663		C
627-361-05	C = 15.001 - 30.000 SQ. FT.	SPUR BRANCH LANE 26131	JAMES W STRYKER	26131 SPUR BRANCH LANE	LAGUNA HILLS	CA	92663		C
627-362-01	E = OVER 1 ACRE	SPUR BRANCH LANE 26092	JAQUES TR ZELL	26092 SPUR BRANCH LANE	LAGUNA HILLS	CA	92663		C
627-362-02	C = 15.001 - 30.000 SQ. FT.	SPUR BRANCH LANE 26102	STEPHANIE ANTON	26102 SPUR BRANCH LN	LAGUNA HILLS	CA	92663		C
627-362-03	E = OVER 1 ACRE	SPUR BRANCH LANE 26122	BARBARA BRAZEALE	26122 SPUR BRANCH LANE	LAGUNA HILLS	CA	92653		C
627-362-04	E = OVER 1 ACRE	SPUR BRANCH LANE 26132	SYLVIA PRIZLER	26132 SPUR BRANCH LANE	LAGUNA HILLS	CA	92653		C
627-362-05	E = OVER 1 ACRE	SPUR BRANCH LANE 26142	JOSEPH LEE	PO BOX 11748	SANTA ANA	CA	92711		C
627-372-08	B = 7.501 - 15.000 SQ. FT.	RICH SPRING CIRCLE 25901	HOWARD E SANDLER	25901 RICH SPRING CIRCLE	LAGUNA HILLS	CA	92663		C
627-372-09	E = OVER 1 ACRE	RICH SPRING CIRCLE 25902	HAL & NANCY MOOREFIELD	25902 RICH SPRING CIRCLE	LAGUNA HILLS	CA	92663		C
627-372-12	E = OVER 1 ACRE	HITCHING RAIL ROAD 26171	ALAN MAGGILLVAY	26171 HITCHING RAIL ROAD	LAGUNA HILLS	CA	92663		C
627-372-13	E = OVER 1 ACRE	HITCHING RAIL ROAD 26191	COLLINS FAMILY TRUST	26191 HITCHING RAIL	LAGUNA HILLS	CA	92663		C
627-372-14	E = OVER 1 ACRE	HITCHING RAIL ROAD 26201	MICHAEL W MAYFIELD	26201 HITCHING RAIL ROAD	LAGUNA HILLS	CA	92663		C
627-372-15	E = OVER 1 ACRE	HITCHING RAIL ROAD 26211	JOHN P GAITANIS	26211 HITCHING RAIL RD	LAGUNA HILLS	CA	92663		C
627-372-16	D = 30.001 - 43.560 SQ. FT.	HITCHING RAIL ROAD 26221	IRA MARCUS	26221 HITCHING RAIL ROAD	LAGUNA HILLS	CA	92663		C
627-381-02	C = 15.001 - 30.000 SQ. FT.	HITCHING RAIL ROAD 26212	LALU GOKAL BHAI	26066 WATERWHEEL PL	LAGUNA HILLS	CA	92663		C
627-381-07	E = OVER 1 ACRE	SPUR BRANCH LANE 26152	JEANNE M MC GOWEN	26152 SPUR BRANCH	LAGUNA HILLS	CA	92663		C
627-401-01	E = OVER 1 ACRE	GALLUP CIRCLE 25435	RONALD SOTO	25435 GALLUP CIRCLE	LAGUNA HILLS	CA	92653		C
627-401-02	E = OVER 1 ACRE	GALLUP CIRCLE 25421	EVAN G GOST	25421 GALLUP CIRCLE	LAGUNA HILLS	CA	92663		C
627-401-03	E = OVER 1 ACRE	GALLUP CIRCLE 25411	MOHAMMAD T BEHROOZIAN	25411 GALLUP CIRCLE	LAGUNA HILLS	CA	92663		C
627-401-04	C = 15.001 - 30.000 SQ. FT.	GALLUP CIRCLE 25391	RANDALL LUNN	25391 GALLUP CIRCLE	LAGUNA HILLS	CA	92653		C
627-401-05	C = 15.001 - 30.000 SQ. FT.	BOOTSTRAP PLACE 25472	CLARENCE HAUSCHILD	25385 GALLUP CIRCLE	LAGUNA HILLS	CA	92653		C
627-402-03	B = 7.501 - 15.000 SQ. FT.	GALLUP CIRCLE 25422	LA MOITTE GERALD L	25472 BOOTSTRAP PL	LAGUNA HILLS	CA	92663		C
627-402-09	B = 7.501 - 15.000 SQ. FT.	BOOTSTRAP PLACE 25471	NICK & MICHELLE RAHE	25422 GALLUP CIRCLE	LAGUNA HILLS	CA	92663		C
627-402-13	B = 7.501 - 15.000 SQ. FT.	BOOTSTRAP PLACE 25471	GERALD SAYER	25481 BOOTSTRAP PLACE	LAGUNA HILLS	CA	92663		C
627-411-07	C = 15.001 - 30.000 SQ. FT.	GALLUP CIRCLE 25294	K. L. BUCKLEY	25294 GALLUP CIRCLE	LAGUNA HILLS	CA	92663		C
627-412-07	B = 7.501 - 15.000 SQ. FT.	GALLUP CIRCLE 25311	HAROUN KYONNE EL FORKH	25311 GALLUP CIRCLE	LAGUNA HILLS	CA	92663		C
627-422-06	C = 15.001 - 30.000 SQ. FT.	RED CORRAL ROAD 26116	VAN RHEBCK	26116 RED CORRAL ROAD	LAGUNA HILLS	CA	92653		C
627-431-05	POKER FLATS PLACE 25981	WILLIAM HINN	25981 POKER FLATS PL	LAGUNA HILLS	CA	92663		C	
627-431-15	C = 15.001 - 30.000 SQ. FT.	RED CORRAL ROAD 26035	WILLIAM Y JUI	26035 RED CORRAL ROAD	LAGUNA HILLS	CA	92663		C
627-431-16	C = 15.001 - 30.000 SQ. FT.	RED CORRAL ROAD 26041	JILL SCOGNAMIGLIO TRUST	26041 RED CORRAL ROAD	LAGUNA HILLS	CA	92663		C
627-431-17	RED CORRAL ROAD 26045	SUNG FAMILY TRUST	26045 FLINTLOCK LN	LAGUNA HILLS	CA	92663		C	
627-431-22	B = 7.501 - 15.000 SQ. FT.	RED CORRAL ROAD 26071	ERNIE MELL SWORTH	26071 RED CORRAL ROAD	LAGUNA HILLS	CA	92663		C
627-432-07	RED CORRAL ROAD 26012	RANIA A SUHEET	26012 RED CORRAL	LAGUNA HILLS	CA	92663		C	
627-441-02	E = OVER 1 ACRE	FLINTLOCK LANE 26022	BRUCE E MENN	26022 FLINTLOCK LANE	LAGUNA HILLS	CA	92663		C
627-451-06	D = 30.001 - 43.560 SQ. FT.	FLINTLOCK LANE 26062	WILLIAM F FISCHER	26062 FLINTLOCK LANE	LAGUNA HILLS	CA	92663		C
627-451-16	C = 15.001 - 30.000 SQ. FT.	GLEN CANYON DRIVE 26091	GARY L BELLAN	26091 GLEN CANYON DRIVE	LAGUNA HILLS	CA	92663		C
627-452-02	GLEN CANYON DRIVE 25972	KEITH E. MC CLELLAN	25972 GLEN CANYON	LAGUNA HILLS	CA	92663		C	
627-452-06	HIGHPLAINS TERRACE 25725	JOHN A TAYLOR	25725 HIGHPLAINS TER	LAGUNA HILLS	CA	92663		C	
627-461-01	HIGHPLAINS TERRACE 25751	EDWARD MESCHER	25751 HIGHPLAINS TERRACE	LAGUNA HILLS	CA	92663		C	
627-461-03	B = 7.501 - 15.000 SQ. FT.	HIGHPLAINS TERRACE 25761	HAAMID HOJATI	25761 HIGHPLAINS TERRACE	LAGUNA HILLS	CA	92663		C
627-461-04	B = 7.501 - 15.000 SQ. FT.	HIGHPLAINS TERRACE 25771	MOHAMMAD BONAKDAR	25771 HIGHPLAINS TERRACE	LAGUNA HILLS	CA	92663		C
627-461-06	D = 30.001 - 43.560 SQ. FT.	OROVILLE PLACE 25781	MUNIR A SHOGA	25781 MARIN WAY	LAGUNA NIGUEL	CA	92663		C
627-461-12	E = OVER 1 ACRE	OROVILLE PLACE 26126	MUNIEL E TR SIPOWICZ	26126 OROVILLE PLACE	LAGUNA HILLS	CA	92677		C
627-461-13	C = 15.001 - 30.000 SQ. FT.	OROVILLE PLACE 26132	HSD KENSINGTON APTS	23361 EL TORO RD, SUITE 202	LAKE FOREST	CA	92663		C
627-461-14	C = 15.001 - 30.000 SQ. FT.	OROVILLE PLACE 26152	ROBERT JEMINSON	26152 OROVILLE PLACE	LAGUNA HILLS	CA	92663		C
627-461-16	D = 30.001 - 43.560 SQ. FT.	OROVILLE PLACE 26182	WILLIAM BRUCE	26182 OROVILLE PLACE	LAGUNA HILLS	CA	92663		C
627-463-03	C = 15.001 - 30.000 SQ. FT.	OROVILLE PLACE 26155	BABAK SHAHRESTANI	26155 OROVILLE PLACE	LAGUNA HILLS	CA	92663		C

APN	LOT SIZE	LOT ADDRESS	FULL NAME	MAILING ADDRESS	CITY	STATE	ZIP	ATTENTION	LOT SIZE
627-463-04	C = 15,001 - 30,000 SQ. FT.	OROVILLE PLACE 26171	JOHN BONUITO	26171 OROVILLE PLACE	LAGUNA HILLS	CA	92663		
627-463-05	C = 15,001 - 30,000 SQ. FT.	MOUNT DIABLO ROAD 26172	MICHAEL S SUTTON	26172 MT DIABLO ROAD	LAGUNA HILLS	CA	92663		
627-463-06		MOUNT DIABLO ROAD 26152	KURT & YVETTE HEINRICHSON	26152 MOUNT DIABLO ROAD	LAGUNA HILLS	CA	92663		
627-471-05		MOUNT DIABLO ROAD 26251	LEE LIVING TRUST	26251 MOUNT DIABLO RD	LAGUNA HILLS	CA	92663		
627-472-06		MOUNT DIABLO ROAD 26222	RANDY BEHRINGER	26222 MT DIABLO ROAD	LAGUNA HILLS	CA	92663		
627-472-07		MOUNT DIABLO ROAD 26222	MARC WINTER	26246 MT DIABLO	LAGUNA HILLS	CA	92663		
627-472-09	B = 7,501 - 15,000 SQ. FT.	MOUNT DIABLO ROAD 26246	CARL & TRACY EBERLING	26246 MT DIABLO	LAGUNA HILLS	CA	92663		
627-482-01	D = 30,001 - 43,560 SQ. FT.	SADDLE ROCK PLACE 25512	ROBERT HAUGAN	25512 SADDLE ROCK PLACE	LAGUNA HILLS	CA	92663		
627-482-02	E = OVER 1 ACRE	SADDLE ROCK PLACE 25532	ROY FRATUS	25532 SADDLE ROCK PLACE	LAGUNA HILLS	CA	92663		
627-482-03	D = 30,001 - 43,560 SQ. FT.	SADDLE ROCK PLACE 25552	STEVEN CERVANTES	345 S. ORANGE DRIVE	LAGUNA HILLS	CA	92663		
627-491-09	E = OVER 1 ACRE	HOUSTON TRAIL 26442	CRAIG W NICKOL OFF	26441 HOUSTON TRAIL	LAGUNA HILLS	CA	92663		
627-491-11	D = 30,001 - 30,000 SQ. FT.	HOUSTON TRAIL 26411	FREDERICK RUTH	3571 RUNNING TIDE CIRCLE	HUNTINGTON BEACH	CA	92649		
627-491-12	D = 30,001 - 43,560 SQ. FT.	HOUSTON TRAIL 26401	STEVEN CERVANTES	4910 CAMPUS DR	NEWPORT BEACH	CA	92660		
627-511-01	B = 7,501 - 15,000 SQ. FT.	MUSTANG DRIVE 25092	DIANE LORRAINE FORTNEY	25162 MUSTANG DRIVE	LAGUNA HILLS	CA	92663		
627-511-05	D = 30,001 - 43,560 SQ. FT.	MUSTANG DRIVE 25162	KAMRAN & SUSAN HERAVI	25162 MUSTANG DRIVE	LAGUNA HILLS	CA	92663		
627-511-08	C = 15,001 - 30,000 SQ. FT.	MUSTANG DRIVE 25212	PATRICK G WINEGARD	25212 MUSTANG DRIVE	LAGUNA HILLS	CA	92663		
627-511-10	D = 30,001 - 43,560 SQ. FT.	MUSTANG DRIVE 25252	ARTHUR JR ASTORINO	25252 MUSTANG DRIVE	LAGUNA HILLS	CA	92663		
627-511-11	C = 15,001 - 30,000 SQ. FT.	MUSTANG DRIVE 25272	TIMOTHY EDINGTON	25272 MUSTANG DR.	LAGUNA HILLS	CA	92663		
627-521-02	B = 7,501 - 15,000 SQ. FT.	GALLUP CIRCLE 25282	NELLIE GAIL RANCH OWNERS	25211 EMPTY SADDLE DR	LAGUNA HILLS	CA	92663	OCFA	
627-551-02		BRADFORD LANE 25651	ROBERT WHEELER	25651 BRADFORD LANE	LAGUNA HILLS	CA	92663		
627-551-03	E = OVER 1 ACRE	BRADFORD LANE 25641	THOMAS LUDEMA	25641 BRADFORD LANE	LAGUNA HILLS	CA	92663		
627-561-05	D = 30,001 - 43,560 SQ. FT.	STRATFORD PLACE 25601	FRED MADLENER TRUST	25601 STRATFORD PLACE	LAGUNA HILLS	CA	92663		
627-561-06	E = OVER 1 ACRE	STRATFORD PLACE 25602	SHIRIHAMMADI HOSSEIN	25602 STRATFORD PLACE	LAGUNA HILLS	CA	92663		
627-561-16		HARRINGTON COURT 25551	FAFAH ADIBI	25551 HARRINGTON COURT	LAGUNA HILLS	CA	92663	OCFA	
627-561-17	E = OVER 1 ACRE	HARRINGTON COURT 25541	UPANDER BAJAJ	25541 HARRINGTON COURT	LAGUNA HILLS	CA	92663		
627-561-18	E = OVER 1 ACRE	HARRINGTON COURT 25542	EDWARD L WISEMAN	25542 HARRINGTON COURT	LAGUNA HILLS	CA	92663		
627-561-19	C = 15,001 - 30,000 SQ. FT.	HARRINGTON COURT 25552	JOSEPH E WEISZ	25552 HARRINGTON COURT	LAGUNA HILLS	CA	92663		
627-571-01	D = 30,001 - 43,560 SQ. FT.	NOTTINGHAM COURT 25425	ANTHONY & KRISTIN GRILLI	25425 NOTTINGHAM COURT	LAGUNA HILLS	CA	92663		
627-571-02	C = 15,001 - 30,000 SQ. FT.	NOTTINGHAM COURT 25441	DENNIS L MANDELL	25441 NOTTINGHAM COURT	LAGUNA HILLS	CA	92663		
627-571-03	C = 15,001 - 30,000 SQ. FT.	NOTTINGHAM COURT 25461	RAYMOND A SIMONCELLI	25461 NOTTINGHAM COURT	LAGUNA HILLS	CA	92663		
627-571-04	C = 15,001 - 30,000 SQ. FT.	NOTTINGHAM COURT 25481	TIMOTHY & LORI J DEAL	25481 NOTTINGHAM COURT	LAGUNA HILLS	CA	92663		
627-571-05	C = 15,001 - 30,000 SQ. FT.	NOTTINGHAM COURT 25505	RICHARD M KIRAL	25505 NOTTINGHAM COURT	LAGUNA HILLS	CA	92663		
627-571-06	C = 15,001 - 30,000 SQ. FT.	NOTTINGHAM COURT 25515	TIMOTHY R GALLAGHER	25515 NOTTINGHAM COURT	LAGUNA HILLS	CA	92663		
627-571-07	C = 15,001 - 30,000 SQ. FT.	NOTTINGHAM COURT 25545	MICHAEL SHANNON THEE	25545 NOTTINGHAM COURT	LAGUNA HILLS	CA	92663	OCFA	
627-572-02		NOTTINGHAM	JOHN ARMS TRONG	25422 NOTTINGHAM	LAGUNA HILLS	CA	92663	OCFA	
627-572-03		NOTTINGHAM	Sohail Nakhat	25432 NOTTINGHAM	LAGUNA HILLS	CA	92663	OCFA	
627-572-04		NOTTINGHAM	John Abbate	25442 NOTTINGHAM	LAGUNA HILLS	CA	92663	OCFA	
627-572-05		NOTTINGHAM	Christine Willett	25462 NOTTINGHAM	LAGUNA HILLS	CA	92663	OCFA	
627-572-06		NOTTINGHAM	James Hawley	25472 NOTTINGHAM	LAGUNA HILLS	CA	92663	OCFA	
627-572-16		NOTTINGHAM COURT 25572	TRANG LE	25572 NOTTINGHAM	LAGUNA HILLS	CA	92663		
627-661-37		HILLSIDE OPEN SPACE	MOUL TON RANCH III	29 TECHNOLOGY DRIVE SUITE B-100	IRVINE	CA	92618	JOHN MULLER	
627-671-01		HILLSIDE OPEN SPACE	MOUL TON RANCH III	29 TECHNOLOGY DRIVE SUITE B-100	IRVINE	CA	92618	JOHN MULLER	
627-711-03		HILLSIDE OPEN SPACE	MOUL TON RANCH III HOA	701 S. PARKER SUITE 1600	ORANGE	CA	92668	JOHN MULLER	
634-131-06		LAGUNA COURT 26110	T-PAC INVESTMENTS INC	2650 HARLA AVE A101	COSTA MESA	CA	92626		
634-131-10		HILLSIDE SLOPE NORTH SIDE	VILLA SOLANA APARTMENTS	26033 MOULTON PARKWAY	LAGUNA HILLS	CA	92663	PROPERTY MANAGER	
634-131-12		HILLSIDE SLOPE NORTH EAST	VILLA SOLANA APARTMENTS	26033 MOULTON PARKWAY	LAGUNA HILLS	CA	92663	PROPERTY MANAGER	
634-131-14		HILLSIDE SLOPE WEST SIDE	VILLA SOLANA APARTMENTS	26033 MOULTON PARKWAY	LAGUNA HILLS	CA	92663	PROPERTY MANAGER	
634-131-18		OPEN SPACE	COUNTY OF ORANGE	P.O. BOX 4048	SANTA ANA	CA	92702		
636-061-15		ALICIA CREEK	ALICIA CREEK TRUST	600 B ST. SUITE 700	SAN DIEGO	CA	92101		
636-091-02	D = 30,001 - 43,560 SQ. FT.	CORRIDOR	CALTRANS DISTRICT 12	3337 MICHELSON DRIVE, SUITE C N 380	IRVINE	CA	92612-8894	RIGHT OF WAY SECTION	
636-091-03	D = 30,001 - 43,560 SQ. FT.	DEPUTY CIRCLE 27602	SOPHIA KARKEBHADI	27602 DEPUTY CIRCLE	LAGUNA HILLS	CA	92663		
636-091-04	E = OVER 1 ACRE	DEPUTY CIRCLE 27592	THOMAS R PECK	27592 DEPUTY CIRCLE	LAGUNA HILLS	CA	92663		
636-091-05	E = OVER 1 ACRE	DEPUTY CIRCLE 27572	JOHN BARRON	27572 DEPUTY CIRCLE	LAGUNA HILLS	CA	92663		
636-091-06		DEPUTY CIRCLE 27566	SAEED BEKAMI	27566 DEPUTY CIRCLE	LAGUNA HILLS	CA	92663		
636-091-07	D = 30,001 - 43,560 SQ. FT.	DEPUTY CIRCLE 27562	BRUCE SAMUELSON	27562 DEPUTY CIRCLE	LAGUNA HILLS	CA	92663		
636-091-08	D = 30,001 - 43,560 SQ. FT.	DILLON ROAD 25746	DOUGLAS E CASEY	25746 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-09	D = 30,001 - 43,560 SQ. FT.	DILLON ROAD 25752	FELIPE ANGEL	25752 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-10	D = 30,001 - 43,560 SQ. FT.	DILLON ROAD 25762	MOKHITAR RAMADAN	25762 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-11	D = 30,001 - 43,560 SQ. FT.	DILLON ROAD 25772	SOONA KIM	3184 HIGHLANDER ROAD	FULLERTON	CA	92833		
636-091-13		DILLON ROAD 25782	GREG BROWN	25782 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-14	E = OVER 1 ACRE	DILLON ROAD 25795	ROSALVA MARTINEZ GARCIA	25795 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-15	E = OVER 1 ACRE	DILLON ROAD 25781	ROSALVA MARTINEZ GARCIA	27119 PACIFIC TERRACE DRIVE	MISSION VIEJO	CA	92692		
636-091-16	D = 30,001 - 43,560 SQ. FT.	DILLON ROAD 25771	EDWARD L TR CASTILLO	25781 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-17	D = 30,001 - 43,560 SQ. FT.	DILLON ROAD 25761	HAYDER KUBA	25771 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-18	D = 30,001 - 43,560 SQ. FT.	DILLON ROAD 25751	RICHARD B ANDRADE	25761 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-091-20	D = 30,001 - 43,560 SQ. FT.	DEPUTY CIRCLE 27622	JOHN STAPLES	25751 DILLON ROAD	LAGUNA HILLS	CA	92663		
636-111-03	D = 30,001 - 43,560 SQ. FT.	BOOTHILL COURT 27521	SHU - MING HSU	27622 DEPUTY CIRCLE	LAGUNA HILLS	CA	92663		
636-111-04	D = 30,001 - 43,560 SQ. FT.	BOOTHILL COURT 27541	JOHN GARRIGAN	27521 BOOTHILL COURT	LAGUNA HILLS	CA	92663		
636-123-02	E = OVER 1 ACRE	PINTO COURT 25671	JOSEPH W FAVELA	#2 TRESTLES	LAGUNA HILLS	CA	92663		
636-132-01	B = 7,501 - 15,000 SQ. FT.	SUNDOWNER DRIVE 27192	JOHN STECHERT	27192 SUNDOWNER DRIVE	LAGUNA HILLS	CA	92663		
636-132-02	B = 7,501 - 15,000 SQ. FT.	SUNDOWNER DRIVE 27212	S & J TANNER HARRISON-AVERS	27212 SUNDOWNER DRIVE	LAGUNA HILLS	CA	92663		
636-132-05	D = 30,001 - 43,560 SQ. FT.	RAPID FALLS ROAD 25901	RUDY LEKARCZYK	25901 RAPID FALLS ROAD	LAGUNA HILLS	CA	92663		
636-132-06	D = 30,001 - 43,560 SQ. FT.	RAPID FALLS ROAD 25911	LEUBA JEHARAUAH	25911 RAPID FALLS ROAD	LAGUNA HILLS	CA	92663		
636-132-08	E = OVER 1 ACRE	RAPID FALLS ROAD 25941	LOUBNA KAMEL HUAZI	25941 RAPID FALLS ROAD	LAGUNA HILLS	CA	92663		
636-141-04	C = 15,001 - 30,000 SQ. FT.	RODEO CIRCLE 25496	ROBERT FOSTER	25496 RODEO CIRCLE	LAGUNA HILLS	CA	92663		

2011 WEED ABATMENT LIST

APN	LOT SIZE	LOT ADDRESS	FULL NAME	MAILING ADDRESS	CITY	STATE	ZIP	ATTENTION	LOT SIZE
636-141-05	C = 15.001 - 30.000 SQ. FT.	RODEO CIRCLE 25502	MARVIN WINKLER	10866 WILSHIRE BLVD. 10TH	LOS ANGELES	CA	90024		
636-141-07		RODEO CIRCLE 25405	HENNINGSON PROPERTIES LLC	1990 S BUNDY DR 250	LOS ANGELES	CA	90026		
636-141-20		LOST TRAIL 27565	THOMAS VELLING	27565 LOST TRAIL	LAGUNA HILLS	CA	92653		
636-151-03	D = 30.001 - 43.560 SQ. FT.	LONE PINE CIRCLE 25526	HAWID SEYFI	25526 LONE PINE CIRCLE	LAGUNA HILLS	CA	92653		
636-151-04	E = OVER 1 ACRE	LONE PINE CIRCLE 25532	KENNETH BURKE	25532 LONE PINE CIRCLE	LAGUNA HILLS	CA	92653		
636-151-08	D = 30.001 - 43.560 SQ. FT.	LONE PINE CIRCLE 25501	DONALD & BARBARA HOBBS	25501 LONE PINE CIRCLE	LAGUNA HILLS	CA	92653		
636-151-17	D = 30.001 - 43.560 SQ. FT.	RAPID FALLS ROAD 25602	ERIKA CARTER	25602 RAPID FALLS ROAD	LAGUNA HILLS	CA	92653		
636-171-04	E = OVER 1 ACRE	STAGEWOOD COURT 27205	DANIEL P DI SANTO	27205 STAGEWOOD COURT	LAGUNA HILLS	CA	92653		
636-171-05	E = OVER 1 ACRE	STAGEWOOD COURT 27206	GREGORY LOUCHAR	27206 STAGEWOOD COURT	LAGUNA HILLS	CA	92653		
636-171-09	C = 15.001 - 30.000 SQ. FT.	STAGELINE DRIVE 25261	DAVID LOWRIE	25261 STAGELINE DRIVE	LAGUNA HILLS	CA	92653		
636-171-10	C = 15.001 - 30.000 SQ. FT.	STAGELINE DRIVE 25291	RICHARD CALANDRO	P.O. BOX 3045	LAGUNA HILLS	CA	92654		
636-171-11	C = 15.001 - 30.000 SQ. FT.	STAGELINE DRIVE 25321	LAURENCE ROBERT	25321 STAGELINE DRIVE	LAGUNA HILLS	CA	92653		
636-171-12	C = 15.001 - 30.000 SQ. FT.	STAGELINE DRIVE 25341	GEORGE N HAYEK	25341 STAGELINE DRIVE	LAGUNA HILLS	CA	92653		
636-171-13	C = 15.001 - 30.000 SQ. FT.	STAGELINE DRIVE 25355	JAMES A TR STANFIELD	25355 STAGELINE DRIVE	LAGUNA HILLS	CA	92653		
636-171-14	C = 15.001 - 30.000 SQ. FT.	STAGELINE DRIVE 25361	BRADLEY H HELLIS	25361 STAGELINE DRIVE	LAGUNA HILLS	CA	92653		
636-182-04	D = 30.001 - 43.560 SQ. FT.	STAGELINE DRIVE 25151	DENNY W STEELE	25151 STAGELINE DRIVE	LAGUNA HILLS	CA	92653		
636-183-05	C = 15.001 - 30.000 SQ. FT.	STAGELINE DRIVE 25182	RANDALL S SUCAMELE	25182 STAGELINE DRIVE	LAGUNA HILLS	CA	92653		
636-211-05	D = 30.001 - 43.560 SQ. FT.	DEPUTY CIRCLE 27702	SAMUEL LA ROSA	8271 W. ARGYLE STREET	NORRIDGE	IL	60706		
636-321-04	C = 15.001 - 30.000 SQ. FT.	WESTRIDGE LANE 27172	JAMES PETTY JOHN	27172 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-05	C = 15.001 - 30.000 SQ. FT.	WESTRIDGE LANE 27182	KEVIN & REBECCA BARNARD	27182 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-07	C = 15.001 - 30.000 SQ. FT.	WESTRIDGE LANE 27212	ANTHONY RAVLICH	27212 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-08	C = 15.001 - 30.000 SQ. FT.	WESTRIDGE LANE 27226	GREGORY S CAMPBELL	27226 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-09	C = 15.001 - 30.000 SQ. FT.	WESTRIDGE LANE 27236	MIN-YING TSENG	27236 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-11	D = 30.001 - 43.560 SQ. FT.	WESTRIDGE LANE 27266	PETER BURKHARD	27266 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-12	D = 30.001 - 43.560 SQ. FT.	WESTRIDGE LANE 27282	MATTHEW VUJOVICH	27282 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-13	E = OVER 1 ACRE	WESTRIDGE LANE 27292	FRANCIS CARDONE	27292 WESTRIDGE LANE	LAGUNA HILLS	CA	92653		
636-321-15	C = 15.001 - 30.000 SQ. FT.	SANDRIDGE LANE 24961	LARSEN TRUST	24961 SANDRIDGE CIRCLE	LAGUNA HILLS	CA	92653		
636-321-16	D = 30.001 - 43.560 SQ. FT.	SANDRIDGE CIRCLE 24971	GREGORY SALEM	24971 SANDRIDGE CIRCLE	LAGUNA HILLS	CA	92653		
636-321-17	C = 15.001 - 30.000 SQ. FT.	SANDRIDGE CIRCLE 24972	ELLEN STUEBER	24972 SANDRIDGE CIRCLE	LAGUNA HILLS	CA	92653		
636-331-02	LOST COLT DRIVE 27341		GLEN SHULMAN	27341 LOST COLT DR	LAGUNA HILLS	CA	92653		
636-331-03	D = 30.001 - 30.000 SQ. FT.	LOST COLT DRIVE 27371	HERBERT JOSEPHER	27371 LOST COLT DRIVE	LAGUNA HILLS	CA	92653		
636-332-09	D = 30.001 - 43.560 SQ. FT.	MAVERICK CIRCLE 27472	WILLIAM ENHOLM	27472 MAVERICK CIRCLE	LAGUNA HILLS	CA	92653		
636-341-08	C = 15.001 - 30.000 SQ. FT.	DERBYHILL DRIVE 25322	AFSHIN MONTAZ	25322 DERBYHILL DRIVE	LAGUNA HILLS	CA	92653		
636-341-09	D = 30.001 - 43.560 SQ. FT.	DERBYHILL DRIVE 25302	DAVID P REED	25302 DERBYHILL DRIVE	LAGUNA HILLS	CA	92653		
636-341-10	C = 15.001 - 30.000 SQ. FT.	DERBYHILL DRIVE 25282	TERRI FOREMAN	25282 DERBY HILL DRIVE	LAGUNA HILLS	CA	92653		
636-341-11	C = 15.001 - 30.000 SQ. FT.	DERBYHILL DRIVE 25272	CHARLES GRANVILLE	25272 DERBYHILL DRIVE	LAGUNA HILLS	CA	92653		
636-341-12	C = 15.001 - 30.000 SQ. FT.	DERBYHILL DRIVE 25252	JAMES DALE MILLER	25252 DERBYHILL DRIVE	LAGUNA HILLS	CA	92653		
636-341-15	C = 15.001 - 30.000 SQ. FT.	DERBYHILL DRIVE 25212	ANTHONY J JR D AMATO	25212 DERBYHILL DRIVE	LAGUNA HILLS	CA	92653		
636-341-16	E = OVER 1 ACRE	DERBYHILL DRIVE 25201	JERRY A DENHAM	25201 DERBY HILL DRIVE	LAGUNA HILLS	CA	92653		
636-341-27	B = 7,501 - 15,000 SQ. FT.	DERBYHILL DRIVE 25391	JOHN ALDRIDGE	25391 DERBYHILL DR	LAGUNA HILLS	CA	92653		
636-341-51		DERBYHILL DRIVE 25342	MICHAEL TIDUS	25342 DERBYHILL DR	LAGUNA HILLS	CA	92653		
636-342-02	D = 30.001 - 43.560 SQ. FT.	HIDDEN TRAIL ROAD 27462	KAVAKBIASSAR LIVING TRUST	27462 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653		
636-342-03	D = 30.001 - 43.560 SQ. FT.	HIDDEN TRAIL ROAD 27472	RICHARD BEATTIE	27472 HIDDEN TRAIL RD.	LAGUNA HILLS	CA	92653		
636-342-04	D = 30.001 - 43.560 SQ. FT.	HIDDEN TRAIL ROAD 27492	RASHTCHI FAMILY Y TRUST	27492 HIDDEN TRAIL	LAGUNA HILLS	CA	92653		
636-342-05	D = 30.001 - 43.560 SQ. FT.	HIDDEN TRAIL ROAD 27502	SALEEM S NABER	2809 ALTIVO PLACE	FULLERTON	CA	92835		
636-351-04	E = OVER 1 ACRE	ROCKRIDGE ROAD 25142	VIEJO PETROLEUM	25146 ROCKRIDGE RD	LAGUNA HILLS	CA	92653		
636-351-08	C = 15.001 - 30.000 SQ. FT.	ROCKRIDGE ROAD 25181	MONTGOMERY C YOUNGBL OOD	3018 RIVOLI	NEWPORT BEACH	CA	92660		
636-351-09	C = 15.001 - 30.000 SQ. FT.	ROCKRIDGE ROAD 25191	GEORGE Y L HUANG	18 SAIL VIS	NEWPORT BEACH	CA	92657		
636-351-10	C = 15.001 - 30.000 SQ. FT.	ROCKRIDGE ROAD 25211	GEORGE Y L HUANG, OWNER OF 25211 ROCKR	25191 ROCKRIDGE ROAD	LAGUNA HILLS	CA	92653		
636-351-19		ABILENE COURT 25282	ARNOLD D. PURISCH	25282 ABILENE COURT	LAGUNA HILLS	CA	92653		
636-351-20		ABILENE COURT 25281	SPELLANS FAMILY Y TRUST	25281 ABILENE COURT	LAGUNA HILLS	CA	92653		
636-351-21		ABILENE COURT 25291	ABILENE COURT RESIDENCE LLC	15 ENTERPRISE 550	ALISO VIEJO	CA	92656		
636-351-22	C = 15.001 - 30.000 SQ. FT.	ABILENE COURT 25311	E SCOTT MEDLING	25311 ABILENE	LAGUNA HILLS	CA	92653		
636-361-02	C = 15.001 - 30.000 SQ. FT.	FARGO ROAD 27605	BREI JOHNSON	27605 FARGO ROAD	LAGUNA HILLS	CA	92653		
636-361-03	D = 30.001 - 43.560 SQ. FT.	FARGO ROAD 27621	MEHDI KHNNECHI	27621 FARGO ROAD	LAGUNA HILLS	CA	92653		
636-371-08	C = 15.001 - 30.000 SQ. FT.	GOLD DUST LANE 27642	ROBERT J DOERFLER	27642 GOLD DUST LANE	LAGUNA HILLS	CA	92653		
636-372-04	C = 15.001 - 30.000 SQ. FT.	GOLD DUST LANE 27611	CARL SAMUEL	27611 GOLD DUST LANE	LAGUNA HILLS	CA	92653		
636-372-06	C = 15.001 - 30.000 SQ. FT.	GOLD DUST LANE 27641	CORMIE TRUST	27641 GOLD DUST LANE	LAGUNA HILLS	CA	92653		
636-381-01	C = 15.001 - 30.000 SQ. FT.	HIDDEN TRAIL ROAD 27662	SAMUEL L WONG	27662 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653		
636-381-02	C = 15.001 - 30.000 SQ. FT.	HIDDEN TRAIL ROAD 27672	HOOSSEN TAGHAVI	27672 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653		
636-381-04	C = 15.001 - 30.000 SQ. FT.	HIDDEN TRAIL ROAD 27712	THOMAS J DLUZIO	P. O. BOX 4918	MISSION VIEJO	CA	92653		
636-381-09	D = 30.001 - 43.560 SQ. FT.	GOLD DUST LANE 27671	KYUNG HWANG	27701 GOLD DUST LN	LAGUNA HILLS	CA	92653		
636-381-11	C = 15.001 - 30.000 SQ. FT.	GOLD DUST LANE 27671	HOUSHANG ESFAHANI	27671 GOLD DUST LANE	LAGUNA HILLS	CA	92653		
636-382-05	B = 7,501 - 15,000 SQ. FT.	HIDDEN TRAIL ROAD 27745	MURICIO CABRERA	27745 HIDDEN TRAIL ROAD	LAGUNA HILLS	CA	92653		
636-391-02	D = 30.001 - 43.560 SQ. FT.	GOLD DUST LANE 27682	JON S & LINDA M SHIMAZAKI	27682 GOLD DUST LANE	LAGUNA HILLS	CA	92653		
636-391-07		HIDDEN TRAIL ROAD 27782	RICHARD NOLAN	27792 HIDDEN TRAIL	LAGUNA HILLS	CA	92653		
636-391-11	C = 15.001 - 30.000 SQ. FT.	GREENFIELD DRIVE 27692	TZE IP	27692 GREENFIELD DRIVE	LAGUNA HILLS	CA	92653		
636-391-15	D = 30.001 - 43.560 SQ. FT.	GREENFIELD DRIVE 27752	SHAHEEN BAKHTIAR	28241 CROWN VALLEY PARKWAY 207	LAGUNA NIGUEL	CA	92677		
636-391-16	E = OVER 1 ACRE	GREENFIELD DRIVE 27766	STEPHANIE TAFOYA	27766 GREENFIELD DRIVE	LAGUNA HILLS	CA	92653		
636-391-17	E = OVER 1 ACRE	GREENFIELD DRIVE 27782	PETAS FAMILY TRUST	27782 GREENFIELD DRIVE	LAGUNA HILLS	CA	92653		
636-622-60	E = OVER 1 ACRE	CORRIDOR	NELLIE GAIL RANCH OWNERS	25211 EMPTY SADDLE DR	LAGUNA HILLS	CA	92653		

CITY OF LAGUNA HILLS

AGENDA REPORT PUBLIC SERVICES DEPARTMENT

**ISSUE: URBAN FORESTRY GRANT FOR THE GREEN TREES FOR THE
 GOLDEN STATE PROGRAM**

SUMMARY:

On January 11, 2011, City Council authorized the submission of a final grant application to the State of California for the Green Trees for the Golden State Program for the purpose of planting approximately 600 trees in the City. The California Department of Forestry and Fire Protection (CAL FIRE) has approved of the City's grant application and awarded the grant in the total project amount of \$100,000 (\$75,000 grant, \$25,000 matching funds). Following completion of the agreement execution, the project is anticipated to begin during summer 2011.

BACKGROUND:

On September 28, 2010, the City submitted a Concept Proposal to CAL FIRE for grant funds under the program named "Green Trees for the Golden State" to facilitate the planting of 15-gallon trees in two general locations within the City. Subsequently, CAL FIRE advised the City that the Concept Proposal was accepted and a Final Proposal was then submitted following the January 11, 2011, City Council approval. By letter of March 24, 2011, attached, CAL FIRE has advised that the City's grant application for the planting of approximately 600 new trees has been approved.

The intent of the Green Trees for the Golden State Program for the City is to plant approximately 500 trees in vacant parkways in front of residential properties, at which the property owners are supportive of the tree planting, in the area bounded by Alicia Parkway, Paseo de Valencia, Cabot Road, and Interstate 5. Many of these streets are known as the "tree streets" as they have tree species names for street names. An additional 100 trees are proposed to be planted along the bike trail between Via Lomas Street and Moulton Parkway north of Alicia Parkway, adjacent to the City's wetlands habitat area.

**RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE URBAN
FORESTRY GRANT AGREEMENT NO. 8CA10902 WITH THE STATE OF
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION.**

Upon completion of the execution of the grant agreement and authorization to proceed issued by the State, staff will initiate an extensive public communication program to advise property owners of the proposed project and to seek their support in caring for the trees that will be planted in their neighborhood. Volunteers will also be sought to assist with the tree planting program depending upon the community's interest in participating in the planting effort.

By City Council Resolution No. 2011-01-11-1, the City Manager was authorized to execute the Urban Forestry Grant Agreement. The attached Grant Agreement, No. 8CA10902, establishes the terms and conditions of the grant.

FISCAL IMPACT:

The Green Trees for the Golden State Urban Forestry Grant issued by the State of California requires a total obligation of \$100,000 (a \$75,000 grant of funds with a requirement for \$25,000 match) for this project which is proposed to be included in Fiscal Year 2011-2012 Capital Improvement Program Budget.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE URBAN FORESTRY GRANT AGREEMENT NO. 8CA10902 WITH THE STATE OF CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION.

ATTACHMENTS:

- March 24, 2011 letter
- Urban Forestry Grant Agreement No. 8CA10902



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 651-6423
Website: www.fire.ca.gov



March 24, 2011

City of Laguna Hills
24035 El Toro Road
Laguna Hills, CA. 92653
Attention: Bruce E. Channing

RE: CAL FIRE Urban & Community Forestry Program Grant Application

Dear Mr. Channing,

The California Department of Forestry and Fire Protection (CAL FIRE) wishes to congratulate you on being awarded a "Green Trees For the Golden State" grant. Your project was selected as it most closely meets the goals of the CAL FIRE Urban & Community Forestry Program as outlined in the Urban Forestry Act of 1978 (Public Resources Code 4799.06-4799.12), the grant Request For Proposals and Procedural Guidelines, and the intent of the proposition that will fund this grant.

Your grant agreement should arrive within a few weeks. Please be sure the grant is signed by the authorized person and returned promptly to Urban Forestry Analyst Deborah Esclito. She can be reached at (916) 651-6423 or deborah.esclito@fire.ca.gov and via mail at the address above. **It is imperative that you do not begin your project until the grant has been fully executed and you receive your fully signed and executed copy.** Failure to comply may result in the inability to reimburse expenses incurred prior to the grant agreement's start date.

Again, congratulations, and thank you for your interest in our Urban Forestry "Green Trees For the Golden State" grant program. We are committed to working with you to help make your project successful and bring many benefits to your community. Please feel free to contact your Regional Urban Forester (see attached listing and map) with questions or concerns you may have throughout the term of your project.

Respectfully,

John Melvin
State Urban Forester

RECEIVED

MAR 28 2011

CITY OF LAGUNA HILLS

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

4/26/2011 ITEM NO. 4.7

**State of California, Dept. of Forestry and Fire Protection
URBAN FORESTRY GRANT AGREEMENT (Proposition 84)**

**The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection
Bond Act of 2006**

APPLICANT: City of Laguna Hills
PROJECT TITLE: Neighborhood Tree Planting Program
GRANT AGREEMENT: 8CA10902

PROJECT PERFORMANCE PERIOD: Agreement term is from final approval through March 30, 2013.

Under the terms and conditions of this Grant Agreement, the applicant agrees to complete the project as described in the project description, and the State of California, acting through the Dept. of Forestry & Fire Protection pursuant to the Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River & Coastal Protection Bond Act of 2006, agrees to fund the project up to the total state grant indicated.

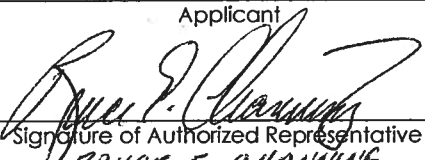
PROJECT DESCRIPTION: The Grantee shall administer Urban Forestry Programs that promote safe drinking water, water quality and supply, flood control, waterway and natural resource protection, water pollution and contamination control, state and local park improvements, public access to natural resources, and water conservation efforts.

Total State Grant not to exceed \$ **75,000.00** (or project costs, whichever is less)

The Special and General Provisions attached are made a part of and incorporated into this Grant Agreement.

City of Laguna Hills

STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY

By 
Applicant
Signature of Authorized Representative
Name **BRUCE E. CHANNING**
Title **CITY MANAGER**

By _____
Name William Snyder
Title Deputy Director, Resource Management

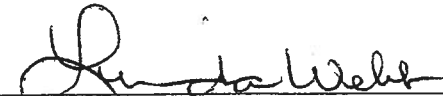
Date _____

Date _____

CERTIFICATION OF FUNDING

AMOUNT OF ORIGINAL FUNDING \$ 75,000.00 FY 10/11		GRANT AGREEMENT NUMBER 8CA10902		FUND General	
ADJ. INCREASING ENCUMBRANCE \$		PROGRAM 12			
ADJ. DECREASING ENCUMBRANCE \$		FUNCTION Support Grants			
UNENCUMBERED BALANCE \$		LINE ITEM ALLOTMENT 3540-101-6051	CHAPTER 712	STATUTE 2010	FISCAL YEAR 2010/11
T.B.A. NO.	B.R. NO.	INDEX 9520	OBJ. EXPEND 418.99	PCA 96158	PROJECT/WORK PHASE V# C14/204

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance


SIGNATURE OF ACCOUNTING OFFICER

3.30.11
DATE

State of California, Dept. of Forestry and Fire Protection
URBAN FORESTRY GRANT AGREEMENT (Proposition 84)
The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection
Bond Act of 2006

Article 1. Definitions

1. The term "Act" means the Safe Drinking Water, Water Quality and supply, Flood Control, River and Coastal Protection Bond Act of 2006 and as used herein means the Appropriation for the Program.
2. The term "Grant Agreement" means Grant number **8CA10902**.
3. The term "Application" as used herein means the Proposal submitted for Grantee's **2010 Urban Forestry Green Trees for the Golden State Grant Program**.
4. The term "Project Budget Detail" as used herein defines the Itemized Budget.
5. The term "Project Narrative/Scope of Work" as used herein means the individual scope of work describing in detail the proposed tasks.
6. The term "Grant Funds" means the money provided by the State to the Grantee in this Grant Agreement.
7. The term "Grantee" means an applicant who has a signed Grant Agreement for grant funds.
8. The term "Other Sources of Funds" means all cash, donations, or in-kind contributions that are required or used to complete the Project beyond the grant funds provided by this Grant Agreement.
9. The term "Project" means the development or other activity of this Grant Agreement to be accomplished with grant funds.
10. The term "State" means the State of California, California Dept. of Forestry and Fire Protection.
11. Incorporated by reference in this agreement are the Grant Guidelines for Urban Forestry: Tree Planting Green Trees for the Golden State.

Article 2. Scope of Work

1. Recipients of Grant Funding pursuant to Proposition 84, The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006, shall abide by provisions provided in this Grant Agreement.
2. As precedent to the State's obligation to provide funding, Grantee shall provide to the State for review and approval a detailed budget, specifications, and project description. Approval by State of such plans and specifications, or any other approvals provided for in this Grant Agreement, shall be for scope and quality of work, and shall not relieve Grantee of the obligation to carry out any other obligations required by this Grant Agreement, in accordance with applicable law or any other standards ordinarily applied to such work or activity.
3. The parties agree to comply with the terms and conditions of the Grant Agreement.
4. (Proposal information)

**State of California, Dept. of Forestry and Fire Protection
URBAN FORESTRY GRANT AGREEMENT (Proposition 84)
The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection
Bond Act of 2006**

State of California, Dept. of Forestry and Fire Protection
URBAN FORESTRY GRANT AGREEMENT (Proposition 84)
The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection
Bond Act of 2006

Article 3. Project Representatives

The project representatives during the term of this agreement will be:

Field inquiries:

State Agency: CAL FIRE	Grantee: City of Laguna Hills
Section/Unit: Urban Forestry	Section/Unit:
Attention: Lynnette Short	Attention: Bruce E. Channing
Address: 2249 Jamacha Road El Cajon, CA. 92019	Address: 24035 El Toro Road Laguna Hills, CA. 92653
Phone: (619) 937-1410	Phone: (949) 707-2610
Fax: (619) 590-3127	Email: bchanning@ci.laguna-hills.ca.us

Administration contacts:

State Agency: CAL FIRE	Grantee: City of Laguna Hills
Name: John Melvin	Name: Kenneth Rosenfield
Phone: (916) 657-2289	Phone: (949) 707-2655
Fax: (916) 653-8957	Email: krosenfield@ci.laguna-hills.ca.us

Article 4. Project Execution

1. Subject to the availability of Grant monies in the Act, the State hereby grants to the Grantee a sum of money (Grant Funds) not to exceed the amount stated on the signature page in consideration of and on condition that the sum be expended in carrying out the purposes as set forth in the description of the Project in this Grant Agreement and its attachments and under the terms and conditions set forth in this Grant Agreement.
2. Grantee shall assume any obligation to furnish any additional funds that may be necessary to complete the Project. Any modification or alteration in the Project as set forth in the Application on file with the State must be submitted to the State for approval.
3. Grantee shall complete the Project in accordance with the time of Project performance set forth on the signature page, unless an amendment has been formally granted by the State and under the terms and conditions of this Grant Agreement. Amendments may be requested in advance and will be considered in the event of circumstances beyond the control of the Grantee.
4. Grantee certifies that the Project plan complies with all local and State laws.
5. Grantee shall permit periodic site visits by representative(s) of the State to ensure program compliance and work is in accordance with the approved Project Scope of Work including a final inspection upon Project completion and up to three years after agreement terminates.
6. Prior to the commencement of any work Grantee agrees to submit in writing to the State for prior approval any deviation from the original Project Scope of Work. Changes in Project Scope of Work must continue to meet the need cited in the original application or they will

State of California, Dept. of Forestry and Fire Protection
URBAN FORESTRY GRANT AGREEMENT (Proposition 84)
The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection
Bond Act of 2006

not be approved. Any modification or alteration in the Project as set forth in the Application on file with the State must be submitted to the State for prior approval.

7. The Grantee, and the agents and employees of Grantee, in the performance of this Grant Agreement, shall act in an independent capacity and not as officers, employees or agents of the State.

Article 5. Project Costs and Payment Documentation

The Grant Funds to be provided to Grantee under this Grant Agreement will be disbursed for eligible costs as follows, but not to exceed in any event the amount set forth on the signature page of this Grant Agreement:

1. Included work shall not commence prior to the execution of this Grant Agreement. Grant Agreement is considered fully-executed upon signature by Resource Management Deputy Director. Any work started prior to the execution of this Grant Agreement will not be eligible for funding under the terms of this Grant Agreement.
2. Grant Funds shall be paid up to the total amount of the Grant Funds or the actual Project cost, whichever is less, on completion of the Project, receipt of a detailed summary of Project costs from the Grantee found to be satisfactory by the State, and the satisfactory completion of a site inspection by the State.
3. Advance Payment: Notwithstanding any of the provisions stated within this Agreement, the State may at its discretion make advance payment to the Grantee upon written request by the Grantee. Advance payment made by the State shall be subject to these provisions below.

Where hardship circumstances exist for the Grantee, the State will consider authorizing advance payments. The State will consider the following factors in determining whether a hardship situation exists:

- Cash flow hardship of the Grantee including the need for advance funding in order to initiate a project. A justification for advance payment may include items such as the inability to pay for staff, supplies, administration expenses, and secure contractors for project work.

The following guidelines will be applied to advance payments:

- Multiple advance payments may be made to a Grantee over the life of a project.
 - No single advance payment shall exceed 25% of the total grant amount.
 - A request for advance payment must include the same level of expenditure detail and justification as a regular invoice.
 - All work under a previous advance payment must be completed to CAL FIRE's satisfaction before another advance payment will be made.
 - Any advance payment received by a grantee and not used for project implementation shall be returned to CAL FIRE.
 - Advance payments must be deposited into an interest-bearing account. Any interest earned on advance payment funds must be accounted for and must be used toward the project or returned to CAL FIRE.
4. Final payment by the State shall be made after on-site inspection and approval by a duly authorized representative of the State. The Grantee shall submit an invoice for payment to

State of California, Dept. of Forestry and Fire Protection
URBAN FORESTRY GRANT AGREEMENT (Proposition 84)
The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection
Bond Act of 2006

the local duly authorized representative of CAL FIRE. A final invoice shall be submitted after completion of the project or prior to the expiration of this Grant Agreement, as specified in this Grant Agreement.

5. For services satisfactorily rendered and upon receipt and approval of invoices, the State agrees to compensate the Grantee for actual expenditures incurred in accordance with the rates specified herein, which is attached hereto and made a part of this Grant Agreement.
6. All payment requests must be submitted with an itemized list of all charges, purpose of expenditures with any supporting documentation and clearly identify charges to work plan tasks and elements. Any payment request that is submitted without the itemization will not be authorized. If the itemization or documentation is incomplete, inadequate or inaccurate, the State will inform the Grantee and hold the payment request until all required information is received or corrected. Any penalties imposed on the Grantee by a contractor or sub-contractor because of delays in payment will be paid by the Grantee and is not reimbursable under this Grant Agreement.
7. Grant Funds in this award have a limited period in which they must be expended. All Grantee expenditures must occur prior to the end of the term of this Grant Agreement.
8. Except as otherwise provided herein, the Grantee shall expend Grant Funds in the manner described in the Project Budget approved by the State. The dollar amount of an item in the Project Budget may be increased by up to ten percent (10%) through reallocation of funds from another item or items, without approval by the State; however, the Grantee shall notify the State in writing when any such reallocation is made, and shall identify both the item(s) being increased and those being decreased. Any increase or decrease of more than ten percent (10%) in the amount of an item must be approved in writing by the State. The total amount of Grant Funds may not be increased.
9. Grantee shall promptly submit records at intervals and in such form as State may request.
Invoices (include Grant Agreement Number) shall be submitted monthly in arrears to:

Name:	Lynnette Short
Office:	California Dept. of Forestry & Fire Protection, Urban and Community Forestry
Address:	2249 Jamacha Road, El Cajon, CA. 92019

10. Grantee shall submit all documentation for Project completion and final reimbursement within 30 days of Project completion. **NOTE: Invoices received more than thirty days after project completion may not be eligible for reimbursement.**
10. Grantee agrees to make immediate monetary restitution of any advance funds for any disallowances of costs or expenditures or unauthorized activities, which are disclosed through audit or inspection by the State. If Grantee does not satisfactorily complete the project and/or project is not certified as satisfactorily completed by a certified arborist, registered professional forester, or city agency representative, all sums previously advanced by the State shall immediately become due and payable to the State.

Article 6. Budget Contingency Clause

State of California, Dept. of Forestry and Fire Protection
URBAN FORESTRY GRANT AGREEMENT (Proposition 84)
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1. If funding for any fiscal year is reduced or deleted by the Act for purposes of this program, the State shall have the option to either cancel this Grant Agreement with no liability occurring to the State, or offer a Grant Agreement amendment to Grantee to reflect the reduced amount.

Article 7. Project Administration

1. Grantee shall promptly submit written Project reports as the State may request. In any event, Grantee shall provide the State a report showing total final Project expenditures.
2. Grantee agrees to use any Grant Funds advanced by the State under the terms of this Grant Agreement solely for the Project herein described.
3. This Grant Agreement may be amended by mutual agreement in writing between Grantee and State. Any request by the Grantee for amendments must be in writing stating the amendment request and reason for the request. The Grantee shall make requests in a timely manner and in no event less than 60 days before the effective date of the amendment.
4. Grantee must report to the State all sources of other funds for the Project. The State may request an audit of any Project that does not fully comply with this provision.

Article 8. Project Amendment & Termination

1. After Project commencement, this Grant Agreement may be amended only by written consent of both the State and Grantee. This Grant Agreement may be terminated by State or Grantee upon the giving of written notice to the other party thirty (30) days in advance.
2. If the State terminates the Grant Agreement prior to the completion of the project, the Grantee shall take all reasonable measures to prevent further costs to the State under this Grant Agreement and the State shall be responsible for any reasonable and non-cancelable obligations incurred by the Grantee in the performance of this Grant Agreement prior to the date of the notice to terminate, but only up to the undisbursed balance of funding authorized in this Grant Agreement.
3. Failure by the Grantee to comply with the terms of this Grant Agreement or any other Grant Agreement under the Act may be cause for suspension of all obligations of the State hereunder.
4. Failure of the Grantee to comply with the terms of this Grant Agreement shall not be cause for the suspension of all obligations of the State hereunder if in the judgment of the State such failure was due to no fault of the Grantee. At the discretion of the State, any amount required to settle at minimum cost any irrevocable obligations properly incurred shall be eligible for reimbursement under this Grant Agreement.
5. Final payment may not be made until the Project conforms substantially to this Grant Agreement, as determined by the State.

Article 9. Financial Records

1. Grantee agrees that during regular office hours the State shall have the right to inspect and make copies of any books, records or reports of the other party pertaining to this Grant Agreement or matters related thereto. Grantee shall maintain and make

State of California, Dept. of Forestry and Fire Protection
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available for inspection by the State accurate records of all of its costs, disbursements and receipts with respect to its activities under this Grant Agreement.

2. Grantee shall keep such financial accounts, documents and records as State shall prescribe, including records which fully disclose (a) the disposition of the proceeds of state funding assistance, (b) the total cost of the project in connection with such assistance that is given or used, (c) the amount and nature of that portion of the project cost supplied by other sources, and (d) any other such records as will facilitate an effective audit. All records shall be made available to the State for auditing purposes at reasonable times. Such accounts, documents, and records shall be retained by the Grantee for at least three years after final payment and one year following an audit.
3. Grantee shall use any generally accepted accounting system.

Article 10. Hold Harmless

1. Grantee shall waive all claims and recourse against the State including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this Grant Agreement except claims arising from the gross negligence of State, its officers, agents and employees.
2. Grantee shall indemnify, hold harmless and defend State, its officers, agents and employees against any and all claims demands, damages, costs, expenses or liability costs arising out of any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Grant Agreement as described in the Project description which claims, demands or causes of action arise under Government Code Section 895.2 or otherwise, including but not limited to items to which the Grantee has certified, except for liability arising out of the gross negligence of State, its officers, agents, or employees. Grantee acknowledges that it is solely responsible for compliance with items to which it has certified.
3. Grantee agrees that in the event State is named as codefendant under the provisions of Government Code Section 895 et seq., the Grantee shall notify State of such fact and shall represent State in the legal action unless State undertakes to represent itself as codefendant in such legal action, in which event State shall bear its own litigation costs, expenses, and attorney's fees.
4. Grantee and State agree that in the event of judgment entered against the State and Grantee because of the concurrent negligence of the State and the Grantee, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.
5. The Grantee shall indemnify, hold harmless and defend the State, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the Grantee has certified. The Grantee acknowledges that it is solely responsible for compliance with items to which it has certified.

Article 11. Incorporation

1. The Grant Guidelines and the Application, Scope of Work, Budget Detail and any subsequent changes or additions to the Application, Scope of Work, Budget Detail approved in writing by the State are hereby incorporated by reference into this Grant Agreement as though set forth in full in this Grant Agreement.

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Article 12. Severability

1. If any provision of this Grant Agreement or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of this Grant Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Grant Agreement are severable.

Article 13. Waiver

1. No term or provision hereof will be considered waived by either party, and no breach excused by either party, unless such waiver or consent is in writing and signed on behalf of the party against whom the waiver is asserted. No consent by either party to, or waiver of, a breach by either party, whether expressed or implied will constitute consent to, waiver of, or excuse of any other, different, or subsequent breach by either party.

Article 14. Assignment

1. This Grant Agreement is not assignable by the Grantee either in whole or in part.

Article 15. Potential Subcontractors

1. Nothing contained in this Agreement or otherwise, shall create any contractual relation between the State and any sub grantees, and no sub grant shall relieve the Grantee of his responsibilities and obligations hereunder. The Grantee agrees to be as fully responsible to the State for the acts and omissions of its sub grantees and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Grantee. The Grantee's obligation to pay its sub grantees is an independent obligation from the State's obligation to make payments to the Grantee. As a result, the State shall have no obligation to pay or to enforce the payment of any moneys to any sub grantee.

Article 16. Settlement of Disputes

1. Settlement of Disputes – In the event of a dispute, Grantee shall file a "Notice of Dispute: with the following:

California Department of Forestry & Fire Protection (CAL FIRE)
Attention: Assistant Deputy Director, Resource Protection and Improvement
P.O. Box 944246
Sacramento, CA 94244-2460

2. Notice must be filed within ten (10) working days of discovery of the problem. Within ten (10) days of receipt of notice, the CAL FIRE Assistant Deputy Director or Designee shall advise Grantee of the findings and recommend a method to resolve the dispute. Grantee shall continue to perform Agreement requirements during the dispute period. The decision of the CAL FIRE Assistant Deputy Director, Resource Protection and Improvement shall be final.
3. In the event of a dispute, the language contained within this Agreement shall prevail over any other language including that of the proposal.

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Article 17. Non-Discrimination

1. Grantee agrees to comply with state and federal laws outlawing discrimination including, but not limited to those prohibiting discrimination because of sex, race, color, ancestry, religion, creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer or genetic characteristics), sexual orientation, political affiliation, position in a labor dispute, age, marital status, and denial of statutorily-required employment-related leave.

Article 18. Intellectual Property Rights

1. The Grantee agrees that all data, plans, drawings, specifications, reports, computer programs, operating manuals, notes, and other written or graphic work produced in the performance of this Agreement are subject to the rights of the State as set forth in this section. The State shall have the right to reproduce, publish, and use all such work, or any part thereof, in any manner and for any purpose whatsoever. If any such work is copyrightable, the Grantee may copyright the same, except that, as to any work which is copyrighted by the Grantee, the State reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish, and use such work, or any part thereof. (40 CFR 31.34, 31.36).

D. Scope of Work - Describe the approach to be used, the design (methods), and implementation of the project. Include who will be involved with specific tasks and justify why the approach, methods and implementation is the most effective way to accomplish the objectives. Include a description of project sign contents and their locations.

Urban re-forestation is the project goal. The project will entail the clean out of parkway debris (as needed) which would impede the viability of new trees, in some cases removing homeowner-installed hardscape, and remove stumps of previously cut-down trees (as needed). Development of educational pamphlets, which will highlight the environmental and economic advantages to new urban forest trees, will be prepared and then presented by City staff at a series of public workshops and mailings. Encouragement of community volunteers in the planting process will also be a part of the community outreach program. City staff / Consultants will identify precise locations for trees in both project areas, and determine the exact species for each location from the attached tree species list. The project will meet or exceed the CDF Guidelines for nursery stock and tree planting procedures, to include tree staking of most species, incorporation of required nutrients as recommended, and watering of the trees via water truck, both at planting and periodically during the driest summer months for a minimum of the initial two years of establishment. The educational process will emphasize homeowners' taking part in the deep watering of parkway trees as much as possible.

The City has on contract a tree maintenance company (WCA) who will assist in the procurement and planting of the trees at contract unity prices. As a part of the annual tree maintenance program, scaffold-training and lifting of lower limbs will be undertaken by trained personnel of WCA.

A broad spectrum of tree species is proposed to provide aesthetic variety to the residential developments, with smaller-scale trees in the narrowest parkways, and broad-spreading canopy trees within the largest areas. Species of deciduous and evergreen riparian corridor natives are selected for planting in the Area Two project area. The great majority of these trees are large-canopy tree species.

Two project signs will be installed for the project. Please see the attached Exhibit C for sign design/text/and location maps.

EXHIBIT A

PRELIMINARY DETAILED PROJECT TIMELINE

Our staff / consultant team has prepared a Preliminary Project Timeline, with the following key milestones:

- Executed Grant Agreement returned to CAL FIRE
- Project Commencement – Weeks #1 - 2
- Preparation of Materials and Workmanship Specifications – Weeks #3-8
- Determination of Precise Planting Locations – Weeks #3-8
- Public Outreach Mailings – Weeks #3-6
- Preparation of Educational Literature – Weeks #3-6
- Review of Literature by CAL FIRE – Weeks #7-15
- Preparation / Submittal of Quarterly Report – Weeks #12-13
- Public Outreach / Educational Meetings – Weeks #16-21
- Procurement of Trees and Planting Amendments / Materials – Weeks #16 - 21
- Precise Location Site Preparations – Weeks #16 - 21
- Installation of (2) Project Signs – Week #20
- Preparation / Submittal of Quarterly Report – Weeks #25-26
- Planting Program for Area One – Weeks #22 - 28
- Planting Program for Area Two – Weeks #29 – 32
- Finalization of Grant Program – Weeks #33-40

EXHIBIT B

GREEN TREES FOR THE GOLDEN STATE GRANT PROGRAM
CITY OF LAGUNA HILLS

PROJECT DETAILED BUDGET

Description of Activity	Rate	# Units	CAL FIRE \$	Matching \$	Match Source	Total Project \$
Personnel Services						
Staff Salaries		LS		\$3,000	General Fund	\$3,000
Consulting Arborist		LS				N / Inc
Consulting Landscape Architect		LS				N / Inc
General Expenses						
15-gallon Trees - Materials	\$50	600	\$27,500	\$2,500	General Fund	\$30,000
Planting Sites Preparations	\$7.50	600		\$4,500	General Fund	\$4,500
15-gallon Trees - Planting	\$27.50	600	\$13,750	\$2,750	General Fund	\$16,500
2-Year Maintenance Program		LS	\$26,750	\$6,250		\$33,000
2-Year Tree Watering Program		LS	\$7,000	\$4,000		\$11,000
Public Educational Program Literature		LS		\$2,000	General Fund	\$2,000
Overhead Expenses						
Rent					In-kind	N / Inc
Office Supplies					In-kind	N / Inc
Staff Benefits					In-kind	N / Inc
GRAND TOTALS			\$75,000	\$25,000		\$100,000
PERCENTAGES			75%	25%		100%

CITY OF LAGUNA HILLS

AGENDA REPORT PUBLIC SERVICES DEPARTMENT

ISSUE:	MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM, TIER 1 GRANT PROGRAM
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SUMMARY:

The Orange County Local Transportation Authority's Ordinance No. 3 (M2 Ordinance) provides for two percent of gross revenue to be dedicated to protecting Orange County beaches and waterways from the conveyance of urban runoff associated with transportation generated pollution. The M2 Environmental Cleanup Allocation Program (ECP), Tier 1 Grant Program ensures that funds will be used on a countywide competitive basis to meet Federal Clean Water Act standards for controlling transportation-generated pollution by funding nationally recognized Best Management Practices (BMPs) for water quality benefits. Staff proposes to submit an application for the installation of debris gates or retractable catch basin screens at sixty-nine (69) catch basin locations throughout the City as a part of this funding program. City Council approval of the application and the related Resolution is recommended.

BACKGROUND:

On February 14, 2011, the Orange County Transportation Authority (OCTA) issued the Measure M2 ECP, Tier 1 Grant Program 2011 Call for Projects. An estimated \$2.8 million in Measure M2 funds for Fiscal Year 2011-2012 are being made available to eligible applicants, which includes Orange County cities and the County of Orange, on a competitive basis. The maximum grant amount is \$100,000 per project, with a \$500,000 maximum per agency.

RECOMMENDATION: THAT THE CITY COUNCIL: (1) APPROVE THE GRANT APPLICATION FOR THE MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM, TIER 1 GRANT PROGRAM; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AUTHORIZING AN APPLICATION FOR FUNDS FOR THE MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM, TIER 1 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE LAGUNA HILLS DEBRIS GATES PROJECT."

The Measure M2 ECP, Tier 1 Grant Program is designed to mitigate the more visible forms of pollutants, such as litter and debris that collect on the roadways and in the catch basins prior to being deposited in waterways and the ocean. It consists of funding for equipment purchases and installation of screens, filters, and inserts at catch basins. Funds allocated by OCTA for each awarded project will be available by July 1, 2011, and projects must begin construction by June 30, 2012. A minimum match of twenty-five (25) percent is required for this program. The matching funds can be provided by cash contributions and/or in-kind services. In-kind services can include salaries and benefits for employees who work directly on the project including ongoing operation and maintenance of the equipment.

Staff has prepared an application for ECP grant funds, attached. The minimum twenty-five (25) percent matching requirement is proposed to be achieved through in-kind services of ongoing inspection and County crew maintenance of the proposed debris gates. A Resolution in support of the funding application has also been included as an attachment to this report.

The County of Orange has entered into Master Agreements with several equipment vendors as a part of this call for projects. Agencies can utilize the County's Master Agreements or use their own procurement process to secure Tier 1 BMP equipment. Staff prepared the Measure M2 ECP, Tier 1 Grant Program application based upon a proposal from G2 Construction, Inc. (formerly U.S. Enviro-net Services, Inc.) for its "CAM lock automatic retractable debris gates." Since 2005, G2 Construction, Inc. has installed debris gates on over 170 catch basins throughout the City. The debris gates remain closed during dry weather to prevent trash, debris, animals, and pollutants from entering the catch basin. The unwanted debris stays next to the curb for pick up through routine street sweeping. During heavy rain events the gate automatically rises, without staff assistance, to prevent street flooding. Once the water flow slows down, the gate automatically closes and remains closed when dry.

Although other vendors, such as United Stormwater Inc., have developed similar retractable screens, the cost of G2 Construction Inc.'s CAM lock automatic retractable debris gate remains highly competitive. For example, a four-foot gate provided by G2 Construction, Inc. is \$375 versus \$415 for an automatic retractable screen provided by United Stormwater, Inc. Moreover, the CAM lock pulley system in the G2 debris gate remains a high quality product. G2 Construction, Inc. is a licensed Contractor, and has provided services to numerous agencies throughout the State from San Francisco to Los Angeles including the City of Santa Monica, City of Cypress, and others. If funding for this program is awarded, staff will propose a sole source purchase and installation of all of the debris gates as provided by G2 Construction, Inc.

FISCAL IMPACT:

The work has been proposed in the Fiscal Year 2011-2012 Budget in the amount of \$65,000.

RECOMMENDATION: THAT THE CITY COUNCIL: (1) APPROVE THE GRANT APPLICATION FOR THE MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM, TIER 1 GRANT PROGRAM; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AUTHORIZING AN APPLICATION FOR FUNDS FOR THE MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM, TIER 1 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE LAGUNA HILLS DEBRIS GATES PROJECT."

ATTACHMENTS:

- Resolution
- Grant Application

RESOLUTION NO. 2011-04-26-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AUTHORIZING AN APPLICATION FOR FUNDS FOR THE MEASURE M2 ENVIRONMENTAL CLEANUP ALLOCATION PROGRAM, TIER 1 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE LAGUNA HILLS DEBRIS GATES PROJECT

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

WHEREAS, Orange County Local Transportation Ordinance No.3 dated July 24, 2006, and is known and cited as the Renewed Measure M Transportation Ordinance and Investment Plan, makes funds available through the Environmental Cleanup Program to help protect Orange County beaches and waterways from transportation-generated pollution (urban runoff) and improve overall water quality; and

WHEREAS, the Environmental Cleanup Allocation Program (ECP), Tier 1 Grant Program consists of funding purchases and installation to catch basins with Best Management Practices, such as screens, filters, inserts, and other "street-scale" low flow diversion projects; and

WHEREAS, Orange County Transportation Authority (OCTA) has established the procedures and criteria for reviewing proposals; and

WHEREAS, the City of Laguna Hills possesses the authority to nominate water quality improvement projects that have a transportation pollution nexus to finance and construct the proposed project; and

WHEREAS, by formal action the City of Laguna Hills authorizes the nomination of the Debris Gates Project, including all understanding and assurances contained therein, and authorizes the person identified as the official representative of the City of Laguna Hills to act in connection with the nomination and to provide such additional information as may be required; and

WHEREAS, the City of Laguna Hills will maintain and operate the equipment acquired and installed; and

WHEREAS, the City of Laguna Hills will give OCTA's representatives access to and the right to examine all records, books, papers, or documents related to the funded Measure M2 ECP, Tier 1 Grant Program; and

WHEREAS, the City of Laguna Hills will cause work on the project to be commenced within a reasonable time after receipt of notification from OCTA and that the project will be carried to completion with reasonable diligence; and

WHEREAS, the City of Laguna Hills will comply, where applicable, with provisions of the California Environmental Quality Act, the National Environmental Policy Act, the American with Disabilities Act, and any other Federal, State, and/or local laws, rules and/or regulations;

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

SECTION 1. The City Council of the City of Laguna Hills hereby authorizes Bruce E. Channing as the official representative of the City of Laguna Hills to apply for the Measure M2 ECP, Tier 1 Grant Program for the Debris Gates Project.

SECTION 2. The City Council of the City of Laguna Hills agrees to fund its share of the project costs and any additional costs over the identified programmed amount.

PASSED, APPROVED, AND ADOPTED this 26th day of April 2011.

L. ALLAN SONGSTAD, JR., MAYOR

ATTEST:

PEGGY J. JOHNS, CITY CLERK

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

I, Peggy J. Johns, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No.
2011-04-26- adopted by the City Council of the City of Laguna Hills, California, at a
Regular Meeting thereof held on the 26th day of April 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

PEGGY J. JOHNS, CITY CLERK

Orange County Transportation Authority
M2 Environmental Cleanup Program (Laguna Hills Catch Basin Debris Gates)

Tier 1 Grant Program Application Form
PART ONE: GENERAL PROJECT INFORMATION

Project Title: _____

Lead Agency Information

Project Administrator with day-to-day responsibility for implementing project (Name, title, agency, address, phone, email)

Name / Title: Humza Javed / Assistant Engineer

Agency: City of Laguna Hills

Address: 24035 El Toro Road Laguna Hills CA 92653

Phone: 949 707 2657

Email: hjaved@ci.laguna-hills.ca.us

FUNDS REQUESTED

\$ 61,950

68%

LOCAL MATCH

\$ 29,108

32%

TOTAL PROJECT COST

\$ 91,058

100%



Project is a stand alone project.



Project is part of a larger project.

Total Project Cost (if part of a larger project)

(Round dollars to nearest thousands)

Joint-Applicants or Third Party

Name / Title:

Agency:

Address

Phone:

Email:

Joint-Applicants or Third Party

Name / Title:

Agency:

Address

Phone:

Email:

1 Eligibility Requirement Certification

Per Orange County Transportation Authority's Ordinance No 3, Renewed Measure M Transportation Ordinance and Investment Plan (M2 Ordinance) dated July 24, 2006, an eligible agency shall satisfy and continue to satisfy requirements as set forth in Attachment B, Section IIIA. As part of the Tier 1 Grant Program, the eligibility requirement certification in Part Four of this application package is to be signed by the eligible agency's Public Works Administrator.

2 Is this proposed project designed as the eligible agency's highest priority for funding?

(As specified on page 2 of the Application Procedures, to ensure that ECP funds are distributed to the highest number of eligible agencies, entities submitting more than one proposal must designate which project is their highest priority for funding)

Yes x

No

3 Proposed Schedule

Please provide an estimate of the project's proposed schedule:

	Start Date	Completion Date
Permitting (if applicable)	N/A	N/A
Award of Contractor's Contract	7/25/11	8/25/11
Construction	9/1/11	12/1/11

4 Project Management

The Proposal must include an assessment of the management capabilities of the Lead Agency. At a minimum, the proposal shall include an organization chart, showing key project individuals who will be responsible for ensuring that the project is completed and long-term suitability is obtained.

As shown in Attachment A, an organizational chart is provided depicting key project individuals and their responsibilities associated with the proposed project.

5 Integrated Regional Water Management Plan (IRWMP) - Project Identification

Is the proposal project identified in an existing IRWMP?

Yes

No x

If Yes, please provide further information on the proposed project as why it was included in the IRWMP.

N/A

PART ONE: GENERAL PROJECT INFORMATION (cont.)

(use separate sheet(s) of paper if necessary)

6 Description and Scope of Proposed Project.

Please include a detailed description of the proposed project, inclusive of why the project is important for controlling transportation-related pollutant to a watershed(s). The applicant must demonstrate a working knowledge of how runoff from roadways within their jurisdiction could potentially impact a watershed(s), which pollutants have been identified as a problem, and how the equipment being proposed will help reduce pollutant loading and the estimated load reduction. Sufficient detail is needed to evaluate BMP implementation (including the size, type, design, equipment manufacturer, etc.) and the manufacturers' designed performance versus results expected from the proposed project. A discussion of peripheral or other benefits that would be recognized from the proposed project should also be included. *Please also refer to Part Three, Evaluation Criteria on other key items to be addressed.*

The City of Laguna Hills' storm drain system is all built out with approximately 561 catch basins. The population of the City is 33,500. The major cause of storm water pollution is urban runoff. City Staff has been working towards installing catch basin debris gates throughout the City in order to prevent trash, debris, silt, etc. from entering the storm drain. The City has installed debris gates manufactured by G2 Construction, Inc. at approximately 170 locations throughout the City since 2005. See Attachment F for G2 Construction, Inc. references. Studies conducted by the City in 2007 show a 70% decrease in the volume of trash and an 81% decrease in volume of silt/sediment. By installing debris gates through this proposed project, trash/debris is to be significantly decreased in San Diego Creek Watershed, whose Reaches 1 and 2 are listed as impaired water bodies for metals, nutrients, sediment/silt, pesticides, selenium, and fecal coliform. The proposed debris gates to be installed will all be within the San Diego Creek Watershed and will be installed along major arterials, commercial/light industrial areas, and residential areas. The proposed project is to significantly benefit the watershed. The proposed debris gates are retractable stainless steel and are to be annually inspected by City contracted crews. The equipment design and specifications are listed in Attachment B.

PART ONE: GENERAL PROJECT INFORMATION (cont.)

7 Description and Scope of Proposed Project. (cont. If necessary)

PART ONE: GENERAL PROJECT INFORMATION (cont.)

(use separate sheet(s) of paper if necessary)

8 Water Body(ies) and 303 (d) Listings

Describe the location of the proposed project and associated water bodies that have reduced pollutant loading, inclusive of relevant information on the existing water quality conditions of the receiving water bodies [Include maps showing the location of the proposed equipment, the drainage area, and the targeted water body(ies)].

The proposed project lies within the San Diego Creek Watershed and drains into the northeastern end of Upper Newport bay. The San Diego Creek Watershed is the largest sub-watershed within the Newport Bay Watershed. The Newport Bay Watershed drains 152 square miles into the Pacific Ocean. The San Diego Creek Reach 1 is a 303(D) listed water body for toxaphene, selenium, fecal coliform, nutrients, pesticides, sediments /siltation. The San Diego Creek Reach 2 is a 303(d) listed water body for metals, nutrients, sediment/siltation/unknown toxicity. See map of proposed debris gate locations in Attachment C.

9 Project Readiness

If applicable, please describe the environmental review (i.e. CEQA) status and related permits needed for the proposed project. Please provide information if the property is currently owned by the applicant or in the process of being acquired.

There will be no permitting requirements for the proposed project. The City of Laguna Hills owns all the catch basins on which debris gates shall be installed. The locations have been selected and upon funding approval construction commencement is anticipated to occur within 60 days.

PART ONE: GENERAL PROJECT INFORMATION (cont.)

(Use separate sheet(s) of paper if necessary.)

10 Long-Term Sustainability

Proposals should provide an operations and maintenance plan detailing inspections, cleaning, repairs, etc. throughout the project life. The Proposal should also contain a discussion of the life span of the proposed project.

The G2 Construction, Inc. debris gates have a ten year lifetime, which is warranted by the manufacturer for normal use. See Attachment E for warranty letter. City Staff will inspect the devices for cleaning and maintenance on a regular basis plus at least once prior to the rainy season. Inspections will ensure that the devices are functioning properly and insure that efficiency is maintained at all times. For the highest performance, the City's contracted crews with the County of Orange will clean each device by hand while performing its regular pre-wet season catch basin cleaning. The crews will be informed of the debris gate locations and its mechanism. Any items that are in need for repair and replacement will be addressed as soon as it can be done. The City's Street Maintenance Supervisor is to perform regular inspections at least once/year for 10 years which is considered to be the lifespan of the debris gates (see Attachment D for Staff hourly cost). The Cost for this item is projected to be \$7,028. The County contracted crews will inspect and clean once/year for 10 years (See Attachment D for hourly cost). The Cost for this item is \$17,250. See page 8 for further detail.

11 Performance Metrics

As specified in the M2 Ordinance, the proposed project must include a "method to assess the water quality benefits provided by completed projects and programs." The submittal should contain a statement on the expected water quality improvement, how the performance metrics will be completed, and long-term benefits that will result from the proposed project. For example, a performance metric can be a volumetric measurement associated with trash removal during cleaning and maintenance operations.

In 2005-2006, The City of Laguna Hills participated in the Sulphur Solution Project with the City of Laguna Niguel. One of the components of this project was to install retractable debris gates throughout the City. Data analysis for the amount of trash & debris, as well as soil/muck collected from a sampling of 15 catch basins was done in 2006. This data was submitted to the San Diego Regional Water Quality Control Board in 2006. It was observed that on average, there was a 70% drop in the volume of trash and an 81% drop in the volume of soil/muck/sediment after installation of the debris gates. From this data it was observed that there was an average volume of 4.7 cubic feet of trash and debris in the catch basin prior to installing the debris gate. The volume was reduced to 1.4 cubic feet per catch basin after installing the debris gate. This shows a net reduction of 3.3 cubic feet per catch basin. If this number is carried to the additional 69 locations which are currently proposed in this application, approximately 228 cubic feet of trash and debris can be kept out of the storm drain annually.

PART ONE: GENERAL PROJECT INFORMATION (cont.)

(use separate sheet(s) of paper if necessary)

- 12 Please provide additional information on the proposed project if needed.

PART TWO: FUNDING

Project Title: Laguna Hills Catch Basin Debris Gates

Contact: Humza Javed

Phone: 949-707-2657

Agency: City of Laguna Hills

Email: hjaved@ci.laguna-hills.ca.us

Budget Summary

The following table for the proposed project shall be completed with a reasonable estimate of cost for all work items:

Total Project Cost:	\$ 91,058
Total Amount of Funding Requested (not to exceed \$100,000):	\$ 61,950
Total Contractual Service Costs for Project:	\$ 84,030
Total Contractual Service Costs for Requested Funding:	\$ 61,950
Total Capital Costs for Project:	\$ 61,950
Direct Project Administration Costs:	\$ 7,028
Total Project Costs of Supplies, Materials, and Equipment (SM&E):	included in contract services
Total Project Costs of SM&E for Requested Funding:	N/A

LOCAL FUNDING SHARE DETAIL

		% of Local Funding Share		
Cash Contribution		0.0%		
In-Kind Services	\$ 29,108	100.0%		
Other Grants		0.0%	% of Total	
Total Funding Share	\$ 29,108		Project Costs	32.0

SOURCE(S) OF MATCH

(spell out; no acronyms)

a. In-Kind Services - Salaries and benefits for employees who will perform work on the proposed project are eligible as a matching requirement. Please provide details on how in-kind services are calculated.

In kind services will include inspections, cleaning, and maintenance for the debris gates. Inspections will be completed by the City's Street Maintenance Supervisor, whose hourly salary plus benefits is \$87.30/hr. In-kind services for inspections are \$7,028 over a ten year period (See page 5 and page 8 for detailed information). The City's Street Maintenance Supervisor's salary and benefits are obtained from the City's Finance Department and a detailed breakdown is included in Attachment D. In addition to this, the City has an existing contract for cleaning and maintenance of catch basins with the County of Orange. Upon installation of the debris gates, they are to be inspected and cleaned along with catch basin cleaning annually prior to the rainy season. The hourly cost for County crews is \$64/hr. See Attachment D for hourly cost breakdown.

b. Other Grants - Eligible applicants may use grants awarded by other agencies (non-ECP grants) to meet all or part of the matching funds requirements. The non-ECP grant must be dedicated to the project in which M2 funding is requested to receive credit for the full amount of the grant. For non-ECP grants that cover multiple projects, only that portion of the grant specific to the project will be allowed credit. Please list the name and amount of any respective non-ECP grants that are proposed as a match.

N/A

PART TWO: FUNDING (continued)

Estimated Capital Costs

Item #	Description	Unit	Quantity	Unit Price	Amount
1	Catch Basin Debris Gates	4 feet	14	\$ 375	\$ 5,250
2	(See Attachment G for G2 Construction, Inc.	6 feet	4	\$ 300	\$ 1,200
3	proposal)	7 feet	24	\$ 300	\$ 7,200
4		8 feet	4	\$ 300	\$ 1,200
5		10 feet	34	\$ 300	\$ 10,200
6		14 feet	38	\$ 300	\$ 11,400
7		17 feet	4	\$ 300	\$ 1,200
8		20 feet	12	\$ 300	\$ 3,600
9		21 feet	23	\$ 300	\$ 6,900
10		22 feet	12	\$ 300	\$ 3,600
11		28 feet	28	\$ 300	\$ 8,400
12		29 feet	6	\$ 300	\$ 1,800
13				\$ -	\$ -
Subtotal:					\$61,950

Estimated Installation Costs

Item #	Description	Unit	Quantity	Unit Price	Amount
	Included in construction cost			\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
Subtotal:					\$0

Other Costs

Item #	Description	Unit	Quantity	Unit Price	Amount
1	<u>Catch Basin inspection by City Staff</u>			\$ -	\$ -
	69 catch basins at 1/yr for 10 years	inspections	690	\$ 87.3	\$ 7,028
	(assuming 7 min per inspection)			\$ -	\$ -
				\$ -	\$ -
2	<u>Contracted BMP Inspection and Cleaning</u>	O&M	690	\$ 64.0	\$ 22,080
	71 catch basins at 1/yr for 10 years			\$ -	\$ -
	(assuming 30 min per inspection)			\$ -	\$ -
				\$ -	\$ -
Subtotal:					\$29,108
TOTAL PROJECT COST					\$91,058

CHECK LIST AND EVALUATION CRITERIA

Check list of Mandatory Application Items (check all items included in this package)

- ☒ Review of CTFP Funding Program 2010 Guidelines
- ☒ Application (Part 1 - 3)
- ☐ Environmental Documentation (if applicable)
- ☐ Preliminary Cooperative Agreement (if applicable)
- ☒ 25% matching fund requirement
- ☒ Project Cost Estimate
- ☒ Proposed Budget
- ☒ Maps
- ☒ Design / Concept Drawing
- ☒ Project Schedule
- ☐ Eligibility Requirement Certification (will be finalized upon M2 funding award)
- ☒ Draft Resolution

PART FIVE: TIER 1 GRANT PROGRAM RESOLUTION

SAMPLE AGENCY RESOLUTION REQUESTING FUNDS FOR APPROVED PROJECT

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL/BOARD OF THE CITY/COUNTY OF LAGUNA HILLS
AUTHORIZING AN APPLICATION FOR FUNDS FOR THE ENVIRONMENTAL CLEANUP, TIER 1 GRANT
PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR
LAGUNA HILLS DEBRIS GATES PROJECT.

WHEREAS, Orange County Local Transportation Ordinance No.3, dated July 24, 2006, and is known and cited as the Renewed Measure M Transportation Ordinance and Investment Plan makes funds available through the Environmental Cleanup Program to help protect Orange County beaches and waterways from transportation-generated pollution (urban runoff) and improve overall water quality.

WHEREAS, the Environmental Cleanup, Tier 1 Grant Program consists of funding purchases and installation to catch basins with Best Management Practices, such as screens, filters, inserts, and other "street-scale" low flow diversion projects.

WHEREAS, OCTA has established the procedures and criteria for reviewing proposals; and

WHEREAS, the City of Laguna Hills possesses authority to nominate water quality improvement projects that have a transportation pollution nexus to finance and construct the proposed project; and

WHEREAS, by formal action the City of Laguna Hills authorizes the nomination of the Debris Gates Project, including all understanding and assurances contained therein, and authorizes the person identified as the official representative of the City of Laguna Hills to act in connection with the nomination and to provide such additional information as may be required; and

WHEREAS, the City of Laguna Hills will maintain and operate the equipment acquired and installed; and

WHEREAS, the City of Laguna Hills will give OCTA's representatives access to and the right to examine all records, books, papers or documents related to the funded Tier 1 Grant Project; and

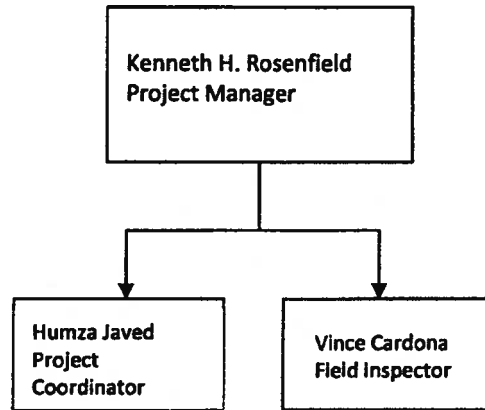
WHEREAS, the City of Laguna Hills will cause work on the project to be commenced within a reasonable time after receipt of notification from OCTA and that the project will be carried to completion with reasonable diligence; and

WHEREAS, the City of Laguna Hills will comply where applicable with provisions of the California Environmental Quality Act, the National Environmental Policy Act, the American with Disabilities Act, and any other federal, state, and/or local laws, rules and/or regulations;

NOW, THEREFORE, BE IT RESOLVED that the City of Laguna Hills, hereby authorizes Bruce E. Channing as the official representative of the City of Laguna Hills to apply for the Environmental Cleanup, Tier 1 Grant Program for the Debris Gates Project.

BE IT FURTHER RESOLVED, that the City of Laguna Hills, agrees to fund its share of the project costs and any additional costs over the identified programmed amount.

Attachment A
Organizational Chart



Kenneth H. Rosenfield, P.E. – Director of Public Services/City Engineer
Mr. Rosenfield will manage the project. He has managed the installation of debris gate installations in approximately 170 locations throughout Laguna Hills.

Humza Javed, P.E. – Assistant Engineer
Mr. Javed will be point of contact for this project. He will coordinate the project and submit the application along with funding requests.

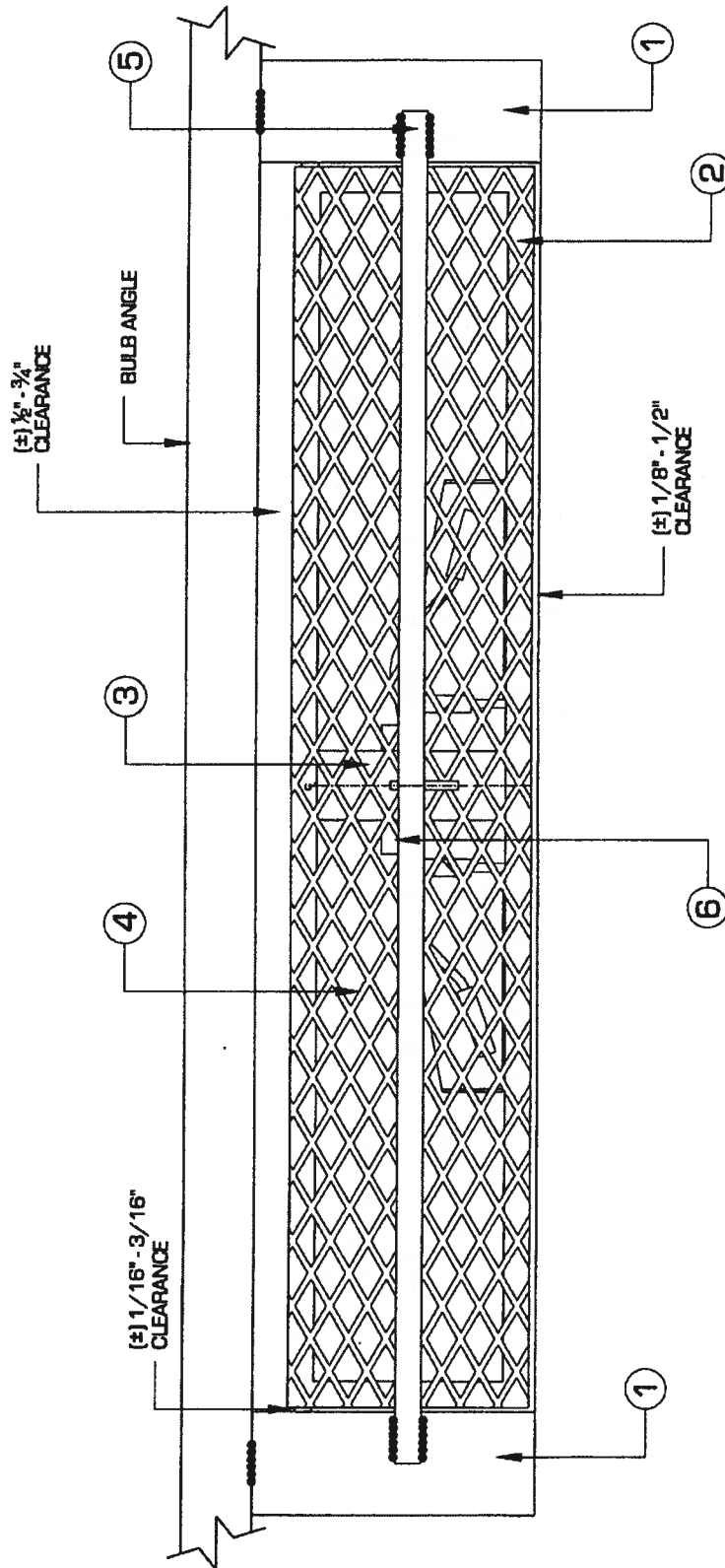
Vince Cardona – Public Works Supervisor
Mr. Cardona will be the field inspector during this project. He will review and inspect all field installations and will be the contact for field issues.

Attachment B

Equipment Design and Specifications



CAM LOCK DEBRIS GATE™



FRONT GATE VIEW DOUBLE CAM LOCKING ASSEMBLY

MODEL # G.B.- 01LDU

EXEMPT FROM
CA. PUBLIC RECORDS ACT
(DO NOT DISTRIBUTE)
PATENT PENDING

04/18/2009
DRAWINGS NOT TO SCALE

SIZE

DESCRIPTION

ITEM CODE

1	CLDG-FRA-001	KICK PLATES 304 STAINLESS STEEL	3" X 3/16" X H [VARIABLE]
2	CLDG-FRA-002	ANGLE 304 STAINLESS STEEL	3/4" X 3/4" X 1/8"
3	CLDG-FRA-003	FLAT BAR 304 STAINLESS STEEL	2" X 3/16" X H [VARIABLE]
4	CLDG-FRA-004	EXPANDED SCREEN 304 STAINLESS STEEL	3/4" x # 9
5	CLDG-FRA-005	SOLID ROUND RECYCLED PROTECTION BAR	3/4" DIAMETER
6	CLDG-CAM-009	FLAT BAR PLATE 304 STAINLESS STEEL	3/16" THICK

Manufactured and Installed Exclusively by:
G2 Construction, Inc.

(714) 748- 4242
info@g2construction.com

CA Lic. # 801253 A, C-8, C-60
13331 Garden Grove Blvd, Suite H
Garden Grove, CA 92843

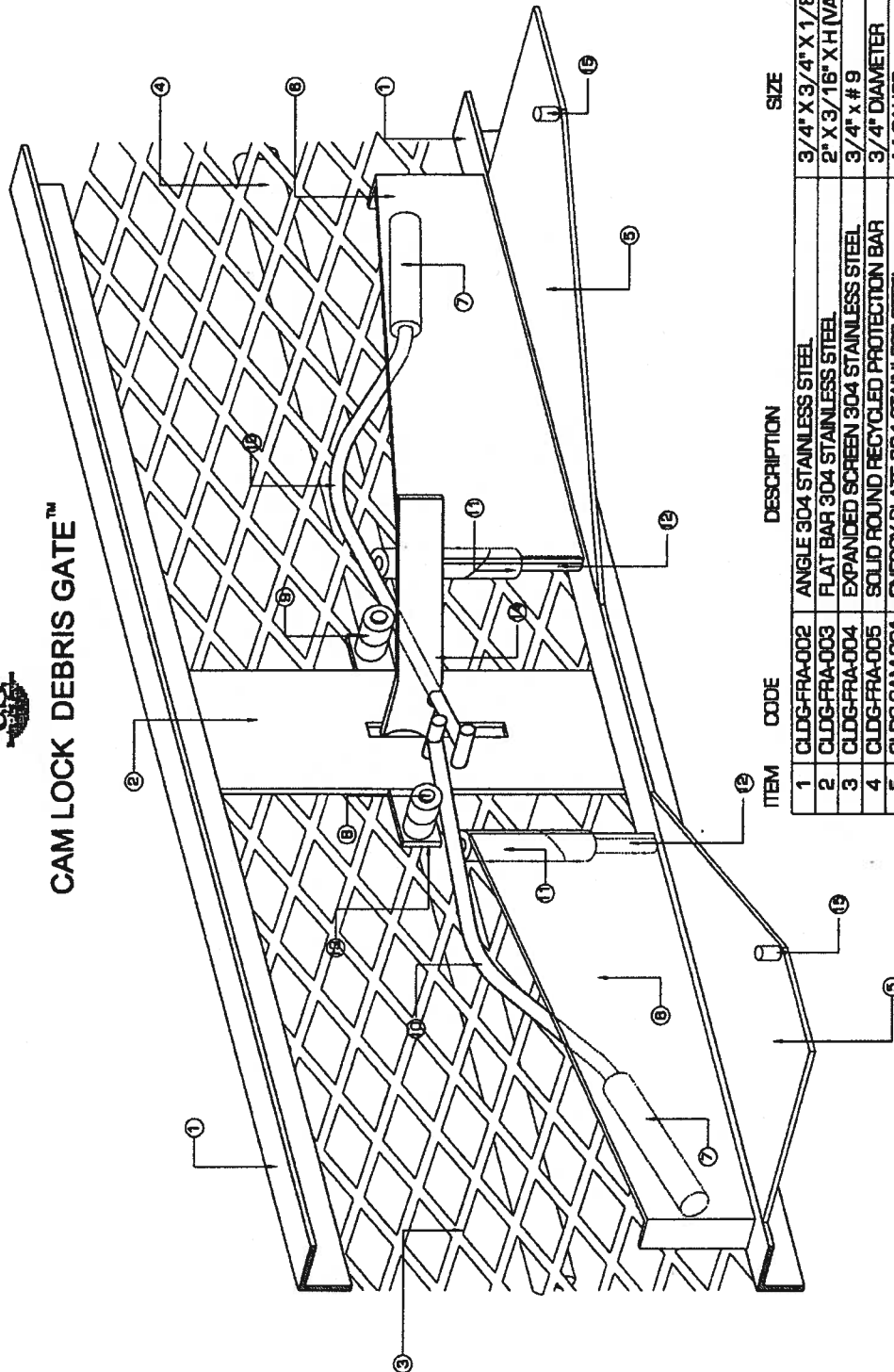
PROPRIETARY PROPERTY

DOUBLE CAM LOCKING TECHNOLOGY

LOS ANGELES COUNTY DEPT. PUBLIC WORKS



CAM LOCK DEBRIS GATE™



FRONT GATE VIEW DOUBLE CAM LOCKING ASSEMBLY

ITEM	CODE	DESCRIPTION	SIZE
1	CLDG-FRA-002	ANGLE 304 STAINLESS STEEL	3/4" X 3/4" X 1/8"
2	CLDG-FRA-003	FLAT BAR 304 STAINLESS STEEL	2" X 3/16" X H [VARIABLE]
3	CLDG-FRA-004	EXPANDED SCREEN 304 STAINLESS STEEL	3/4" x # 9
4	CLDG-FRA-005	SOLID ROUND RECYCLED PROTECTION BAR	3/4" DIAMETER
5	CLDG-CAM-001	ENERGY PLATE 304 STAINLESS STEEL	14 GAUGE
6	CLDG-CAM-002	FORCE PLATE 304 STAINLESS STEEL	14 GAUGE
7	CLDG-CAM-003	TUBE COUNTED WEIGHT FIXED 304 S.S.	1/2" DIAMETER
8	CLDG-CAM-004	PIVOT POINT 316 STAINLESS STEEL	1/4" DIAMETER
9	CLDG-CAM-005	PIVOT DOWEL 316 STAINLESS STEEL	1/2" DIAMETER
10	CLDG-CAM-006	DOWEL 316 STAINLESS STEEL	1/4" DIAMETER
11	CLDG-CAM-007	CAM SET 316 STAINLESS STEEL	1/2" DIAMETER
12	CLDG-CAM-008	CAM PIVOT POINT 316 STAINLESS STEEL	1/4" DIAMETER
13	CLDG-CAM-009	FLAT BAR PLATE 304 STAINLESS STEEL	3/16" THICK
14	CLDG-CAM-010	FLAT BAR LOCKING ARM 304 STAINLESS STEEL	3/4" X 3/16" X L [VARIABLE]
15	CLDG-CAM-011	DOWEL 316 STAINLESS STEEL	1/4" DIAMETER

MODEL # G.B.- 01LDU

EXEMPT FROM

CA. PUBLIC RECORDS ACT

(DO NOT DISTRIBUTE)

PATENT PENDING

03/08/2008

DRAWINGS NOT TO SCALE

PROPRIETARY PROPERTY

DOUBLE CAM LOCKING TECHNOLOGY

LOS ANGELES COUNTY DEPT. PUBLIC WORKS

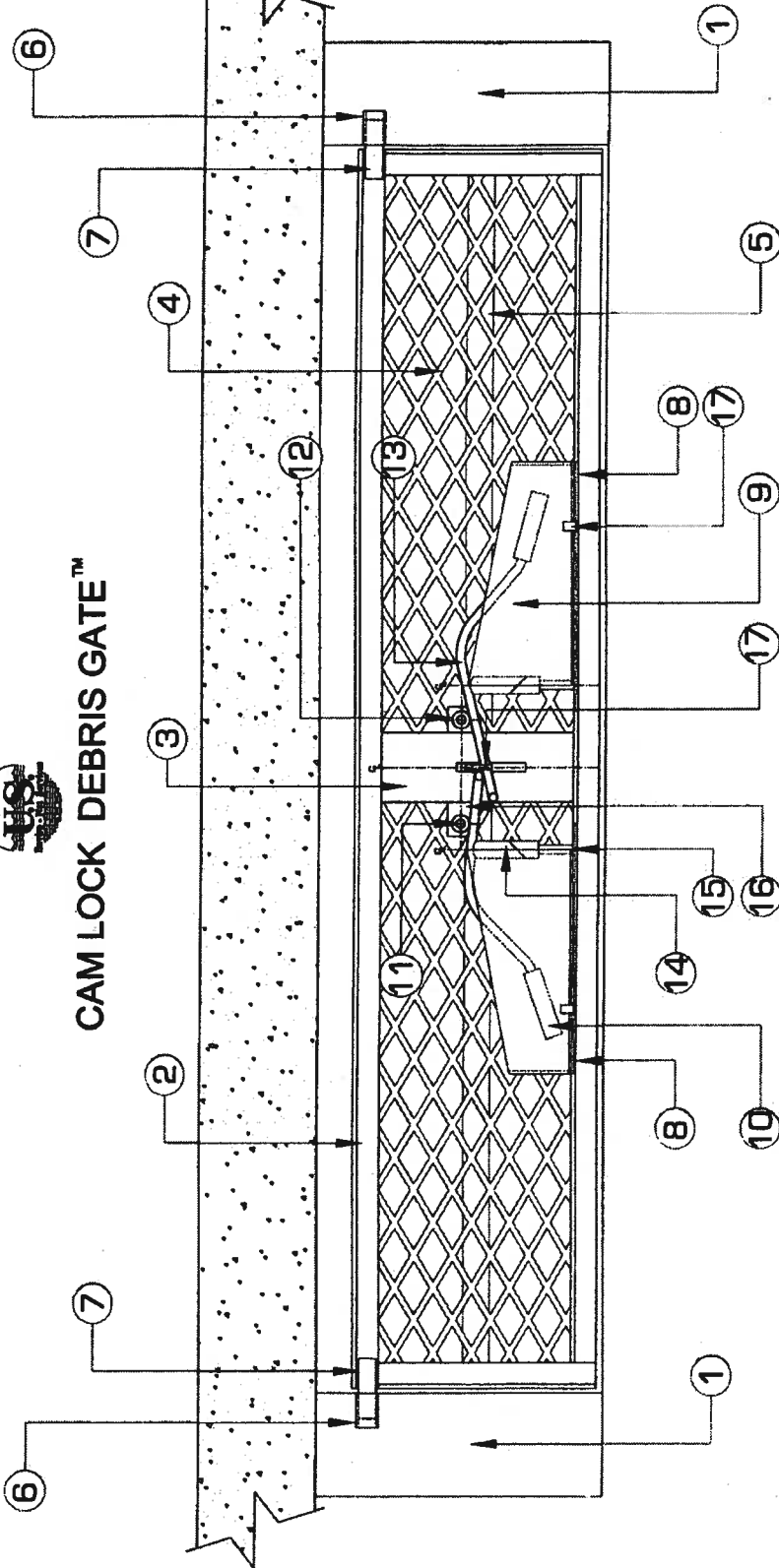
Manufactured and Installed Exclusively by:
G2 Construction, Inc.

(714) 748- 4242
info@g2construction.com

CA Lic. # 801253 A, C-8, C-80
13331 Garden Grove Blvd, Suite H
Garden Grove, CA 92843



CAM LOCK DEBRIS GATE™



REAR GATE VIEW DOUBLE CAM LOCKING ASSEMBLY

MODEL # G.B.- 01LDU

EXEMPT FROM
CA. PUBLIC RECORDS ACT
(DO NOT DISTRIBUTE)
PATENT PENDING

04/19/2008
DRAWINGS NOT TO SCALE

PROPRIETARY PROPERTY

DOUBLE CAM LOCKING TECHNOLOGY

LOS ANGELES COUNTY DEPT. PUBLIC WORKS

ITEM	CODE	DESCRIPTION	SIZE
1	CLDG-FRA-001	KICK PLATES 304 STAINLESS STEEL	3" X 3/16" X H [VARIABLE]
2	CLDG-FRA-002	ANGLE 304 STAINLESS STEEL	3/4" X 3/4" X 1/8"
3	CLDG-FRA-003	FLAT BAR 304 STAINLESS STEEL	2" X 3/16" X H [VARIABLE]
4	CLDG-FRA-004	EXPANDED SCREEN 304 STAINLESS STEEL	3/4" x # 9
5	CLDG-FRA-005	SOLID ROUND RECYCLED PROTECTION BAR	3/4" DIAMETER
6	CLDG-FRA-006	SQUARE TUBING 316 STAINLESS STEEL	5/8" X 1"
7	CLDG-FRA-007	SOLID ROUND 316 STAINLESS STEEL	1/2" DIAMETER
8	CLDG-CAM-001	ENERGY PLATE 304 STAINLESS STEEL	14 GAUGE
9	CLDG-CAM-002	FORCE PLATE 304 STAINLESS STEEL	14 GAUGE
10	CLDG-CAM-003	TUBE COATED WEIGHT FIXED 304 S.S.	1/2" DIAMETER
11	CLDG-CAM-004	PIVOT POINT 316 STAINLESS STEEL	1/4" DIAMETER
12	CLDG-CAM-005	PIVOT DOVREL 316 STAINLESS STEEL	1/2" DIAMETER
13	CLDG-CAM-006	DOVEL 316 STAINLESS STEEL	1/4" DIAMETER
14	CLDG-CAM-007	CAM SET 316 STAINLESS STEEL	1/2" DIAMETER
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16	CLDG-CAM-009	FLAT BAR PLATE 304 STAINLESS STEEL	3/16" THICK
17	CLDG-CAM-010	FLAT BAR LOCKING ARM 304 STAINLESS STEEL	3/4" X 3/16" X L [VARIABLE]
18	CLDG-CAM-011	DOVEL 316 STAINLESS STEEL	1/4" DIAMETER

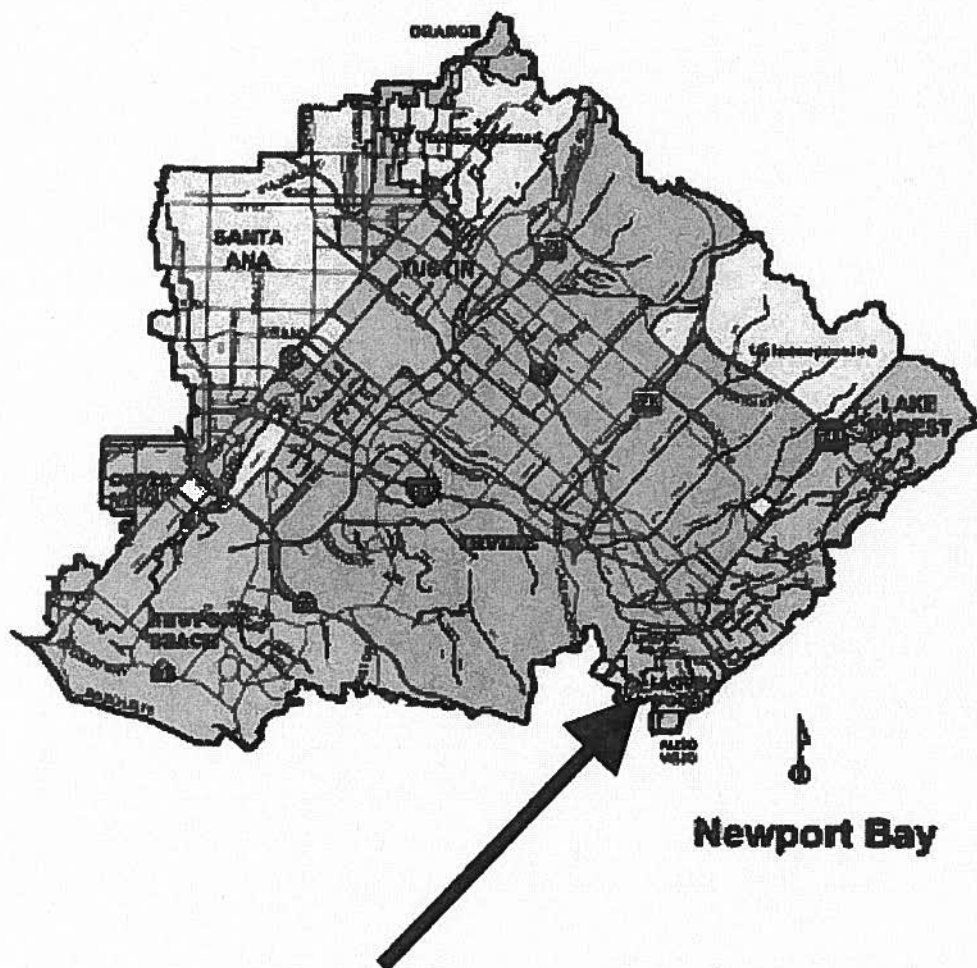
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info@g2construction.com

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Attachment C

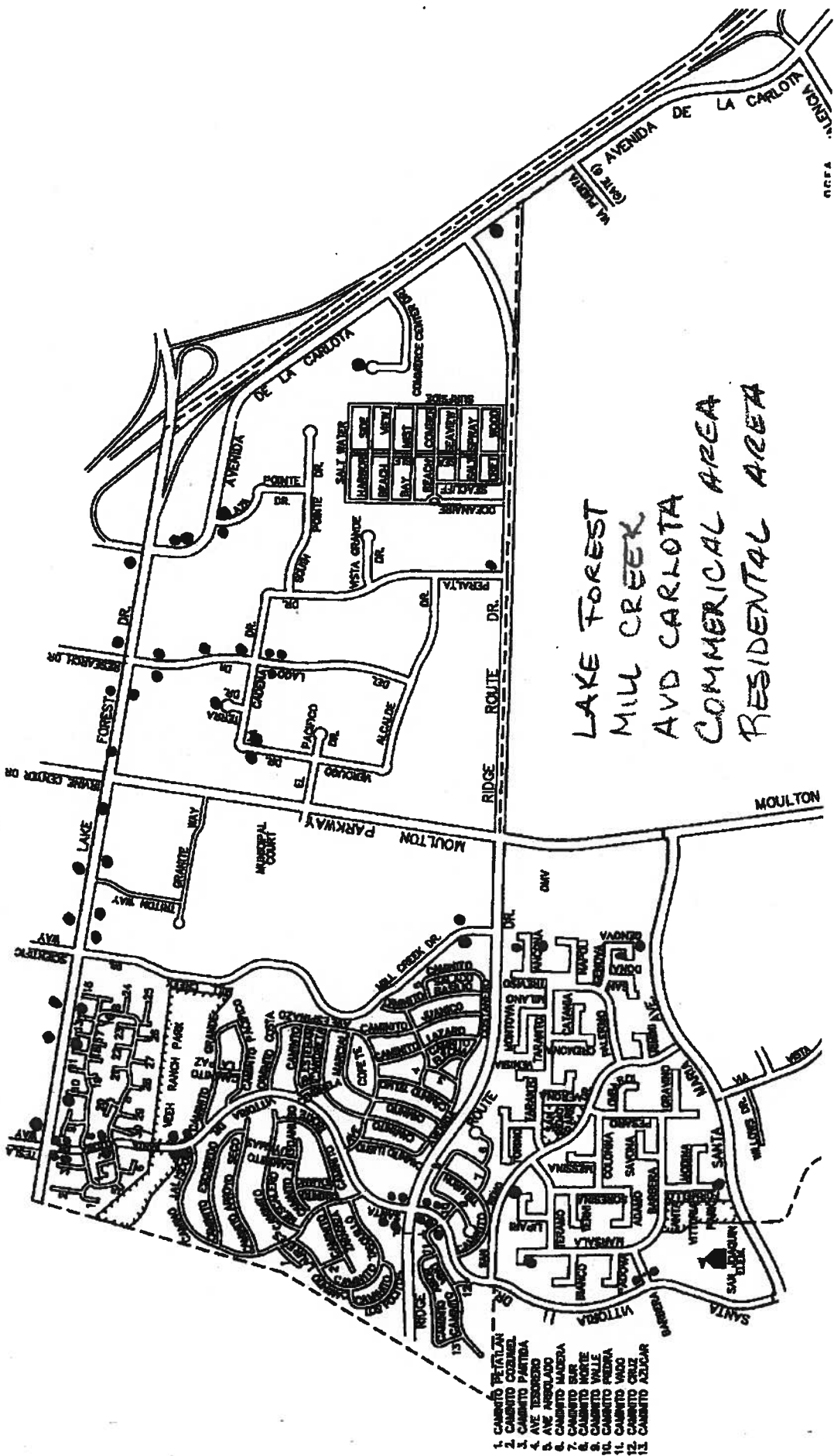
Location Map



Laguna Hills Debris Gates Location

Newport Bay

1. CAMINITO MICOSSIA
2. CAMINITO FLUMAS
3. CAMINITO MARRESA
4. BASSANO WEST
5. CAMINITO BORGIO
6. CAMINITO OLIVA
7. ANDREA VALVERDE
8. BASSANO EAST
9. CAMINITO ORO
10. CAMINITO FLORES
11. CAMINITO AZUL
12. CAMINITO ALTO
13. CAMINITO SO.
14. CAMINITO ARROL
15. CAMINITO MUNDO
16. CAMINITO LIPRE
17. CAMINITO CLARO
18. CAMINITO ROJO
19. CAMINITO CASA
20. CAMINITO VIENTO
21. CAMINITO LUZ
22. CAMINITO CALMA
23. CAMINITO RIO
24. CAMINITO POCO
25. CAMINITO MAR
26. CAMINITO BRESA
27. CAMINITO REDALLO
28. CAMINITO LAGO
29. CAMINITO LINDA
30. CAMINITO PLATA



LAKE FOREST
MILL CREEK
AVD CARLOTA
COMMERCIAL AREA
RESIDENTIAL AREA

1. CAMINITO PETALAN
2. CAMINITO COZMEL
3. CAMINITO PARTIDA
4. ANE TOSERERO
5. ANE ANSOGLADO
6. CAMINITO MADERA
7. CAMINITO BAR
8. CAMINITO NORTE
9. CAMINITO VALLE
10. CAMINITO PEDRA
11. CAMINITO WAO
12. CAMINITO CRUZ
13. CAMINITO AZULCAR

Attachment D

City Staff's Hourly Rate

City Street Maintenance Supervisor's FY 10/11 YE Estimate

	Actual	w/ City Overhead (24.5%)
Salary	89,880.00	111,900.60
OT	1,296.35	1,613.96
Medicare	1,322.06	1,645.96
Retirement	26,093.37	32,486.25
Health	25,799.28	32,120.10
Workers Comp	568.00	707.16
Life & Disability Insurance	895.20	1,114.52
Total	<u>145,854.26</u>	<u>181,588.55</u>
Fully Burdened Hourly Rate	70.12	87.30

Attachment D

Contracted County Crew's Hourly Rate

The hourly cost for a crew member to inspect and clean the debris gate is \$64 (\$581.31 per day/9hrs). See next page.

Per the Local Implementation Plan, all catch basins are to be inspected and cleaned between the months of May and September, ahead of the rainy season. All City & County catch basins and storm drain systems will need to be inspected and cleaned a second time between May 2011 and September 2011 in order to stay on schedule on a going-forward basis. The current schedule is not in compliance with the LIP, DAMP and NPDES regulations and could expose the City & the County to significant penalties from both the Santa Ana and San Diego Regional Water Quality Control Boards.

JURISDICTION	# OF DRAINS
Dana Point	586
Mission Viejo	1335
Lake Forest	1212
Laguna Hills	561
Laguna Woods	37
Orange County	1469
TOTAL # OF DRAINS	5200
Average Daily Production	20

**ALL DRAINS MUST BE INSPECTED/MAINTAINED BETWEEN
MAY 1ST AND SEPTEMBER 30TH - EXCLUDING WEEKENDS & HOLIDAYS = 107 WORKING DAYS**

# of days it will take to clean all basins with one (1) crew	260
# of days it will take to clean all basins with two (2) crews	130
# of days it will take to clean all basins with three (3) crews	87
# of days it will take to clean all basins with four (4) crews	65

Crew Composition	Qty.	Cost
MCS II / III	1	\$ 581.31
Laborer	1	\$ 404.37
Inmate/CRP	1	\$ 30.60
Stakebed/Crew Cab	1	\$ 137.61
TOTAL COST PER DAY (ONE 1-CREW):		\$ 1,153.89
TOTAL COST TO CLEAN ALL DRAINS		\$ 300,011.40

Attachment E

Warranty Letter

G2 Construction, Inc.
13331 "H" Garden Grove Blvd.
Garden Grove, CA 92843
State Contractors License #801253 - A, C-8, C-60

Catch Basin Debris Gate "ARS" Warranty

RE: City of Laguna Hills, Spring 2011 Debris Gate Project.

G2 Construction Inc. hereby provides a product warranty of 10 years for the G2 "Cam Lock" Inlet "ARS" screens. G2 guarantees the "Cam Lock" debris gates installed or furnished for the above referenced project, will be done in accordance with the Drawings, Specifications, and other Contract Documents; and that the work to be installed will fulfill the requirements of the warranty included in the Specifications. We agree to repair or replace any or all of our work that prove to be defective in its workmanship or installation within a period of ONE year from the date of acceptance of the above named project, without any expense to the Owner, ordinary wear and tear and unusual abuse or neglect excepted.

In regards to requests for field repairs or reviews it is requested that the owners ensure that reasonable measures to remove obstructions or debris have been taken prior to G2 responding for field service calls.

Signed,

A handwritten signature in black ink, appearing to read "John R. Azuila", followed by the letters "G2" in a stylized, handwritten font.

Name:

JOHN R. AZUILA

Title:

PRESIDENT

Dated:

4-14-11

Attachment F

G2 Construction Inc. References

G2 Construction, Inc.
13331 "H" Garden Grove Blvd.
Garden Grove, CA 92843
State Contractors License #801253 – A, C-8, C-60

Letter of References

RE: City of Laguna Hills, Spring 2011 Debris Gate Project.

- 1). Akbar Gadim, LA County P.W. Senior Insp.....626-482-3013
G2 worked (2) ARS / CPS projects with this Insp..... 2008/2009 & 2009/2010
- 2). Daryl Hamilton, LA County PW, Senior Insp.....626-607-7430
G2 worked (2) ARS / CPS projects with this Insp. 2008/2009 & 2009/2010
- 3). Hoda Hassan, LA County PW/Project Manager.....626-458-4955
G2 worked (1) ARS project with this PM 2008 /2009
- 4). Richard Weyermuller, LA County Engineer, Design Div. 626-458-3147
G2 has worked with Design Div. for over 5 years.
- 5). Mario Rodriguez. LA County PW Project manager.....626-458-3147
G2 worked (1) ARS / CPS project with this PM 2009 / 2010
- 6). Mila Sologub, Senior Inspector City of West Hollywood 323-848-6338
G2 has worked on (5) ARS WEHO catch basin projects
Since 2005
- 7). Nick Manglakiri, Project Engineer, City of Cypress.....714-229-6740
G2 worked on (1) ARS project in 2008

Additional private Contractors references, ARS / CPS/ Concrete available upon request.

Attachment G

**G2 Construction Inc. Catch Basin Debris Gate
Project Proposal**

G2 Construction, Inc.
State contractors license #801253 - A, C8, C60
13331 Garden Grove Blvd. unit H
Garden Grove, CA 92843

C.B. DEBRIS GATE PROPOSAL

Customer: **City of Laguna Hills**
24035 El Toro Rd.
Laguna Hills, CA 92653
Phone: 949 - 707-2657
Fax: 949-707-2633
Contact: Humza Javed
Project Location: **Various locations within Laguna Hills.**

Prepared: 4/11/2011
By: John Alvarado
Phone: 714.448.8080
jalvarado@g2construction.com

Lake Forest catch basin locations Northside

		Size	# Gates	Unit price	Price
1).	W/O I-5 off Ramp N/S	8'	2	\$ 300.00	\$ 600.00
2).	At Research Dr. N/S	17'	4	\$ 300.00	\$ 1,200.00
3).	W/O Research Dr. N/S	8'	2	\$ 300.00	\$ 600.00
4).	East of Moulton @ center median	4'	1	\$ 375.00	\$ 375.00
5).	West of Moulton @ center median	4'	1	\$ 375.00	\$ 375.00
6).	At Triton Wy. N/S	10'	3	\$ 300.00	\$ 900.00
7).	E/O Scientific Wy. N/S	10'	2	\$ 300.00	\$ 600.00
8).	W/O Scientific Wy. N/S	10'	3	\$ 300.00	\$ 900.00
9).	W/O Scientific Wy. N/S	10'	3	\$ 300.00	\$ 900.00
10).	At Tesla Wy. N/S	10'	3	\$ 300.00	\$ 900.00

Lake Forest catch basin locations Southside

1).	200' E/O Santa Vittoria	7'	2	\$ 300.00	\$ 600.00
2).	650' E/O Santa Vittoria	7'	2	\$ 300.00	\$ 600.00
3).	1100' E/O Santa Vittoria	10'	2	\$ 300.00	\$ 600.00
4).	40' E/O Mill Creek	7'	2	\$ 300.00	\$ 600.00
5).	300' E/O Mill Creek	7'	2	\$ 300.00	\$ 600.00
6).	40' E/O Triton Wy.	7'	2	\$ 300.00	\$ 600.00
7).	600' E/O Moulton Prkwy.	4'	1	\$ 375.00	\$ 375.00

Total Project Price..... \$ 11,325.00

Authorized Signature: _____ Date: _____

Sign and email to jalvarado@g2construction.com

G2 Construction, Inc.
State contractors license #801253 - A, C8, C60
13331 Garden Grove Blvd. unit H
Garden Grove, CA 92843

C.B. DEBRIS GATE PROPOSAL

Customer: **City of Laguna Hills**
24035 El Toro Rd.
Laguna Hills, Ca 92653
Phone: 949 - 707-2657
Fax: 949-707-2633
Contact: Humza Javed
Project Location: **Various locations within Laguna Hills.**

Prepared: 4/11/2011
By: John Alvarado
Phone: 714.448.8080
jalvarado@g2construction.com

Mill Creek South Bound

	Size	# Gates	Unit price	Price
1). 900' S/O Lake Forest E/S	14'	4	\$ 300.00	\$ 1,200.00

Mill Creek North Bound

1). 300' N/O Ridge Route W/S	10'	2	\$ 300.00	\$ 600.00
2). 300' N/O Ridge Route E/S	10'	2	\$ 300.00	\$ 600.00

Total Project Price..... \$ 2,400.00

Authorized Signature: _____ Date: _____

Sign and email to jalvarado@g2construction.com

G2 Construction, Inc.
State contractors license #801253 - A, C8, C80
13331 Garden Grove Blvd. unit H
Garden Grove, CA 92843

C.B. DEBRIS GATE PROPOSAL

Customer: **City of laguna Hills**
24035 El Toro Rd.
Laguna Hills, CA 92653
Phone: 949 - 707-2657
Fax 949-707-2633
Contact: Humza Javed
Project Location: **Various locations within Laguna Hills.**

Prepared: 4/11/2011

By: John Alvarado
Phone: 714.448.8080

jalvarado@g2construction.com

Avenida Carlota South Bound

		Size	# Gates	Unit price	Price
1).	300' S/O Lake Forest Dr.	4'	1	\$ 375.00	\$ 375.00
2).	315' S/O Lake Forest Dr.	14'	3	\$ 300.00	\$ 900.00

Avenida Carlota North Bound

1).	50' N/O I - 5 off ramp	4'	1	\$ 375.00	\$ 375.00
2).	50' N/O Plaza Pointe	14'	3	\$ 300.00	\$ 900.00
3).	100' N/O Plaza Pointe	4'	1	\$ 375.00	\$ 375.00

Total Project Price..... \$ 2,925.00

Authorized Signature: _____ Date: _____

Sign and email to jalvarado@g2construction.com

G2 Construction, Inc.
State contractors license #801253 - A, C8, C60
13331 Garden Grove Blvd. unit H
Garden Grove, CA 92843

C.B. DEBRIS GATE PROPOSAL

Customer: **City of laguna Hills**
24035 El Toro Rd.
Laguna Hills, CA 92653
Phone: **949 - 707-2857**
Fax: **949-707-2833**
Contact: **Humza Javed**
Project Location: **Various locations within Laguna Hills.**

Prepared: **4/11/2011**
By: **John Alvarado**
Phone: **714.448.8080**
jalvarado@g2construction.com

Plaza Pointe	Size	# Gates	Unit price	Price
1). S/O Ave Carlota W/S	10'	2	\$ 300.00	\$ 600.00
2). S/O Ave. Carlota E/S	10'	2	\$ 300.00	\$ 600.00

Peralta N/O Ridge route

1). Peralta N/O Ridge Route E/S	4'	1	\$ 375.00	\$ 375.00
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Del lago at La Cadena

1). Del lago S/O la Cadena W/S	7'	2	\$ 300.00	\$ 600.00
2). Del lago S/O La Cadena E/S	7'	2	\$ 300.00	\$ 600.00

Del lago N/O la Cadena

1). Del lago N/O la Cadena E/S	10'	2	\$ 300.00	\$ 600.00
2). Del Lago N/O La cadena W/S	4'	1	\$ 375.00	\$ 375.00

Del lago South of lake Forest

1). Del lago south of Lake Forest E/S	4'	1	\$ 375.00	\$ 375.00
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la Cadena E/O Del lago

1). la Cadena E/O Del lago S/S	22'	6	\$ 300.00	\$ 1,800.00
2). la Cadena E/O Del lago N/S	22'	6	\$ 300.00	\$ 1,800.00

Terra

1). Terra Dr.	4'	1	\$ 375.00	\$ 375.00
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Verdugo At La Cadena

1). Verdugo W/S	10'	2	\$ 300.00	\$ 600.00
2). Verdugo E/S	10'	2	\$ 300.00	\$ 600.00

Proposal Amount..... \$ 9,300.00

Authorized Signature: _____ Date: _____

Sign and email to jalvarado@g2construction.com

G2 Construction, Inc.
State contractors license #801253 - A, C8, C60
13331 Garden Grove Blvd. unit H
Garden Grove, CA 92843

C.B. DEBRIS GATE PROPOSAL

Customer: **City of laguna Hills**
24035 El Toro Rd.
Laguna Hills, Ca 92653
Phone: 949 - 707-2657
Fax 949-707-2633
Contact: Humza Javed
Project Location: Various locations within Laguna Hills.

Prepared: 4/11/2011

By: John Alvarado
Phone: 714.448.8080

jalvarado@g2construction.com

Barbera

		Size	# Gates	Unit price	Price
1).	Barbera E/O S. Vittoria S/S	14'	4	\$ 300.00	\$ 1,200.00
2).	Barbera E/O S. Vittoria N/S	14'	4	\$ 300.00	\$ 1,200.00
3).	Marsela	4'	1	\$ 375.00	\$ 375.00
4).	Lipari	4'	1	\$ 375.00	\$ 375.00
5).	Adamo	4'	1	\$ 375.00	\$ 375.00
6).	Formolla	4'	1	\$ 375.00	\$ 375.00
7).	Genova	7'	2	\$ 300.00	\$ 600.00
8).	Ancona N/S	10'	2	\$ 300.00	\$ 600.00
9).	Ancona S/S	14'	4	\$ 300.00	\$ 1,200.00
10).	Genova	10'	2	\$ 300.00	\$ 600.00

Total Project Price..... \$ 6,900.00

Authorized Signature: _____ Date: _____

Sign and email to jalvarado@g2construction.com

G2 Construction, Inc.
State contractors license #801253 - A, C8, C80
13331 Garden Grove Blvd. unit H
Garden Grove, CA 92843

C.B. DEBRIS GATE PROPOSAL

Customer: **City of Laguna Hills**
24035 El Toro Rd.
Laguna Hills, CA 92653
Phone: **949 - 707-2657**
Fax: **949-707-2633**
Contact: **Humza Javed**
Project Location: **Various locations within Laguna Hills.**

Prepared: **4/11/2011**

By: **John Alvarado**
Phone: **714.448.8080**

jalvarado@g2construction.com

Santa Vittoria

		Size	# Gates	Unit price	Price
1).	165' S/O Barbera E/S	14'	4	\$ 300.00	\$ 1,200.00
2).	165' S/O Barbera W/S	7'	2	\$ 300.00	\$ 600.00
3).	50' S/O Ridge Route E/S	21'	5	\$ 300.00	\$ 1,500.00
4).	100' S/O Ridge Route E/S	14'	4	\$ 300.00	\$ 1,200.00
5).	20' S/O Ridge Route W/S	20'	6	\$ 300.00	\$ 1,800.00
6).	80' S/O Ridge Route W/S	21'	8	\$ 300.00	\$ 2,400.00
7).	120' S/O Ridge Route W/S	28'	6	\$ 300.00	\$ 1,800.00
8).	20' N/O Ridge Route E/S	20'	6	\$ 300.00	\$ 1,800.00
9).	80' N/O ridge Route E/S	14'	4	\$ 300.00	\$ 1,200.00
10).	30' N/O Ridge Route W/S	28'	8	\$ 300.00	\$ 2,400.00
11).	80' N/O Ridge Route W/S	28'	8	\$ 300.00	\$ 2,400.00
12).	Camino Jaisco E/S	21'	5	\$ 300.00	\$ 1,500.00
13).	80' N/O Camino Jaisco E/S	28'	6	\$ 300.00	\$ 1,800.00
14).	20' N/O camino Jaisco W/S	21'	5	\$ 300.00	\$ 1,500.00
15).	80' N/O Camino jaisco W/S	28'	6	\$ 300.00	\$ 1,800.00
16).	20' N/O Bassano East E/S	6'	2	\$ 300.00	\$ 600.00
17).	20' N/O Bassano West W/S	6'	2	\$ 300.00	\$ 600.00
18).	20' S/O Lake Forest Dr. E/S	14'	4	\$ 300.00	\$ 1,200.00
19).	100' S/O lake Forest Dr. E/S	7'	2	\$ 300.00	\$ 600.00
20).	40' S/O lake Forest Dr. W/S	7'	2	\$ 300.00	\$ 600.00
21).	100' S/O lake Forest Dr. W/S	7'	2	\$ 300.00	\$ 600.00

Total Project Price..... \$ 29,100.00

Authorized Signature: _____ Date: _____

Sign and email to jalvarado@g2construction.com

CITY OF LAGUNA HILLS

PLANNING AGENCY AGENDA REPORT COMMUNITY DEVELOPMENT DEPARTMENT

ISSUE: CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM/VARIANCE NO. 2-11-1877, A REQUEST BY G&M OIL COMPANY TO RECONSTRUCT THE EXISTING GAS STATION AND ADD A NEW 1,316 SQUARE FOOT CONVENIENCE STORE, LOCATED AT 23991 EL TORO ROAD IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT

SUMMARY:

G&M Oil Co. ("G&M Oil") has filed an application to reconstruct the existing Chevron gas station at 23991 El Toro Road in the Village Commercial (VC) zoning district. The request includes a complete redesign and reconstruction of the site, including new fueling islands and canopy, a new 1,316 square foot convenience store, new signage, and new landscaping. Due to the substandard size of the site and its configuration, a number of variances for a variety of development standards are required, including setbacks, site layout, parcel size, circulation, and landscaping requirements. Due to the City's acquisition of a fifteen-foot wide portion of the property to accommodate the Avenida de la Carlota ("Carlota") street widening project, the existing gas station structures must be demolished and reconstructed. Currently, the site is non-conforming in many ways, including the size of the parcel, the site design, and signage. While the non-conformities cannot be eliminated entirely due to the small size of the lot, the proposed design is an overall improvement to the site and existing non-conformities are decreased where possible.

Staff has reviewed the Development Code requirements as well as General Plan issues, goals, and strategies, and has determined that the proposed project, subject to conditions of approval, will not result in any significant adverse impacts to the public

RECOMMENDATION: THAT THE PLANNING AGENCY: (1) CONDUCT A PUBLIC HEARING; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM/VARIANCE NO. 2-11-1877, A REQUEST BY G&M OIL COMPANY TO RECONSTRUCT THE EXISTING GAS STATION AND ADD A NEW 1,316 SQUARE FOOT CONVENIENCE STORE, LOCATED AT 23991 EL TORO ROAD IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT."

health, safety, and general welfare. The project is categorically exempt from the California Environmental Quality Act ("CEQA").

AUTHORITY:

The LHMC Sections 9-92.080 C, F, G, and H grant the Planning Agency the authority to approve applications such as this for Conditional Use Permits, Variances, Site Development Permits, and Master Sign Programs, respectively. A Conditional Use Permit is required for gas stations in the Village Commercial Zoning District and Site Development Permits are required for most development projects, and are specifically required in conjunction with a Master Sign Program. Variances are used when a particular site cannot, because of special circumstances unique to the site, meet development code requirements such as lot size, setbacks, etc.

BACKGROUND:

The subject site is located at the northwest corner of El Toro Road and Avenida de la Carlota ("Carlota"). It is an existing Chevron station, which contains seven (7) double-sided gas pumps with fueling canopy and approximately 300 square feet of storage areas, mechanical room, an employee restroom, and an attendant booth selling limited sodas, snacks, cigarettes, and other similar items.

The station was originally approved by the County of Orange ("County") prior to 1981. In 1981, the County approved SP 81-54P, an application to change signage at the site from "Texaco" to "Mobil." At that time, the layout of the site was essentially the same as it is now. Sometime prior to 1997 a seventh fuel pump was added. In 1996 the area north of El Toro Road, including the subject site, was annexed to the City of Laguna Hills. In 1997, the Planning Agency approved CUP 97-012, a similar application to the one before you now. CUP 97-012 was filed in response to the County's plans for the widening of Carlota. This CUP contained six (6) double-sided fuel pumps under a canopy with a 600 square foot convenience store. When the County was not able to complete the widening project, CUP 97-012 was not implemented. In 2009, the current owners worked with the City to bring several non-conformities on site up to Code.

In the past there have been issues with petroleum hydrocarbon contamination at this site. Soil and groundwater remediation activities have been conducted at this site under the regulatory oversight of the State of California Regional Water Quality Control Board, Santa Ana Region (RWQCB-SAR). Staff has reviewed the most recent Quarterly Status Report submitted by the applicant to the RWQCB-SAR detailing the status of the hydrocarbon plume remediation. The remediation required by the RWQCB-SAR continues to be implemented. Additionally, this site will be further cleaned due to the construction and grading that will take place to implement this project. All contaminated

soils encountered during the implementation of this project will be removed from the site and disposed of appropriately. This issue is a pre-existing condition (prior to the subject request) and continues to be addressed by the applicant under the regulatory oversight of the RWQCB-SAR. Therefore, staff feels that this should not be a factor in determining the impacts of the project being proposed today nor be a roadblock to City approval of this project.

PROJECT DESCRIPTION AND ANALYSIS:

Site Plan

As shown on the attached site plan, G&M Oil is requesting to demolish the existing gas station and to rebuild it (and a small convenience mart) on the residual smaller parcel created by the Carlota street widening. Specifically, they will be building a new fueling canopy with four (4) double-sided fuel pumps, reflecting a decrease in the number of fueling pumps and the size of the canopy. The canopy will be designed in a clean, contemporary look – an improvement over the current, somewhat dated canopy structure. The applicant is also requesting to install a small convenience store in the back corner of the site. The area of the convenience store will be 1,316 square feet. Approximately half of the new convenience store will be sales area, while the balance will be storage, restroom, and utility area. The existing two (2) underground fuel storage tanks will be removed and replaced with two (2) new underground storage tanks.

Single driveways providing access/egress to El Toro Road and Carlota will be retained. However, a new shared driveway between the subject parcel and the new Ashley Furniture site is proposed. Condition 26 has been added to ensure that if no agreement is reached with the adjacent property (Ashley Furniture), G&M Oil will be required to finish this area of the site with a curb and planter area consistent with the landscape area adjacent to the parking spaces.

Master Sign Program

The applicant is proposing changes to the signage program at the gas station. Currently, there are several legal non-conforming signs on site, including a large, thirty foot tall pole sign and a roof sign. The new signage program removes the non-conforming signs and replaces them with new canopy signage, a new corner monument, price signage along El Toro and Carlota, pump spanners, and a wall sign for the convenience store. Generally the signage proposed is conforming to current codes. The maximum height for monument signs is four (4) feet (LHMC § 9-42.090), however, deviations from the sign standards may be granted by the Planning Agency with the approval of a Master Sign Program (LHMC § 9-42.180). The monument signs proposed are 3'10 ½" plus the height of the base (listed at a "varying" height), which will likely

exceed 1 ½". To limit the overall height of the sign, staff has included a condition of approval (Condition 23) that limits the overall exposed height of the sign to five (5) feet. Staff feels this proposal is appropriate for the following reasons. (1) The monument sign areas meet Code requirements; in fact the corner monument is only twenty square feet – half what is permitted by Code. (2) The monument is replacing a 30-foot high pole sign with a much larger area. (3) Once the landscaping is installed, the base will not even be visible. In addition, a variance is being requested for the monument sign setbacks. This request will be discussed in the "Variances" section of this report.

The signage plan also shows the aggregate area of signage exceeding the total area allowed by Code. This is due to the fact that the applicant calculated the signage area incorrectly. Staff has been working with the applicant to correct this minor issue. An updated signage plan has been included with the plans (Attachment 5). Staff has included Condition No. 28, which requires the applicant to submit corrected, full sized drawings to be recorded in the project file.

Parking and Circulation

The applicant is proposing four (4) parking spaces (including one handicapped accessible space) plus one (1) additional space in front of the air/water station. The parking supplied meets the amount of parking required by Code (4 spaces).

While the new small convenience store increases the total square footage of convenience area by about 1000 square feet, the number of gas pumps is decreasing by almost half (14 pumps to 8 pumps). Using the Institute of Transportation Engineers rates for average trip generation for a Gasoline Service Station with Convenience Market (Land Use 945) on a weekday during the Peak PM Hour, staff did a traffic analysis for the existing and proposed gas station layouts. The findings of this analysis were that the theoretical trip generation for the proposal represents a 32.3% decrease in overall trip generation from what currently exists at the site.

On-site circulation at the site is somewhat limited due to the small size of the lot. The LHMC requires a twenty-four (24) foot drive aisle for two-way traffic. The applicant maintains this width for the major driveway through the site; however, a variance is requested for the drive aisle on the northeast side of the pump canopy, along Carlota, and for general circulation around the pump islands. This request will be discussed in the "Variances" section of this report.

Design/Aesthetic Elements

Overall, staff believes that the design elements of the new gas station and convenience store represent an improvement to the subject site. However, the plans attached to this

report reflect several aesthetic issues that staff felt should be addressed. Staff has been working with the applicant to correct these issues including the overall cohesion of the two buildings on the site, as well as adding more design articulation to the Extra Mile convenience store building. Staff has recently received updated elevations that address staff's concerns adequately. These updated elevations were not available at the time the staff report was finalized; however, staff will have these additional elevation drawings available for the Planning Agency at the scheduled public hearing. Condition 20 has been added, which requires G&M Oil to submit updated, full sized elevation drawings to be recorded in the project file.

Variances Requested

The subject lot is 16,160 square feet, and has been operating as a gas station for over thirty (30) years. The size of the lot has been reduced over the years due to road widening projects on both Carlota and El Toro Road, representing a circumstance unique to this site. To maintain functionality of this site as a gas station, several variances are needed. Generally, these variances represent existing non-conformities on the site, which are being reduced, but which still do not meet current Code requirements.

- Lot size:
The Urban Village Specific Plan ("UVSP"), Chapter V, Table 2, requires a minimum lot size of 30,000 square feet for gas stations. The existing site is currently below this requirement and will be further reduced to 16,160 square feet due to the City's widening project of the adjacent portion of Carlota. The small lot size is the result of road widening projects that have occurred over the years and represent a unique circumstance.
- Site layout:
The UVSP, Chapter V (page 34) requires gas stations to use the reverse-design site layout for new construction. This method places the pump islands at the rear of the site with the office/store at the front to screen the pump islands. Due to the small size of this site – approximately half the size of what is required for gas stations – the reverse design layout is not feasible in this instance.
- Monument sign setbacks:
LHMC § 9-42.220 requires a five (5) foot setback from the public right-of-way for monument signs. There are three monument signs proposed. One at the corner of El Toro and Carlota and two additional price sign monuments, one on El Toro and one on Carlota. No variance is requested for the larger corner monument. However, due to the small size of this property, the other two smaller price signs

are only set back 2'3" from the public right-of-way. These signs are as far back as they can be positioned in the landscape planters and they are out of the sight triangles for the intersection.

- Landscaping:
The UVSP requires fifteen (15) percent of commercial lots be landscaped. The LHMC also requires that twenty (20) percent of parking spaces be shaded by tree canopy (LHMC § 9-44.060). In this case, the applicant is unable to meet these requirements due to the reduced size of the lot and therefore reduced area available for landscaping. The proposed site plan provides 14.6% landscape lot coverage and 13.4% of parking spaces shaded by tree canopy. The landscaping provided is attractive and represents an improvement over what currently exists at the site. The proposed landscape plan shows one Pink Trumpet tree in the landscape planter on each street frontage. Staff believes the landscape planter along Carlota is long enough to accommodate a second tree, and that the overall aesthetics of the site would be improved by this addition. Condition No. 24 has been added to the conditions of approval to require the planting of one additional Pink Trumpet Tree in the edge landscape planter along Carlota.
- Circulation:
The LHMC § 9-44.D requires that two-way drive aisles be twenty-four (24) feet wide. The main drive through the site connecting the two driveways maintains this width; however, circulation around the pump islands themselves is very limited, leaving only space for the width of one car in some areas. Staff is supportive of this variance because the overall on-site circulation can be maintained with the main driveway between the two entrances to the gas station, which maintains a width of at least twenty-four (24) feet at all points. This variance is required to maintain the ability of this site to continue to function as a gas station with the reduced size of the lot due to the adjacent street widening.

PUBLIC COMMENT:

A total of eleven (11) public hearing notices were mailed to surrounding property owners within a 300-foot radius of the subject site. To date, staff has not received any comments.

CEQA FINDINGS:

Staff has reviewed the proposed project for compliance with CEQA. Upon completion of this review, it has been determined that the proposed project is categorically exempt from CEQA, pursuant to CEQA Guideline Sections 15302 (Class 2, Replacement or

Reconstruction), 15303 (Class 3, New Construction or Conversion of Small Structures), 15305 (Class 5, Minor Alterations in Land Use Limitations), and 15311 (Class 11 Accessory Structures). Categorical Exemptions are designated for classes of projects which have been determined not to have a significant effect on the environment and which have therefore been exempted from the requirements of CEQA. The Class 2 exemption applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Here, the existing fueling islands and canopies will be replaced. The Class 3 exemption applies to the installation of new, small structures such as stores not exceeding 2,500 square feet. The proposed convenience store here will be 1,316 square feet. The Class 5 exemption applies to minor alterations in land use limitation, including the setback variances proposed for the project here. The Class 11 exemption applies to the construction of minor structures accessory to existing commercial uses, including the construction of on-premise signs as proposed for the project here. Based on the foregoing, it is hereby determined that the project is exempt from CEQA.

CONCLUSION:

In general, staff supports the project and believes it represents an overall improvement to the site. While the new design does add a convenience store to the site, the traffic calculations indicate that the new design represents a less intense use than currently exists, in terms of trips generated. With the updated elevations that address staff's concerns about the colors and finishes on the canopy and convenience store, the site will look fresher and more contemporary. In general, the variances requested, with the exception of lot size, represent existing conditions in which non conformities are being reduced. For example, the signage proposed, while still requiring a small variance relative to setbacks, is decreasing the overall non-conformity of signage on site. The variances requested can all be attributed to the small lot size and configuration – a result of the City's Carlota widening project. Given the importance of the widening of this portion of Carlota to improve traffic flow at this key point within the City, accommodations should be made for the existing businesses that are affected by this widening, that they might continue to operate.

RECOMMENDATION: THAT THE PLANNING AGENCY: (1) CONDUCT A PUBLIC HEARING; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM/VARIANCE NO. 2-11-1877, A REQUEST BY G&M OIL COMPANY TO RECONSTRUCT THE EXISTING GAS STATION AND ADD A NEW 1,316 SQUARE FOOT CONVENIENCE STORE, LOCATED AT 23991 EL TORO ROAD IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT."

ATTACHMENTS:

1. Resolution of Approval
2. Letter of Justification
3. Color elevations
4. Colors and materials
5. Updated signage program
6. Plans

J:\DEVELOP\0600 (Discretionary Apps)\0610-55 (Use Permits)\2011 CUPs\CUP-02-11-1877 G&M Oil Chevron

RESOLUTION NO. PA2011-

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM/VARIANCE NO. 02-11-1877, A REQUEST BY G&M OIL COMPANY TO RECONSTRUCT THE EXISTING GAS STATION AND ADD A NEW 1,316 SQUARE FOOT CONVENIENCE STORE, LOCATED AT 23991 EL TORO ROAD IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT

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

WHEREAS, an application for Conditional Use Permit/Site Development Permit/Master Sign Program/Variance (CUP/SDP/MSP/VA) No. 02-11-1877 has been received to reconstruct the existing gas station, and add a 1,316 square foot convenience store, located at 23991 El Toro Road in the Village Commercial (VC) Zoning District; and

WHEREAS, CUP/SDP/MSP/VA No. 02-11-1877 is hereby found to be Categorically Exempt from the California Environmental Quality Act (CEQA) based upon the following exemptions: Class 2 (CEQA Guidelines §15302, Replacement or Reconstruction), Class 3 (CEQA Guidelines §15303, New Construction of Small Structures), Class 5 (CEQA Guidelines §15305, Minor Alterations in Land Use Limitations), and Class 11 (CEQA Guidelines Sections 15311, Accessory Structures) exemptions; and

WHEREAS, the Planning Agency has considered evidence presented by the Community Development Department, the applicant, and other interested parties with respect to the subject application at a public hearing held on April 12, 2011.

NOW, THEREFORE, THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES 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 CUP/SDP/MSP/VA No. 02-11-1877 have been met and made as follows:

Conditional Use Permit

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

The General Plan designates the site as Village Commercial (VC). This General Plan designation provides for the development and maintenance of medium intensity commercial uses that serve the needs of the motoring public in the local community and the regional area, and that take advantage of the access and visibility provided by Interstate 5. Gas stations and convenience stores are considered medium intensity commercial uses and are therefore consistent with the Village Commercial designation.

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

The site has been occupied by a gas station since its original development nearly thirty years ago. This Conditional Use Permit, therefore, does not change the existing and historical use of the site. The Conditional Use Permit authorizes the replacement of the existing gas station with a modernized facility that includes a convenience store. And given the fact that surrounding development consists of a wide variety of building styles, the design of the proposed project will be compatible with surrounding development. The proposed conditional use, therefore, 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:

Although the size of the site has been reduced and the shape of the site has been modified to accommodate the adjacent road widening, the proposed project calls for a more efficient, less-intense use on the reduced site while maintaining on-site circulation. The design of the project utilizes building materials, architectural features, and massing that are compatible with the existing and planned surrounding land uses. The site is therefore adequate in size and shape to accommodate the proposed project, which can be integrated 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 proposed development complies with the height, parking, and building setback provisions of the Urban Village Specific Plan. However, given the reduction in the subject site size and shape due to adjacent road widening, a number of variances to the City's development standards are necessary to accommodate the proposed project. The granting of variances by the Planning Agency provides for deviations to landscape, parking/circulation, signage, site layout, and parcel size requirements while

ensuring that the new project represents a significant improvement to the subject site. The reduction in the subject site size and the change to the site's shape due to adjacent roadway widening represents a special and unusual circumstance which qualifies the project for the subject variances.

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 project approval are intended to address short-term and long-term potential impacts of the gas station and convenience store on community aesthetics, circulation, water quality, noise, and air quality.

Site Development Permit

1. The site design complies with standards of the development code in that:

With the conditions of approval, the project meets and/or exceeds the development code standards relative to height, building setbacks, and parking. However, given modifications to the subject site due to adjacent road widening, a number of variances to the City's development standards are necessary. The reduction in the subject site size and the change of the site's shape due to the adjacent road widening represents a special and unusual circumstance, which qualifies the project for the subject variances.

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

The site is already used as a gas station, and the proposed development includes the reconstruction of the gas station and addition of a small convenience store. Gas Stations and Convenience Stores are permitted uses in the Village Commercial (VC) Zone subject to a conditional use permit.

3. The project is consistent with the general plan and applicable design guidelines in that:

According to the General Plan, the purpose of this area is to develop a community core with a wide variety of uses with a goal of ensuring development is compatible with neighboring uses. Not only are gas stations permitted in this area, but they are also compatible with neighboring uses due to the close proximity of the site to the freeway. Since neighboring development consists of a wide variety of building styles and the Urban Village Specific Plan specifically encourages diversity in its design guidelines, the design of the proposed project will be compatible with surrounding development.

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

The gas station and convenience store have been designed consistent with the Chevron Gas Station design criteria. The design of the project utilizes building materials, architectural features, and massing that are compatible with surrounding land uses.

Master Sign Program

1. The design and application of the sign criteria required by the Development Code are satisfied by the proposed sign program in that:

With adoption of the Resolution of Approval and associated conditions of approval, the building and monument signage will comply with the Development Code.

2. The sign program provides a compatible and harmonious design between advertising, landscaping, and building design in that:

The proposed signage features basic colors, a simple letter style, and basic materials. The internally illuminated channel lettering mounted on the gas station canopy will enhance the visibility of the business in an orderly, tasteful manner. With implementation of conditions of approval, the monument sign and price signs will be constructed in a manner that reflects the aesthetic quality of the community.

Variance

1. The strict application of the Development Code deprives the property owner of privileges enjoyed by other properties in the vicinity and in an identical land use designation because of special circumstances applicable to the subject property or intended use of the property that do not generally apply to other properties in the same zoning district such as size, shape, topography, location, or surroundings in that:

The property is subject to special circumstances resulting from the widening of the two adjacent major roadways, i.e. El Toro Road and Avenida de la Carlota. These widening projects have changed the size and shape of the property over time. Other properties in the vicinity of the subject property have not been impacted by these road widening projects. The most recent reduction in the size of the subject property, due to the current widening of Avenida de la Carlota, has further reduced the property size to 16,160 square feet, which is nearly one-half of the minimum standard of 30,000 square feet required of gas stations in the Urban Village Specific Plan. The resulting small property size effectively

eliminates its ability to comply with the Urban Village Specific Plan's requirement that a "reverse-design site layout" be utilized whereby the office/store is located at the intersection corner of the property to effectively screen the pump islands. The small property size also necessitates variances for landscape areas, setbacks for signs, and circulation dimensions. However, these non-conforming setbacks, and property conditions, will not adversely impact surrounding commercial properties.

2. The grant of the variance does not constitute the grant of special privilege not available to other properties under similar circumstance in the same zoning district in that:

The granting of the subject variances are a direct result of the widening of Avenida de la Carlota that was needed to improve circulation in the immediate area. The widening project does not include other properties and only impacts the size and shape of the subject site. The reduction in the subject site due to adjacent roadway widening represents a special and unusual circumstance that does not apply to the other properties in the vicinity of the subject property. The approval of the variance for the subject property, therefore, does not constitute the grant of a special privilege. Further, the existing site, as developed, contains a number of non-conforming conditions including the site layout, and parcel size, a pole sign, substandard landscape areas, and inadequate circulation elements. While the proposed project will require variances, the new project represents a substantial overall improvement to the existing non-conforming conditions at the site.

3. The variance is granted upon hardship and not convenience in that:

The variance is granted upon hardship and not convenience because widening of Avenida de la Carlota placed constraints on the size and configuration of the site, which substantially reduced the size of the subject gas station site.

4. The grant of variance will not be detrimental to the public health, safety, and welfare of the community, nor be injurious to properties, uses, or improvements in the vicinity in that:

The granting of the variances relative to landscape, signage, site size, circulation, and site design standards will not be detrimental to the public health, safety, and welfare of the community, nor be injurious to properties, uses, or improvements in the vicinity because it will represent an overall improvement to the existing non-conforming conditions at the site. The reconstructed site will improve community aesthetics, while providing adequate circulation on-site and access to adjacent roadways and neighboring property.

5. The variance does not grant a use not permitted by the zoning district in that:

The project is located in the Village Commercial land use district in which gas stations and convenience stores are conditionally permitted.

NOW, THEREFORE, based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve CUP/SDP/MSP/VA No. 02-11-1877 subject to the following conditions:

General

1. This approval constitutes approval of the proposed project only to the extent that it complies with the City's Development Code and any other applicable zoning regulations. Approval does not include any action or findings as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.
2. Failure to abide by and faithfully comply with any and all conditions of approval shall constitute grounds for revocation of said Conditional Use Permit by the Laguna Hills Planning Agency.
3. As a condition of issuance of this approval, the applicant/owner, hereby agrees, at its sole cost and expense and to the fullest extent permitted by law, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, employees, agents, and consultants, which seeks to attack, challenge, set aside, void, or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, but is not obligated to, at its sole cost and expense, elect to participate in the defense of any such action under this condition.
4. The applicant/owner shall agree in writing to these conditions of approval within 30 days of the Planning Agency's approval.
5. The applicant/owner shall reimburse the City for any outstanding staff time spent on the processing of CUP/SDP/MSP/VA No. 02-11-1877 within 60 days of the Planning Agency's approval.
6. The Conditional Use Permit and associated entitlements shall expire and be of no further force or effect if the permit is not implemented within two years from April 26, 2011.
7. Within 48 hours from project approval, the applicant/owner 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 Exemption.

Building

8. The applicant/owner shall secure applicable building permits, as required by Section 105 of the 2010 California Building Code (see work exempt from permits).
9. Any required plans shall be accurately labeled and reflect all work, as required by Section 107 of the 2010 California Building Code (construction documents).
10. The applicant/owner shall secure any required approvals from AQMD and the Planning Department, prior to issuance of any required building permit.
11. Prior to issuance of building or grading permits, the applicant/owner shall provide an EPA Environmental Site Assessment.
12. Prior to issuance of building or grading permits, the applicant/owner shall secure all applicable approvals from the Orange County Health Department.
13. The applicant/owner shall comply with the California Disabled Accessibility requirements, as required by Chapter 11 of the California Building Code.
14. The applicant/owner shall comply with all California Energy requirements, as required by the California Energy Commission.
15. All construction shall comply with the 2010 California Building, Plumbing, Mechanical, Electrical, and Green Building Codes, in regard to applicable occupancy types, including mixed occupancies.
16. The applicant/owner shall submit Construction and Demolition Waste Recycling Program paperwork, if applicable, as required by the City of Laguna Hills Ordinance No. 2003-9 and to comply with mandates of the California Integrated Waste Management Board (CIWMB).
17. As applicable, the applicant/owner shall comply with all general construction Water Quality Ordinances, as required by the City of Laguna Hills, and Ordinance No. 2003-12.

OCFA

18. Prior to issuance of Building Permits, the applicant/owner shall submit a Fire Master Plan (Service Code PR 145) for review and approval to the Orange County Fire Authority. All facets of the project shall comply with regulations of the Orange County Fire Authority. The applicant may contact OCFA at (714) 573-6100 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.

Planning

19. Prior to the issuance of a Building Permit, the applicant/owner shall submit a detail of the trash enclosure. This detail shall comply with Section 9-40.070 of the Laguna Hills Municipal Code, and shall include a roof and a drain connected to the sewer. The applicant/owner shall demonstrate that the trash enclosure, including the roof, utilizes finishes and colors that are compatible with the main building to the satisfaction of the Community Development Director.
20. Prior to issuance of building permits, the applicant/owner shall submit updated, full sized elevation drawings, including colors and finishes, to the satisfaction of the Community Development Director.
21. Outdoor security and other lighting shall be designed and maintained so as not to illuminate beyond the project boundary. Exterior lights shall be focused inward and away from surrounding uses.
22. All signage, including any required approvals and permits, shall comply with L.H.M.C. Chapter 9-42. Signs shall be maintained to prevent deterioration, disrepair and shall be legible and in good condition.
23. The total exposed height of each monument sign shall not exceed five (5) feet.
24. One additional Pink Trumpet Tree (24" box size) shall be planted in the edge landscape area along Avenida de la Carlota. The proposed price sign shall be relocated, as needed, in order to accommodate the additional tree.
25. The ledgestone installed as a part of this project shall be dry stacked with tight-fitted joints (no visible mortar joints).
26. In the event that no agreement can be reached with the adjacent property owner for the installation of the driveway connecting the two properties (as shown on the site plan), the applicant/owner shall be responsible for installing a curb and planter area in this location, consistent with the curb and planter area shown on the site plan, adjacent to the parking spaces. Such curb and planter shall be installed prior to building and planning final inspections, and/or subject to other terms agreed to by the Community Development Director.
27. All construction must meet noise requirements pursuant to L.H.M.C. Chapter 5-24.
28. Prior to issuance of sign permits, the applicant/owner shall submit to the Planning Division a corrected, full sized signage plan.

Public Services

29. The applicant/owner shall submit a final Landscape Plan which shall specify low water use landscape plants and corresponding irrigation system, pursuant to Chapter 9-47 of the Laguna Hills Municipal Code. The planting plan must be consistent with the irrigation plan.
30. Prior to issuance of a grading or building permit, the applicant/owner shall submit a Water Quality Management Plan ("WQMP") for review and approval by the City Engineer. The WQMP shall utilize Best Management Practices for reducing pollutants in stormwater leaving the site.
31. The applicant/owner shall ensure BMPs for water quality involving perimeter drainage capture with a filter system capable of handling hydrocarbons are utilized during construction.
32. Prior to issuance of any permits, applicant/owner shall submit grading plans and a soils/geotechnical report to the City Engineer for review and approval.
33. Prior to issuance of building permits, applicant/owner shall submit a plan showing the path of travel for delivery trucks.
34. Prior to issuance of grading permits, applicant/owner shall submit an export trucking plan, including hours of construction access. No construction access shall occur between the hours of 7:00 am and 9:00 am, or 4:00 pm and 7:00 pm.
35. The applicant/owner shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) prior to initiating grading of the site and maintain the Stormwater Pollution Prevention Plan onsite at all times.
36. Prior to issuance of a demolition permit, the applicant/owner shall submit and receive approval of an erosion control plan.
37. Prior to issuance of building permits, the applicant/owner shall pay all applicable City fees including Traffic Impact Fees (per LHMC §9-102) and Public Art In-lieu Fee (UVSP Ch. 5 pg. 36).
38. The applicant/owner shall demonstrate they are in compliance with the process required for the treatment and removal of constituents of hydrocarbons from the site, as required and administered by the Santa Ana Regional Water Quality Control Board Case No. 08000580T and any other related cases.
39. The applicant/owner shall coordinate the site construction and cooperate with the City of Laguna Hills Avenida de la Carlota Widening Improvement Project, CIP No. 164.

PASSED, APPROVED, AND ADOPTED this 26th day of April, 2011.

L. ALLAN SONGSTAD, JR., CHAIR

ATTEST:

PEGGY J. JOHNS, CITY CLERK

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

I, Peggy J. Johns, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. PA2011-_____ adopted by the Planning Agency of the City of Laguna Hills,
California, at a Regular Meeting thereof held on the 26th day of April, 2011, by the
following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PEGGY J. JOHNS, CITY CLERK



G&M Oil Company, Inc.
G&M Oil Co., LLC

February 10, 2011

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

RE: G&M Oil # 40
23991 El Toro Road, Laguna Hills
Letter of Justification

To Whom It May Concern,

Due to the proposed street improvements on El Toro Road and Avenida de la Carlotta, G&M Oil would like to demolish the existing gasoline service station and remove all above ground and underground structures. After the site has been demolished and all structures removed, we would like to build a new gasoline service station with a food mart. We propose to operate 24 hours per day, 7 days a week and would like to include alcohol sales as part of the proposed project. We will be installing new underground storage tanks, associated piping and dispensers. We will be building a new canopy structure and building structure. There will be on and off site improvements proposed along with new landscaping, parking and signage. At this time there is believed to be variances required for parking and landscaping.

Sincerely,

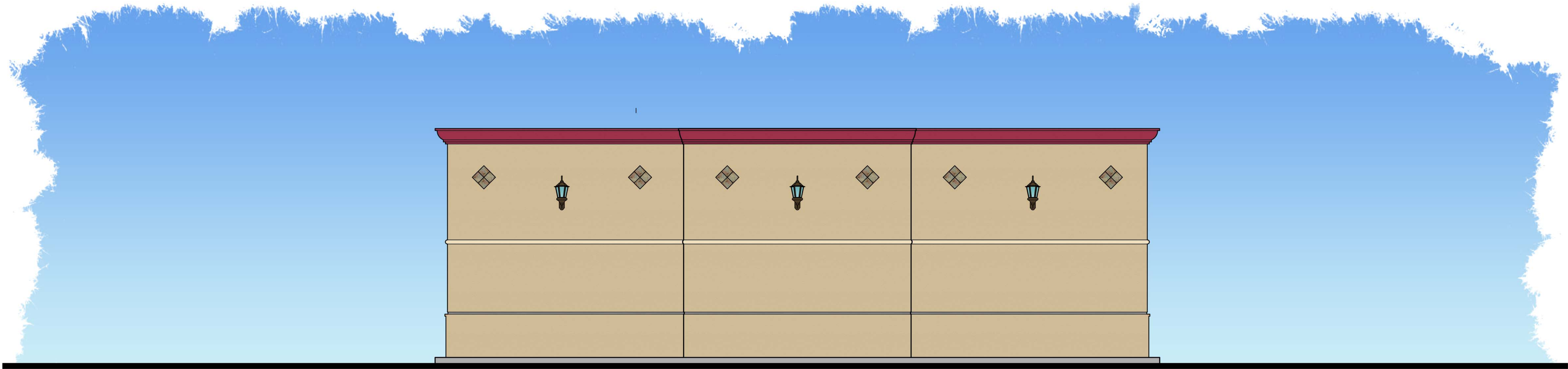
Andrea Munoz
Project Coordinator



SOUTH ELEVATION

SOUTHEAST ELEVATION

EAST ELEVATION



NORTHWEST ELEVATION

COLORED ELEVATIONS
G&M OIL COMPANY FACILITY No.: 40
23991 EL TORO RD.
LAGUNA HILLS, CALIFORNIA 92653

DRAWING NUMBER
A2.2

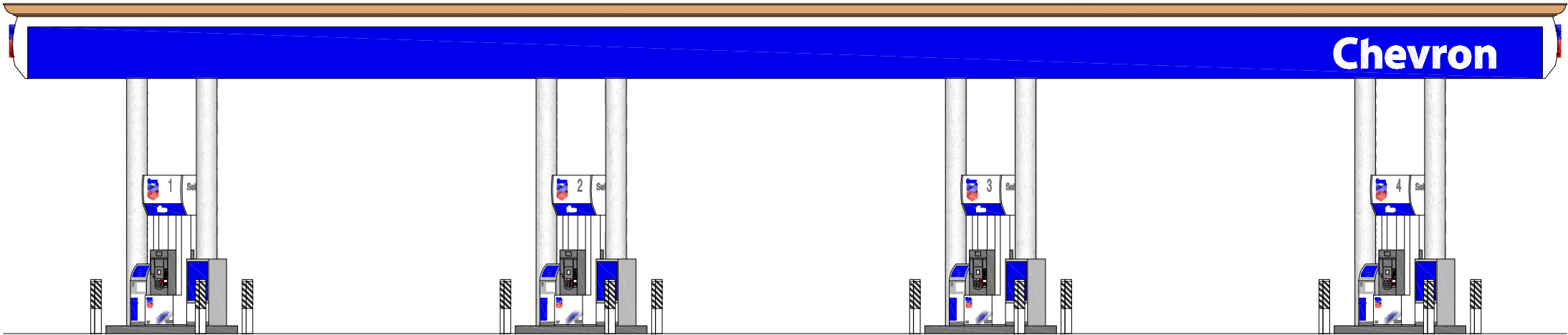
4/14/2011

NO.	REVISION	DATE

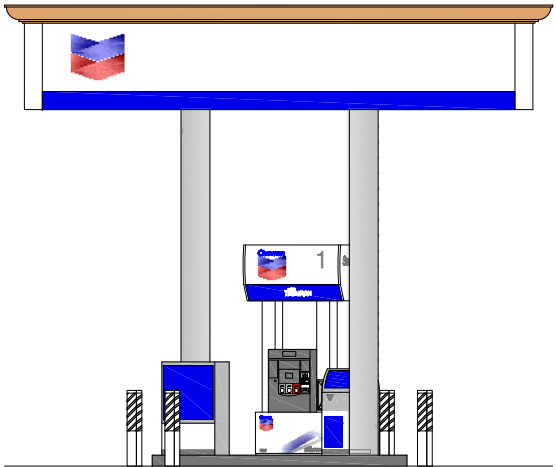
PREPARED BY: 
Travis Companies, Inc.
4433 E. Main Street, Suite F, Anaheim, CA 92807
Tel: (714) 693-9388 Fax: (714) 693-9333
© Travis Companies, Inc. 2011 All Rights Reserved

PREPARED FOR: 
G&M Oil Company, Inc.
16868 A Street
Huntington Beach
California 92647-4831
(714) 375-4700

NOTICE
The drawing and all information
therein is the property of Travis
Companies, Inc. and is to be used
only for the project and site
specifically indicated. The drawing
and any copies thereof, partial
or in whole, are to be returned
to the owner upon demand.
DRAWN BY: **AJ**
DATE: **3/27/11**
SCALE: **3/8" = 1'-0"**
PLOT: **1"**
REF: **06892-02.1**
FILE: **0715-0016**



CANOPY ELEVATION @ 52'-0" SPAN
SCALE: 1/4"=1'-0"



CANOPY ELEVATION @ 38'-0" SPAN
SCALE: 1/4"=1'-0"



G&M Oil Company, Inc.
16868 A STREET
HUNTINGTON BEACH
CALIFORNIA, 92647-4831
(714) 375-4700

COLOR CANOPY ELEVATIONS				
				SS# 40
23991 EL TORO RD.				
LAGUNA HILLS, CA				
SCALE: N.T.S.		MOD. TIME: 4/14/2011 7:44AM MOD BY: SRYAN		
Revisions				
REVISION	DATE	REVISION	BY	SHT # C-C

C:\Documents and Settings\aryan\Desktop\GM0040 PROPOSED-CAN-ELEV.dwg Apr 14, 2011 - 7:44am by aryan

RECEIVED
APR 14 2011
CITY OF LAGUNA HILLS



EXTERIOR COLORS



Nutmeg



Café Au Lait



Chilled Wine



Mocha

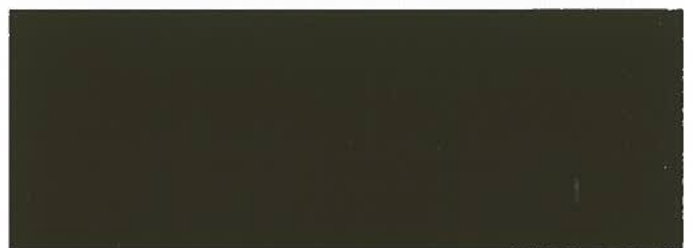


Noir

INTERIOR COLORS



Interactive Cream



Sable



Darkroom



Noir

Note: Turn Card Over For Additional Information

ExtraMile Paint & Finish Schedule
Color
Description & Item Codes
Identification Sign Colors:

Maroon, ID sign background	PMS 209
Butterscotch, ID sign logo, wordmark, arch	PMS 7408
Beige, ID sign background	PMS 4755
Opaque Natural Beige, ID sign borders & APC sign background	to match Spraylat Lacryl L5-9358 acrylic paint

NOTE: Contact Jones-Blair for SoCal products due to different VOC requirements.

Exterior Building Paint Colors

Building Fascia & Proscenium	Café Au Lait	Recommended: Jones-Blair Semi-gloss urethane # A3W8007 Minimum standard: Jones-Blair Acrylic Semi-gloss #RHW-D80069
Building Body, Tower, Trash enclosure	Nutmeg	Recommended: Jones-Blair Semi-gloss urethane #A3W8006 Minimum standard: Jones-Blair Acrylic Semi-gloss #RHW-D80070
Accent Stripe below Fascia (re-formulated color)	Chilled Wine	Recommended: Jones-Blair Semi-gloss urethane #A3N-D10101 Minimum standard: Jones-Blair Acrylic Semi-gloss #RHN-D10101
Building Wainscot	Mocha	Recommended: Jones-Blair Semi-gloss urethane #A3N7002 Minimum standard: Jones-Blair Acrylic Semi-gloss #RHN-D80071
POP Sign Frames	Noir	Recommended: Jones-Blair Semi-gloss urethane #45637-CA Minimum standard: Jones-Blair Acrylic Semi-gloss #RHN-D60118
Canopy Under Deck Ceiling (if repainting)	White	Jones-Blair #45011-CA Urethane. Do Not Use Latex Paint

Interior Building Paint Colors

Interior Walls, Doors & Trim	Interactive Cream	Jones-Blair Semi-gloss Acrylic RHW-D80073
Interior Food Service walls (where space prevents dark graphics from being installed, e.g. Island Marketer buildings)	Sable	Jones-Blair Semi-gloss Acrylic #RHN-D80074
Interior Wall Base	Darkroom	Jones-Blair Semi-gloss Acrylic #RHN-D80075
Cabinetry & Slatwall	Noir	Jones-Blair Semi-gloss Acrylic #RHN-D60118

Yard & Drive:

Light Poles	GY-210 Dk. Gray	Jones-Blair Urethane Dk.Gray Gloss
Vent Risers	GY-210 Dk. Gray	Jones-Blair Urethane Dk.Gray Gloss
Curbs	GY-210 Dk. Gray	Jones-Blair Urethane Dk.Gray Gloss
Bollards/Safety Poles	45011-CA White	Jones-Blair Urethane White Semi-gloss

Misc.:

Trash Enclosures, remote	Nutmeg	Recommended: Jones-Blair Semi-gloss urethane #A3W8006 Minimum standard: Jones-Blair Acrylic Semi-gloss #RHW-D80070
Trash Enclosures, attached to building wainscot	Nutmeg w/ Mocha	Recommended: JB Semi-gloss urethane A3W8006/A3N7002 Minimum standard: JB Acrylic latex #RHW-D80070/RHN-D80071
Ancillary Buildings (ie. Car Wash, Restroom, Auto Service)	Café Au Lait,	Recommended: Semi-gloss urethane
Chilled Wine accent stripe is NOT used.	Nutmeg & Mocha	Minimum standard: Acrylic Semi-gloss
Restroom Doors	Nutmeg	Recommended: Jones-Blair Semi-gloss urethane A3W8006 Minimum standard: Jones-Blair Acrylic Semi-gloss #RHW-D80070

Customer Service Ordering Information:

Attn: Elida Espinoza, Email: sales@jones-blair.com
1-800-492-9400 or Direct 214-353-1604
Toll Free Fax: 1-800-325-7540

Technical Assistance: Cell: 214-676-7000

Will Dryden, Email: wdryden@jones-blair.com
Direct: 214-353-1634
1-800-492-9400 Fax: 214-350-7624



JONES-BLAIR®
INDUSTRIAL COATINGS

CHEVRON

Hallmark 21 Image Refresh



JONES-BLAIR®
INDUSTRIAL COATINGS
PAINT CARD

Image Refresh Colors (Canopy Fascia, Canopy Columns, Etc.)



Image Refresh (IR) Blue



Image Refresh (IR) Silver

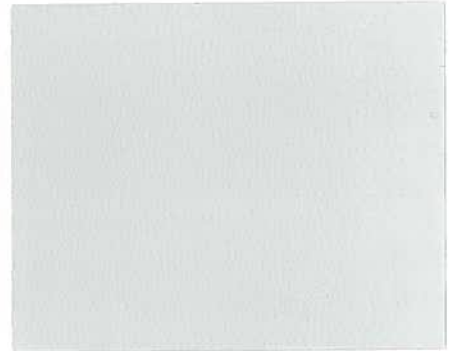
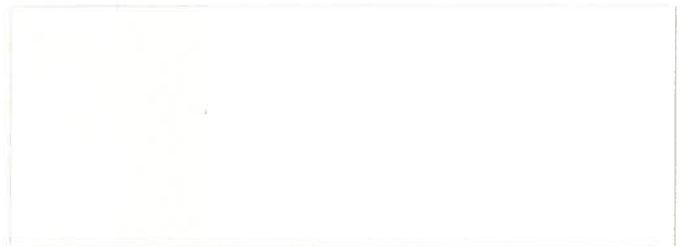


Image Refresh (IR) White

HM21 Colors - Canopy Under Decks, Bollards, Sign Poles, Island Forms, Directional Signs & Poles

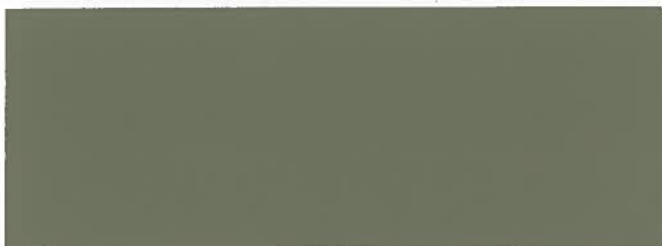


Dark Gray GY-210



White WH-835-S

Image Refresh Backcourt / Under Canopy C Store Scheme/Trash Enclosures Monument Sign Bases / Solid Public Doors / Non Public Doors



Stone Gray 516-5



Southern Breeze 414-2

HM21 Grand Entrance Backcourt Scheme (Legacy)



Havana Cream



Zephyr Hill

Note: Turn Card Over For Additional Information



Hallmark 21 Image Refresh

Chevron Exterior Colors for Branded Facilities (Revised Nov. 14th, 2006)

Please consult data pages or JONES-BLAIR® Field Application Guide on

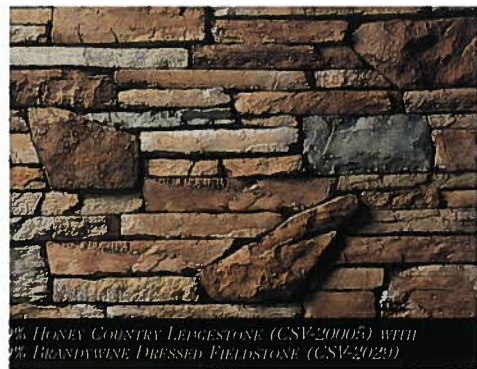
JB/Chevron website for appropriate surface preparation and primers.

USE OF PRIMERS IS MANDATORY FOR CHEVRON IMAGE REFRESH PROGRAM AND BUILDING APPLICATIONS

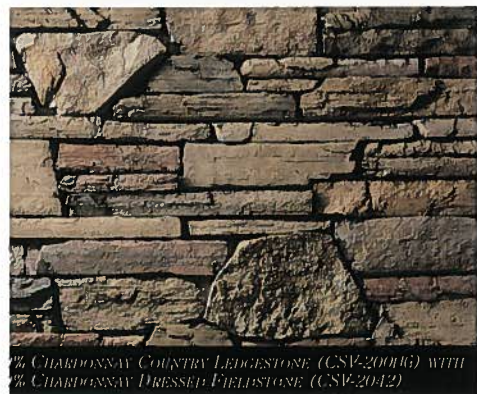
AREAS TO BE PAINTED FUELING AREAS, YARD LIGHT POLES, ID SIGN POLES & HIGH RISE SIGN POLES	COLORS	JONES-BLAIR® DESCRIPTION & ITEM CODES
Main ID Sign Poles, High Rise Poles, Directional Sign Frames, Poles, Air/Water Fixtures, Building 3x3 POP Frames, and Yard Light Poles.	Dark Gray GY-210	Acrylithane HS3 Dark Gray #4560-001/99951*
Canopy Under-deck Ceilings Fuel Island Bollards (6" SQ. or 6" diameter round)	White WH-835-S	Acrylithane HS3 White #45011-CA/99951* For orders in CA, including SOCAL, order 4600-011 effective 11-15-06
Canopy Columns/Poles (paint option when not clad)	IR Silver	Acrylithane HS2 Silver #45963/99951*
Fuel Island Curbs (if previously painted, otherwise leave natural) Diesel Island Curbs	Dark Gray GY-210	Acrylithane HS3 Dark Gray #4560-001/99951*
Dispenser, 3x3 POP Fixture, and Trash Valet Bases (2" - 6" range)	Dark Gray GY-210	Acrylithane HS3 Dark Gray #4560-001/99951*
Building and Site (4" SQ or 4" diameter round) Guard Posts	White WH-835-S	Acrylithane HS3 White #45011-CA/99951* For orders in CA, including SOCAL, order 4600-011 effective 11-15-06
Canopy Fascia Ingress/Egress - IR Blue (Paint Option)	IR Blue	Acrylithane HS3 IR Blue #4550-001/99951*
Canopy Fascia Returns - IR White (Paint Option)	IR White	Acrylithane HS3 IR White #4500-001/99951*
BUILDING EXTERIORS, CARWASH EXTERIORS AND TRASH ENCLOSURES (Legacy HM21 blue, gray and white scheme stores, including under canopy stores, are recommended to be repainted to new colors)	COLORS	JONES-BLAIR® DESCRIPTION & ITEM CODES
BACKCOURT IR SCHEME (NEW): Lower Wainscot Portion of Buildings (carry up to 3 inches below windows), Monument Sign Bases and Solid Public Doors (Don't paint anodized or bronze factory finish)	Stone Gray	Acrylithane HS3 Stone Gray #4560-002/99951*
BACKCOURT IR SCHEME (NEW): Upper Portion of Buildings, Fascia, Trash Enclosures, and Non Public Doors.	Southern Breeze	Acrylithane Hs3 #4580-001/99951*
HM21 Grand Entrance Backcourt Scheme (Legacy)	Havana Cream Zephyr Hill	Acrylithane HS3 Havana Cream #A3W8004/99951* Acrylithane HS3 Zephyr Hill #A3W8005/99951*

*TWO-COMPONENT PRODUCTS MUST BE MIXED. Colors listed for "Areas" to be painted, were approved by Chevron at time of printing. Jones-Blair Company is not liable for potential color or surface changes made by Chevron. Chevron IR & HM21 materials define specifications and supercede any conflicting usages shown in this guide. FOR MORE INFORMATION: Refer to Jones-Blair website linked through Chevron Business Point portal. TO ORDER: Go to website www.jones-blair.com/chevron. (Contact Elida Espinoza in Customer Service for User Name & Password) at 800-492-9400, or Email - sales@jones-blair.com OR Direct Phone: 214-353-1604, Toll Free Phone: 1-800-492-9400 OR Toll Free Fax: 1-800-325-6321. FOR TECHNICAL INFORMATION: Call Will Dryden at 1-800-492-9400 OR Cell: 214-676-7000 OR Email-wdryden@jones-blair.com. Acrylithane is a Trademark of JONES-BLAIR COMPANY..





1% HONEY COUNTRY LEDGESTONE (CSV-20005) WITH
9% BRANDWINE DRESSED FIELDSTONE (CSV-2023)

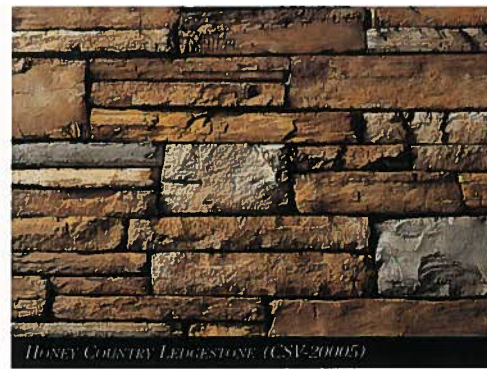


1% CHARDONNAY COUNTRY LEDGESTONE (CSV-20006) WITH
9% CHARDONNAY DRESSED FIELDSTONE (CSV-2042)

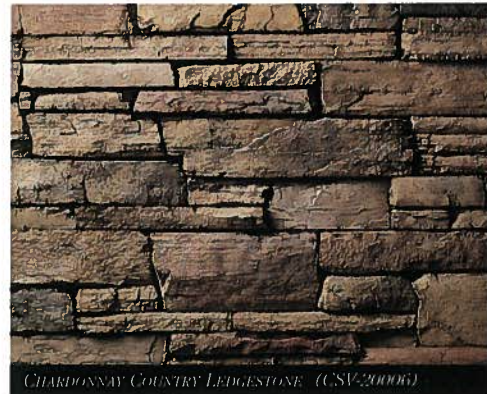


HONEY COUNTRY LEDGESTONE (CSV-20005), 1/2" MORTAR JOINTS

The coverage for Country LedgeStone is based on typical 1/2" mortar joints as above. Coverage will vary based on joint size, cutting or trimming preferences. The photos on the right and the Blended Texture photos to the left show installation with tight-fitted joints.



HONEY COUNTRY LEDGESTONE (CSV-20005)



CHARDONNAY COUNTRY LEDGESTONE (CSV-20006)

Blending textures:

Country LedgeStone can be blended on site with Cultured Stone's Dressed Fieldstone.

Above: two examples.



HONEY

All product samples shown in 3/4"=1'-0" scale.



CARAMEL COUNTRY LEDGESTONE (CSV-20007)



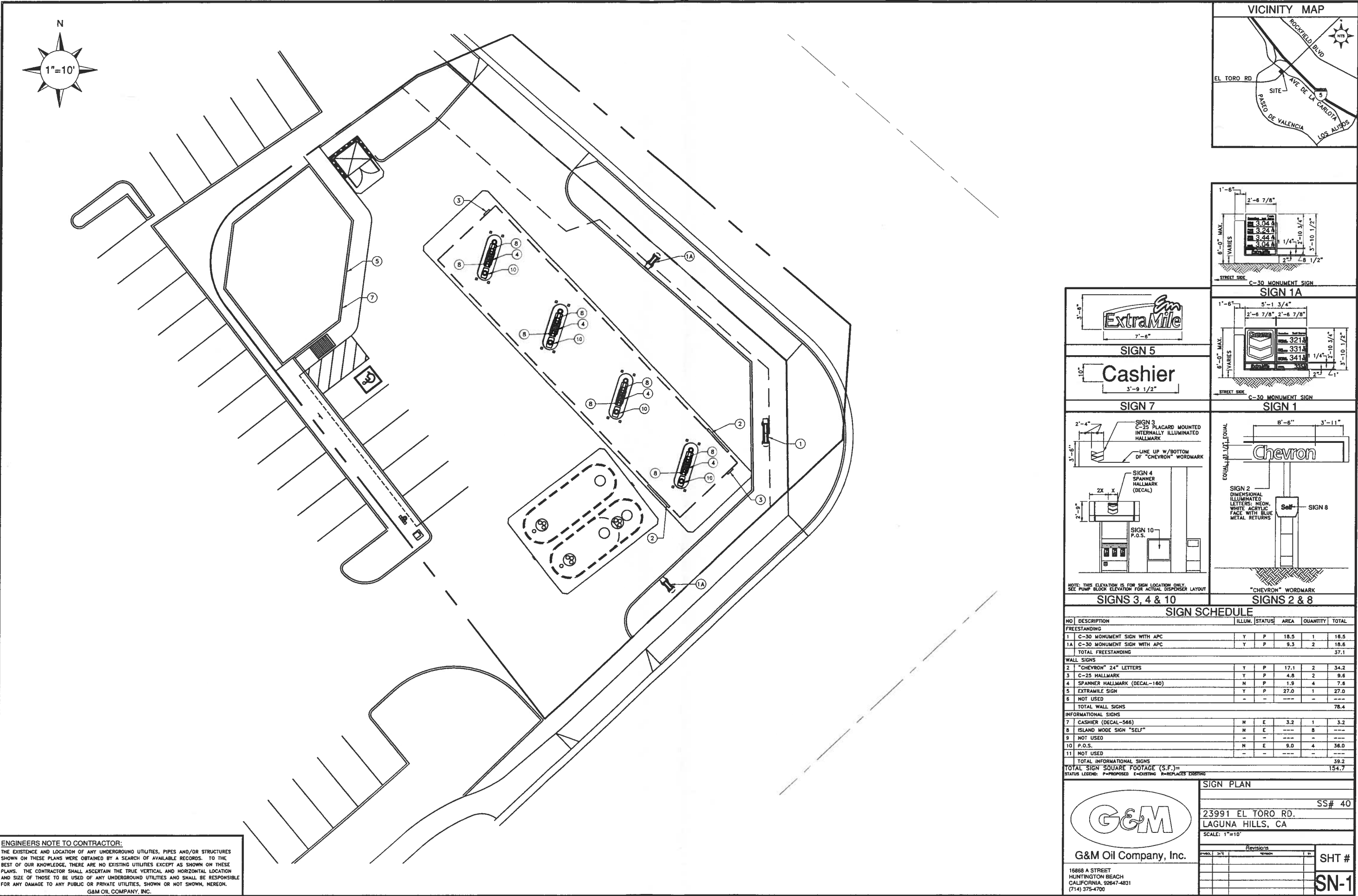
ASPEN COUNTRY LEDGESTONE (CSV-20008)



CORNER TREATMENT



HONEY



The Attachment referenced in
Agenda Report:

Attachment 6. Plans,

are available for review in the
City Clerk's Department.

CITY OF LAGUNA HILLS
CITY COUNCIL
AGENDA REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

ISSUE: ZONING TEXT AMENDMENT NO. 3-11-1894, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-10 (ZONING DISTRICTS ESTABLISHED) AND CHAPTER 9-62 (TEMPORARY USES) TO PERMIT SEASONAL STRAWBERRY STANDS IN SOME COMMERCIAL DISTRICTS SUBJECT TO THE APPROVAL OF A TEMPORARY USE PERMIT

SUMMARY:

In response to direction received at the February 22, 2011, City Council meeting, staff has prepared a Zoning Text Amendment that will amend the City's Development Code ("Code") to permit seasonal strawberry stands in certain commercial zones subject to the approval of a Temporary Use Permit ("TUP"). This Zoning Text Amendment involves reorganizing and adding to Chapter 9-62 (Temporary Uses), Section 9-62.070 (Special Restrictions) and amending the permitted uses tables for all zoning districts affected. The proposed Ordinance and red-lined sections of the Code showing the changes and additions to the existing Code are attached.

BACKGROUND:

At the City Council meeting on February 8, 2011, a public comment was received from Will Derentz, owner of Pumpkin City. Pumpkin City has obtained TUPs for pumpkin sales and Christmas tree lots for several years in the City. Mr. Derentz indicated that Pumpkin City also operates several strawberry stands in surrounding cities and would like the opportunity to locate a strawberry stand in Laguna Hills. The Code does not currently allow this type of extended temporary use. Our Code limits most temporary

RECOMMENDATION: THAT THE CITY COUNCIL: (1) CONDUCT A PUBLIC HEARING, AND (2) INTRODUCE AN ORDINANCE ENTITLED: "AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-10 (ZONING DISTRICTS ESTABLISHED) AND CHAPTER 9-62 (TEMPORARY USES) TO PERMIT SEASONAL STRAWBERRY STANDS IN CERTAIN COMMERCIAL DISTRICTS SUBJECT TO THE APPROVAL OF A TEMPORARY USE PERMIT."

uses to ten (10) days per event with one event per calendar quarter. Given the long growing season for strawberries, a ten-day timeframe to sell this type of seasonal agricultural product is not considered adequate and/or feasible. Staff researched the issue and brought a report back to the City Council on February 22, 2011, regarding adding this type of use to the Code. At that meeting, the City Council directed staff to return with an Ordinance amending the Code to allow seasonal strawberry stands in the City.

DISCUSSION:

As directed by the City Council, the goal of this Zoning Text Amendment is to allow strawberry stands within the City subject to the approval of a TUP. The majority of the changes staff is proposing are in one (1) section of Title 9 of the Laguna Hills Municipal Code entitled "Zoning and Subdivisions" as well as the land use matrix and permitted use tables in each zoning district affected by the changes (a total of 13 tables). The amendments will add seasonal strawberry stands as a type of temporary outdoor sale as well as set forth limitations on their establishment.

Temporary Use Permits are used, as indicated by their name, to permit a variety of outdoor temporary uses in specified zoning districts. Temporary uses may include grand opening events, parking lot or sidewalk sales, neighborhood garage sales, Christmas tree lots, and pumpkin sales. Currently, the Code lists outdoor sales, Christmas tree sales, and pumpkin sales as separate types of temporary uses with outdoor sales being permitted in only commercial districts and Christmas tree/pumpkin sales being permitted in all zoning districts with the exception of the open space zoning districts. Outdoor sales are permitted for no longer than ten (10) consecutive calendar days per event and no more than one event per calendar quarter. Pumpkin sales and Christmas tree sales are limited to specific dates (approximately one month long) that coincide with the Halloween/harvest season and the Christmas holiday season.

Regardless of the type of temporary use, applicants must submit an application for a TUP. Application requirements include a completed application form, a site plan, a letter of justification, and a processing fee. Temporary uses require administrative approval and, like many other types of approval, are subject to conditions set forth at the time of TUP approval.

Update to the Temporary Uses Chapter (LHMC Chapter 9-62)

LHMC §9-62.070 entitled "Special restrictions" is the primary Code section that requires revision in order to allow strawberry stands as a temporary use in the City. The proposed amendment to this section adds and incorporates strawberry stands under the category of outdoor sales. In addition, Christmas tree sales and pumpkin sales are proposed to be reorganized and moved under this same outdoor sale section of the

Code. Staff believes that organizing the Code section in this manner simplifies the regulations and makes more sense from a land use standpoint. This change would permit strawberry stands as a type of outdoor sale, which are currently permitted in all commercial districts (including the Village Commercial district, which is regulated by the Urban Village Specific Plan).

In addition, the proposed reorganization and classification of Christmas tree and pumpkin sales as a type of outdoor sale would limit these temporary uses to commercial district. The current Code permits these uses in all zoning districts except the Open Space districts, including residentially zoned properties. Staff believes that this change simplifies the code, and it provides better protection for the City's residential neighborhoods. This change will not affect any businesses that have applied for TUPs for pumpkin or Christmas tree sales in the past several years, as all such TUP applications have been for locations in commercial zoning districts.

In response to information from surrounding cities, Mr. Derentz's input, and the Planning Agency's comments provided in previous meetings, staff has included several regulations relating specifically to strawberry stands. The proposed revisions limit strawberry stand TUPs to one hundred twenty (120) days per calendar year. Other regulations include limitations on items for sale, signage, and temporary restrooms (see attached Ordinance).

Land Use Matrix and Use Tables by Zone

The rest of the amended sections reflect simply the removal of "Christmas tree/pumpkin sales" as a type of use, as they, along with strawberry stands, are now permitted and included as a type of outdoor sale.

CONCLUSION:

Staff feels the proposed changes to the Code to allow seasonal strawberry stands are responsive to the desires of the community and in line with what surrounding cities allow. Because strawberry stands and other outdoor sales are permitted only in commercial districts, residential neighborhoods will be protected. While strawberry stands can be permitted for longer time periods than pumpkin or Christmas tree sales, the type of sale is of a similar nature, and as such, reflects nothing extreme or new to what the Code currently allows.

CEQA FINDINGS:

The proposed Zoning Text Amendment involves minor, non-substantial changes to the Code, which are not a departure from existing regulations set forth in the Code.

Pursuant to Section 15061(b)(3) of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3), the Zoning Text Amendment is exempt from CEQA since CEQA applies only to projects which have the potential for causing a significant effect on the environment. Because the proposed amendment involves adding a type of permitted temporary use similar to other types of temporary uses already permitted by the Code, it can be seen with certainty that adding strawberry stands as a type of permitted temporary use would have no possibility of having a significant effect on the environment.

RECOMMENDATION: THAT THE CITY COUNCIL: (1) CONDUCT A PUBLIC HEARING, AND (2) INTRODUCE AN ORDINANCE ENTITLED: "AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-10 (ZONING DISTRICTS ESTABLISHED) AND CHAPTER 9-62 (TEMPORARY USES) TO PERMIT SEASONAL STRAWBERRY STANDS IN CERTAIN COMMERCIAL DISTRICTS SUBJECT TO THE APPROVAL OF A TEMPORARY USE PERMIT."

ATTACHMENTS:

1. Proposed Ordinance with Exhibit A (Redline)

ORDINANCE NO. 2011-____

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-10 (ZONING DISTRICTS ESTABLISHED) AND CHAPTER 9-62 (TEMPORARY USES) TO PERMIT SEASONAL STRAWBERRY STANDS IN CERTAIN COMMERCIAL DISTRICTS SUBJECT TO THE APPROVAL OF A TEMPORARY USE PERMIT.

WHEREAS, the California Constitution and Section 65800 of the California Government Code gives cities the power to adopt and administer zoning laws, ordinances, rules, and regulations; and

WHEREAS, Section 65300 of the California Government Code requires that the City adopt a comprehensive, long-term General Plan for the development of the City and any land outside the City which bears relationship to the City's planning; and

WHEREAS, Section 65860 of the California Government Code requires that zoning ordinances are consistent with the adopted General Plan; and

WHEREAS, the City of Laguna Hills was incorporated on December 20, 1991, and adopted its current General Plan on July 14, 2009, and its first Development Code on November 14, 1995; and

WHEREAS, the City General Plan contains policies, goals, and strategies that affect community growth and development; and

WHEREAS, the General Plan requires that the City develop a comprehensive approach to zoning and development review which implements the community vision statement contained in the General Plan; and

WHEREAS, the proposed amendments adopted by this Ordinance pertaining to permitting strawberry stands as a type of temporary use will provide reasonable control, standards, guidelines, and regulations to aid the City in achieving its stated community vision, and to insure the compatibility and integrity of the temporary use with other established uses; and

WHEREAS, the proposed amendments adopted by this Ordinance are consistent with the intent of the goals and policies of the General Plan as a whole, and is not inconsistent with any element thereof; and

WHEREAS, the proposed amendments are the minimum provisions necessary to ensure the implementation of the community development and zoning objectives of the General Plan; and

WHEREAS, the proposed amendments are intended to: (a) provide reasonable regulations to protect the public safety, health, and general welfare of the community as a whole; (b) facilitate the administration of land use policy by City staff; (c) establish regulations concerning seasonal outdoor sales; (d) provide reasonable use of property while protecting environmentally sensitive land uses and species; and (e) correct discrepancies in standards or policies within the land use category for seasonal outdoor sales; and

WHEREAS, the City properly noticed the public hearing concerning the adoption of this Ordinance pursuant to Government Code section 6061 as required under Government Code section 65090.

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 9 of the City of Laguna Hills Municipal Code entitled "Zoning and Subdivisions" is hereby amended to incorporate the text revisions set forth in Exhibit A attached hereto and incorporated herein by reference.

SECTION 2. Upon the effective date of this Ordinance, the amended provisions hereof shall supersede the applicable sections of Title 9 entitled "Zoning and Subdivisions" of the Municipal Code of the City of Laguna Hills, California, adopted on November 14, 1995.

SECTION 3. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) (it can be seen with certainty that the activity will not have a significant effect on the environment).

SECTION 4. 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 5. 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 _____, 2011.

L. ALLAN SONGSTAD, JR., MAYOR

ATTEST:

PEGGY J. JOHNS, CITY CLERK

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

I, Peggy J. Johns, 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 _____, 2011, and that thereafter, said Ordinance was duly adopted and passed at a Regular Meeting of the City Council held on the _____, 2011, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

PEGGY J. JOHNS, CITY CLERK

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

AFFIDAVIT OF POSTING
AND PUBLICATION

PEGGY J. JOHNS, being first duly sworn, deposes and says:

That she is the duly appointed and qualified City Clerk of the City of Laguna Hills;

That in compliance with State Laws of the State of California, ORDINANCE NO. _____, being:

AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING TITLE 9 OF THE LAGUNA HILLS MUNICIPAL CODE ENTITLED "ZONING AND SUBDIVISIONS" INCLUDING CHAPTER 9-10 (ZONING DISTRICTS ESTABLISHED) AND CHAPTER 9-62 (TEMPORARY USES) TO PERMIT SEASONAL STRAWBERRY STANDS IN CERTAIN COMMERCIAL DISTRICTS SUBJECT TO THE APPROVAL OF A TEMPORARY USE PERMIT.

on the _____, 2011, was published in summary in The Register and on the _____, 2011, was published in summary in the Saddleback Valley News; and was, in compliance with City Resolution No. _____, on the _____, 2011 and the _____, 2011, caused to be posted in summary in three places in the City of Laguna Hills, to wit:

Laguna Hills City Hall
Laguna Hills Community Center
Courtyard at La Paz Center

PEGGY J. JOHNS, CITY CLERK
Laguna Hills, California

Zoning Text Amendment No. 3-11-1891
Laguna Hills Municipal Code
Title 9 “Zoning and Subdivisions”

Key: ~~Strikethrough~~ text indicates text that has been deleted.
Underlined text indicates text that has been inserted.

Table 9-10.050
LAND USE MATRIX

A	Accessory Use
C	Conditional Use
SUP	Special Use Permit
P	Permitted Use
S	Site Development Permit Required
T	Temporary Use
◇	Special Requirements
•	Prohibited Use
U	See Urban Village Specific Plan
L	See Laguna Hills Planned Community Development Plan and Text

EXHIBIT A – REDLINE

Land Use	Zones	Reference																	
		Estate Residential (ER)	Low Density Residential (LDR)	Medium Low Density Residential (MLDR)	Medium Density Residential (MDR)	High Density Residential (HDR)	Office Professional (OP)	Village Commercial (VC)	Freeway Commercial (FC)	Community Commercial (CC)	Mixed Use (MXU)	Neighborhood Mixed Use (NMU)	Community/Private Institution (C/PI)	Open Space-1 (OS-1) Parks	Open Space-2 (OS-2) Drainage Facilities	Open Space-3 (OS-3) Landscape Corridors	Planned Community (PC)	Planned Community Residential (PCR)	
Accessory living quarters/second unit housing		P	P	P	P	P	•	U	•	•	•	•	•	•	•	•	L	•	See Chapter 9-68
		P	P	P	P	P	•	U	•	•	•	•	•	•	•	•	L	P	See Chapter 9-70
		•	•	•	•	•	P	U	P	P	P	A	A	•	•	•	L	•	
		•	•	•	•	•	•	U	•	•	•	•	•	•	•	•	L	•	See Chapter 9-54
		•	•	•	•	•	C	U	S	C	S	•	•	•	•	•	L	•	
		•	•	•	•	•	•	U	•	•	•	•	•	C	•	•	L	•	
		♦	♦	♦	♦	♦	♦	U	♦	♦	♦	♦	♦	♦	♦	♦	L	♦	See Chapter 9-56
		C	•	•	•	•	•	U	•	•	•	•	•	•	•	•	L	•	
		•	•	•	•	•	•	U	C	C	C	C	•	•	•	•	L	•	
		S	S	S	S	S	S	U	S	S	S	S	S	S	S	•	L	S	
		•	•	•	•	•	C	U	S	C	S	C	•	•	•	•	L	•	
Bar, tavern, cocktail lounge		•	•	•	•	•	C	U	S	C	S	C	•	•	•	•	L	•	

EXHIBIT A – REDLINE

Boarding house	.	.	C	C	C	S	U	S	S	S	.	.	.	.	.	L	.
Caretaker's quarters	.	.	.	.	.	A	U	.	A	A	.	.	.	.	.	L	.
Carnival, fair, circus	.	.	.	.	.	T	U	T	T	T	.	.	.	.	.	L	.
Car wash	.	.	.	.	.	C	U	C	C	C	.	.	.	.	.	L	.
Cemetery/mausoleum	.	.	.	.	.	C	U	C	C	C	.	.	.	.	.	L	.
Christmas tree/pumpkin sales	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	-
Church/temple	C	C	C	C	C	S	U	S	C	C	S	.	.	.	.	L	.
Colleges	.	.	.	.	.	C	U	C	S	C	.	.	.	.	.	L	.
Commercial recreation	.	.	.	.	.	C	U	C	C	C	C	.	.	.	.	L	.
Communication facility	♦	♦	♦	♦	♦	♦	U	♦	♦	♦	♦	♦	♦	♦	♦	L	♦
Community care facility	♦	♦	♦	♦	♦	.	U	.	.	♦	♦	♦	♦	♦	♦	L	♦
Community center	.	.	.	.	.	C	U	C	C	C	C	S	.	.	.	L	.
Conference/convention facility	.	.	.	.	.	C	U	S	.	C	C	.	.	.	.	L	.
Construction office	T	T	T	T	T	T	U	T	T	T	T	T	T	T	T	L	T
Convenience store	.	.	.	.	.	S	U	S	S	S	S	.	.	.	.	L	.
Day care center	.	.	.	.	.	.	U	.	.	♦	.	.	.	.	.	L	.
Department store	.	.	.	.	.	S	U	S	.	S	.	.	.	.	.	L	.
Drainage facility	A	A	A	A	A	A	U	A	A	A	A	P	A	P	A	L	A
Drive-thru	.	.	.	.	.	C	U	C	C	C	C	.	.	.	.	L	.
Dwelling, duplex	.	.	P	P	P	P	U	.	.	.	P	.	.	.	.	L	P

EXHIBIT A – REDLINE

Dwelling, multiple family	•	•	S	S	S	S	•	U	•	•	•	C	P	C	•	•	•	L	P	
Dwelling, single-family attached	•	•	P	P	P	S	•	U	•	•	•	S	P	•	•	•	•	L	P	
Dwelling, single-family detached	P	P	P	P	P	P	•	U	•	•	•	•	•	•	•	•	•	L	•	
Equipment rental	•	•	•	•	•	•	•	U	C	C	•	C	•	•	•	•	•	L	•	
Equitation facilities	C	•	•	•	•	•	•	U	•	•	•	•	•	•	C	•	•	L	•	
Family day care home—large	•	•	•	•	•	•	•	U	•	•	•	•	•	•	•	•	•	L	♦	See Chapter 9-64
Family day care home—small	•	•	•	•	•	•	•	U	•	•	•	•	•	•	•	•	•	L	♦	See Chapter 9-64
Finance institution	•	•	•	•	•	•	S	U	S	S	S	S	P	•	•	•	•	L	•	
Fire/police station	C	C	C	C	C	C	C	U	C	C	C	C	C	C	C	•	•	L	C	
Fortune telling	•	•	•	•	•	•	S	U	S	S	S	S	•	•	•	•	•	L	•	
Fraternal organization	•	•	•	•	•	C	C	U	C	C	C	P	•	P	•	•	•	L	•	
Fraternity/sorority house	•	•	•	•	•	C	•	U	•	•	•	•	•	C	•	•	•	L	•	
Funeral home/mortuary/crematory	•	•	•	•	•	•	C	U	C	C	C	C	•	C	•	•	•	L	•	
Game court	♦	♦	♦	♦	♦	♦	♦	U	♦	♦	♦	♦	♦	♦	S	•	•	L	♦	See Chapter 9-70
Garage and/or yard sale	♦	♦	♦	♦	♦	♦	•	U	•	•	•	•	•	•	•	•	•	L	♦	See Chapter 9-62
Gas station	•	•	•	•	•	•	C	U	C	C	C	C	C	•	•	•	•	L	•	
Golf course/driving range	•	•	•	•	•	•	•	U	•	•	•	C	C	•	S	•	•	L	•	
Government facility	•	•	•	•	•	•	C	U	C	C	C	C	S	C	C	•	•	L	•	
Greenhouse	A	A	A	A	A	A	•	U	•	•	•	P	A	•	•	•	•	L	A	
Guest quarters/guest house	A	A	A	A	A	A	•	U	•	•	•	•	•	•	•	•	•	L	A	

EXHIBIT A - REDLINE

Gymnasium	.	.	.	.	.	.	.	.	.	U	.	.	.	.	S	S	.	.	L	.	
Health club	.	.	.	.	.	.	.	.	S	U	S	S	S	C	.	.	.	L	.		
Heliport	.	.	.	.	.	.	.	.	C	U	C	C	C	.	C	.	.	L	.		
Home occupation	◆	◆	◆	◆	◆	.	.	.	.	U	.	.	.	◆	.	.	.	L	◆	See Chapter 9-60	
Hospital	.	.	.	.	.	.	.	.	C	U	C	.	C	C	.	.	.	L	.		
Hotel/motel	.	.	.	.	.	.	.	.	C	U	C	C	C	C	.	.	.	L	.		
Industry, light manufacturing	.	.	.	.	.	.	.	.	.	U	.	.	S	.	.	.	.	L	.		
Industry, service	.	.	.	.	.	.	.	.	C	U	P	.	S	S	.	.	.	L	.		
Kennel	.	.	.	.	.	.	.	.	.	U	C	.	.	.	.	.	.	L	.	See Chapter 9-56	
Library, private	.	.	.	.	.	.	.	.	S	U	.	.	.	S	.	.	.	L	.		
Library, public	C	C	C	C	C	C	C	C	S	U	S	S	S	S	S	.	.	L	C		
Liquor store	.	.	.	.	.	.	.	.	S	U	S	S	S	S	.	.	.	L	.		
Maintenance facility	.	.	.	.	.	.	.	.	.	U	.	.	.	.	A	.	P	L	.		
Manufactured home	S	S	S	S	S	S	S	S	S	U	.	.	.	.	.	.	.	L	S		
Massage establishment	.	.	.	.	.	.	.	.	P◆	U	P◆	P◆	P◆	.	.	.	.	L	.	See Chapter 4-28	
Mini-warehouse	.	.	.	.	.	.	.	.	.	U	.	C	C	.	.	.	.	L	.		
Mobile home	S	S	S	.	.	.	.	.	.	U	.	.	.	.	.	.	.	L	.		
Mobile home park	.	.	.	C	C	.	.	.	.	U	.	.	C	.	.	.	.	L	.		
Motion picture theatre	.	.	.	.	.	.	.	.	.	U	C	.	C	C	.	.	.	L	.		
Museum	.	.	.	.	.	.	.	.	.	U	S	.	.	.	S	.	.	L	.		

EXHIBIT A - REDLINE

Nightclub	.	.	.	.	.	.	.	.	.	C	U	C	C	C	C	.	.	.	.	.	.	L	.	
Office/business/medical/ headquarters/professional	.	.	.	.	.	.	.	.	S	U	S	S	S	S	S	.	.	.	.	.	.	L	.	
Outdoor event	.	.	.	.	.	.	.	.	T	U	T	T	T	T	T	T	.	.	T	.	L	.		
Outdoor sales	.	.	.	.	.	.	.	.	T	U	T	T	T	T	T	.	.	.	.	.	L	.	See Chapter 9-62	
Outdoor storage	.	.	.	.	.	.	.	.	.	U	.	.	.	.	.	.	.	.	.	.	L	.	See Chapter 9-30	
Park, public/private	S	S	S	S	S	S	S	S	S	U	S	S	S	S	S	S	S	S	S	S	L	S		
Performing arts center	.	.	.	.	.	.	.	.	.	U	.	.	C	C	S	.	.	.	.	.	L	.		
Public transportation uses	.	.	.	.	.	.	.	.	.	U	S	.	S	S	.	.	.	S	.	L	.			
Recreational facility, private	A	A	A	A	A	A	A	A	C	U	C	C	C	C	.	.	.	.	.	L	A			
Recreational vehicle storage, private	A	A	A	A	A	A	A	.	.	U	.	.	.	.	.	.	.	.	.	L	A	See Chapter 9-74		
Recreational vehicle storage, public	.	.	.	.	.	.	.	.	.	U	C	.	C	.	.	.	.	.	.	L	.			
Recycling event/facility	.	.	.	.	.	.	.	♦	♦	U	♦	♦	♦	♦	♦	.	.	.	.	L	.	See Chapter 9-82		
Research and development	.	.	.	.	.	.	.	.	P	U	.	.	P	.	.	.	.	.	.	L	.			
Restaurant	.	.	.	.	.	.	.	.	S	U	S	S	S	S	S	.	.	.	.	L	.			
Restaurant, fast food (drive-thru)	.	.	.	.	.	.	.	.	.	U	C	C	C	C	.	.	.	.	.	L	.			
Restaurant, fast food (no drive-thru)	.	.	.	.	.	.	.	.	S	U	S	S	S	S	.	.	.	.	.	L	.			
Retail/service business	.	.	.	.	.	.	.	P	U	P	P	S	.	P	.	.	.	.	.	L	.			
Riding club	C	.	.	.	.	.	.	.	U	.	.	.	.	.	.	.	.	.	.	L	.			
Riding and hiking trails	P	.	.	.	.	.	.	.	U	.	.	.	.	.	.	S	S	S	S	L	.			

EXHIBIT A - REDLINE

Riparian preserve	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
School, commercial	.	.	.	.	.	.	.	C	U	.	C	C	C	C	C	.	.	L	.
School, private	C	C	C	C	C	C	C	C	U	C	C	C	C	C	C	.	.	L	.
School, public	C	C	C	C	C	C	C	C	U	C	C	C	C	C	C	.	.	L	.
Senior center	C	C	C	C	C	C	C	C	U	C	C	C	C	C	C	.	.	L	C
Single room occupancy housing facility	.	.	.	.	.	.	.	.	U	♦	♦	♦	.	.	.	.	.	L	. See Chapter 9-82
Stable, private	A	.	.	.	.	.	.	.	U	.	.	.	.	.	.	.	.	L	.
Swim club	C	C	C	C	C	C	C	C	U	C	C	C	C	C	C	.	.	L	C
Tennis club	C	C	C	C	C	C	C	C	U	C	C	C	C	C	C	.	.	L	C
Truck terminal	.	.	.	.	.	.	.	.	U	.	.	C	.	.	.	.	.	L	.
Vehicle body repair, paint or restoration	.	.	.	.	.	.	.	.	U	C	.	♦	.	.	.	.	.	L	. See Chapters 9-11, 9-40
Vehicle leasing/rental	.	.	.	.	.	.	.	.	U	S	C	S	S	.	.	.	.	L	.
Vehicle repair	.	.	.	.	.	.	.	.	U	♦	C	S	.	.	.	.	.	L	. See Chapters 9-11, 9-40
Veterinary clinic	.	.	.	.	.	.	.	.	U	C	C	C	C	.	.	.	.	L	.
Warehouse and sales outlet	.	.	.	.	.	.	.	.	U	C	.	S	.	.	.	.	.	L	.
Warehousing, storage & distribution	.	.	.	.	.	.	.	.	U	C	.	S	.	.	.	.	.	L	.
Waste management facility	.	.	.	.	.	.	.	.	U	♦	♦	♦	.	.	.	.	.	L	. See Chapter 9-82
Wholesale nursery	C	.	.	.	.	.	.	.	U	.	.	S	.	.	.	.	.	L	.

Table 9-12.020
ESTATE RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory living quarters/second unit housing	P		See Chapter 9-68
Accessory structure		P	See Chapter 9-70
Animals/pets	♦	♦	See Chapter 9-56
Apiary	C		
Athletic fields	S		
Christmas tree/pumpkin sales	T		
Church/temple	C		
Communication facility	♦		See Chapter 9-58
Community care facility	♦		See Chapter 9-64
Construction office	T		
Drainage facility		P	
Dwelling, single-family detached	P		
Equitation facility	C		
Family day care—large	♦		See Chapter 9-64
Family day care—small	♦		See Chapter 9-64
Fire/police station	C		
Game court		♦	See Chapter 9-70
Garage and/or yard sales	♦		See Chapter 9-62
Green house		P	
Guest quarters/guest house		P	
Home occupation	♦		See Chapter 9-60
Library, public	C		
Manufactured home	S		
Mobilehome	S		
Park, public/private	S		

EXHIBIT A – REDLINE

Recreation facility, private		P	
Recreation vehicle storage, private		P	
Riding club	C		
Riding and hiking trails	P		
School, private	C		
School, public	C		
Senior center	C		
Stable, private		P	
Swim club	C		
Tennis club	C		
Wholesale nurseries	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary Use Permit (TUP)

P = Permitted

◆= Special requirements

Table 9-14.020
LOW DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory living quarters/second unit housing	P		See Chapter 9-68
Accessory structure		P	See Chapter 9-70
Animals/pets	◆	◆	See Chapter 9-56
Athletic fields	S		
Christmas tree/pumpkin sales	±		
Church/temple	C		
Communication facility	◆		See Chapter 9-58
Community care facility	◆		See Chapter 9-64
Construction office	T		
Drainage facility		P	

EXHIBIT A – REDLINE

Dwelling, single-family detached	P		
Family day care—large	♦		See Chapter 9-64
Family day care—small	♦		See Chapter 9-64
Fire/police station	C		
Game court		♦	See Chapter 9-70
Garage and/or yard sales	♦		See Chapter 9-62
Green house		P	
Guest quarters/guest house		P	
Home occupation	♦		See Chapter 9-60
Library, public	C		
Manufactured home	S		
Mobilehome	S		
Park, public/private	S		
Recreation facility, private		P	
Recreational vehicle storage, private		P	
School, private	C		
School, public	C		
Senior center	C		
Swim club	C		
Tennis club	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦= Special requirements

Table 9-16.020
MEDIUM LOW DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory living quarters/second unit housing	P		See Chapter 9-68

EXHIBIT A – REDLINE

Accessory structure		P	See Chapter 9-70
Animals/pets		♦	See Chapter 9-56
Athletic fields	S		
Boarding house	C		
Christmas tree/pumpkin sales	†		
Church/temple	C		
Communication facility	♦		See Chapter 9-58
Community care facility	♦		See Chapter 9-64
Construction office	T		
Drainage facility		P	
Dwelling, duplex	P		
Dwelling, multiple-family	S		
Dwelling, single-family attached	P		
Dwelling, single-family detached	P		
Family day care—large	♦		See Chapter 9-64
Family day care—small	♦		See Chapter 9-64
Fire/police station	C		
Game court		♦	See Chapter 9-70
Garage and/or yard sales	♦		See Chapter 9-62
Greenhouse		P	
Guest quarters/guest house		P	
Home occupation	♦		See Chapter 9-60
Library, public	C		
Manufactured home	S		
Mobilehome	S		
Park, public/private	S		
Recreation facility, private		P	
Recreation vehicle storage, private		P	
School, private	C		
School, public	C		

EXHIBIT A – REDLINE

Senior center	C		
Swim club	C		
Tennis club	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

◆= Special requirements

Table 9-18.020
MEDIUM DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory living quarters/second unit housing	P		See Chapter 9-68
Accessory structure		P	See Chapter 9-70
Animals/pets	◆	◆	See Chapter 9-56
Athletic fields	S		
Boarding house	C		
Christmas tree/pumpkin sales	±		
Church/temple	C		
Communication facility	◆		See Chapter 9-58
Community care facility	◆		See Chapter 9-64
Construction office	T		
Drainage facility		P	
Dwelling, duplex	P		
Dwelling, multiple-family	S		
Dwelling, single-family attached	P		
Dwelling, single-family detached	P		
Family day care—large	◆		See Chapter 9-64
Family day care—small	◆		See Chapter 9-64
Fire/police station	C		

EXHIBIT A – REDLINE

Game court		♦	See Chapter 9-70
Garage and/or yard sales	♦		See Chapter 9-62
Greenhouse		P	
Guest quarters/guest house		P	
Home occupation	♦		See Chapter 9-60
Library, public	C		
Manufactured home	S		
Mobilehome park	C		
Park, public/private	S		
Recreation facility, private		P	
Recreation vehicle storage, private		P	
School, private	C		
School, public	C		
Senior center	C		
Swim club	C		
Tennis club	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦= Special requirements

Table 9-20.020
HIGH DENSITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory living quarters/second unit housing	P		See Chapter 9-68
Accessory structure		P	See Chapter 9-70
Animals/pets	♦		See Chapter 9-56
Athletic fields	S		
Boarding house	C		

EXHIBIT A – REDLINE

Christmas tree/pumpkin sales	†		
Church/temple	C		
Communication facility	♦		See Chapter 9-58
Community care facility	♦		See Chapter 9-64
Construction office	T		
Drainage facility		P	
Dwelling, duplex	P		
Dwelling, multiple-family	S		
Dwelling, single-family attached	S		
Dwelling, single-family detached	P		
Family day care—large	♦		See Chapter 9-64
Family day care—small	♦		See Chapter 9-64
Fire/police station	C		
Fraternal organization	C		
Fraternity/sorority house	C		
Game court		♦	See Chapter 9-70
Garage and/or yard sales	♦		See Chapter 9-62
Greenhouse		P	
Guest quarters/guest house		P	
Home occupation	♦		See Chapter 9-60
Library, public	C		
Manufactured home	S		
Mobilehome park	C		
Park, public/private	S		
Recreation facility, private		P	See Chapter 9-70
Recreational vehicle storage, private		P	
School, private	C		
School, public	C		

EXHIBIT A – REDLINE

Senior center	C		
Swim club	C		
Tennis club	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

◆ = Special requirements

Table 9-21.020
PLANNED COMMUNITY RESIDENTIAL USES

Uses	Permitted	Accessory	Reference
Accessory structure		P	See Chapter 9-70
Animals/pets	◆		See Chapter 9-56
Athletic fields	S		
Christmas tree/pumpkin sales	⚡		
Communication facility	◆		See Chapter 9-58
Community care facility	◆		See Chapter 9-64
Construction office	T		
Drainage facility		P	
Dwelling, duplex	P		
Dwelling, multiple-family	P		
Dwelling, single-family attached	P		
Family day care—large	◆		See Chapter 9-64
Family day care—small	◆		See Chapter 9-64
Fire/police station	C		
Game court		◆	See Chapter 9-70
Garage and/or yard sales	◆		See Chapter 9-62

EXHIBIT A – REDLINE

Greenhouse		P	
Guest quarters/guest house		P	
Home occupation	♦		See Chapter 9-60
Library, public	C		
Manufactured home	S		
Park, public/private	S		
Recreation facility, private		P	See Chapter 9-70
Recreational vehicle storage, private		P	
Senior center	C		
Snack bar/market		C	Considered in conjunction with park/athletic field/clubhouse facility
Swim club	C		
Tennis club	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦ = Special requirements

Table 9-22.020
OFFICE PROFESSIONAL USES

Uses	Permitted	Accessory	Reference
Administrative office	P		
Ambulance service	C		
Animals/pets	♦		
Athletic fields	S		See Chapter 9-56
Bar, tavern, cocktail lounge	C		

EXHIBIT A – REDLINE

Boarding house	S		
Carnival, fair, circus	T		
Christmas tree/pumpkin sales	T		
Church/temple	C		
College	C		
Commercial recreation	C		
Communication facility	♦		See Chapter 9-58
Community care facility	♦		See Chapter 9-64
Community center	C		
Conference/convention facility	C		
Construction office	T		
Convenience store	S		
Day care center	♦		See Chapter 9-64
Department store	S		
Drainage facility		P	
Drive-thru	C		
Finance institution	S		
Fire/police station	C		
Fortune telling	S		
Fraternal organization	C		
Funeral home/mortuary/crematory	C		
Game court	♦		See Chapter 9-70
Gas station	C		
Government facility	C		
Health club	S		

EXHIBIT A – REDLINE

Heliport	C		
Hospital	C		
Hotel/motel	C		
Industry, service	C		
Library, private	S		
Library, public	S		
Liquor store	S		
Massage Establishment	P		See Chapter 4-28
Night club	C		
Office/business/medical/headquarters/professional	S		
Outdoor event	T		
Outdoor sales	T		See Chapter 9-62
Park, public/private	S		
Recreational facility, private	C		
Recycling event/facility	♦		See Chapter 9-82
Research & development	P		
Restaurant	S		
Restaurant, fast-food/no drive-thru	S		
Retail/service business	P		
School, commercial	C		
School, private	C		
School, public	C		
Senior center	C		
Single-room occupancy housing	♦		See Chapter 9-72
Swim club	C		

EXHIBIT A – REDLINE

Tennis club	C		
Vehicle leasing/rental	C		
Vehicle repair	C		
Vehicle sales	C		
Veterinary clinic	C		
Waste management facility	♦		See Chapter 9-82

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦= Special requirements

Table 9-26.020
FREEWAY COMMERCIAL USES

Uses	Permitted	Accessory	Reference
Administrative office	P		
Ambulance service	S		
Animals/pets	♦		See Chapter 9-56
Arcade, game	C		
Athletic field	S		
Bar, tavern, cocktail lounge	S		
Boarding house	S		
Carnival, fair, circus	T		
Car wash	C		
Cemetery/mausoleum	C		
Christmas tree/pumpkin sales	T		
Church/temple	S		
Commercial recreation	C		

EXHIBIT A – REDLINE

Communication facility	♦		See Chapter 9-58
Community center	C		
Conference/convention facility	S		
Construction office	T		
Convenience store	S		
Department store	S		
Drainage facility	♦		P
Drive-thru	C		
Equipment rental	C		
Finance institution	S		
Fire/police station	C		
Fortune telling	S		
Fraternal organization	C		
Funeral home/mortuary/crematory	C		
Game court		♦	See Chapter 9-70
Gas station	C		
Government facility	C		
Health club	S		
Heliport	C		
Hospital	C		
Hotel/motel	C		
Industry, service	P		
Library, public	S		
Liquor store	S		
Massage Establishment	P♦		See Chapter 4-28
Motion picture theatre	C		

EXHIBIT A – REDLINE

Museum	S		
Nightclub	C		
Office/business/medical/headquarters/professional	S		
Outdoor event	T		
Outdoor sales	T		See Chapter 9-62
Park, public/private	S		
Public transportation uses	S		
Recreation facility, private	C		
Recreational vehicle storage, public	C		
Recycling event/facility			See Chapter 9-82
Restaurant	S		
Restaurant, fast food/drive-thru	C		
Restaurant, fast food/no drive-thru	S		
Retail/service business	P		
School, commercial	C		
School, private	C		
School, public	C		
Senior center	C		
Single-room occupancy housing	♦		See Chapter 9-72
Swim club	C		
Tennis club	C		
Vehicle body repair/paint/restoration	♦		See Chapters 9-11, 9-40
Vehicle leasing/rental	S		
Vehicle repair	♦		See Chapters 9-11, 9-40
Vehicle sales	S		

EXHIBIT A – REDLINE

Veterinary clinic	C		
Warehouse/sales outlet	C		
Warehouse/storage & distribution	C		
Waste management facility	♦		See Chapter 9-82

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦= Special requirements

Table 9-28.020
COMMUNITY COMMERCIAL USES

Uses	Permitted	Accessory	Reference
Administrative office	P		
Ambulance service	C		
Animals/pets	♦		See Chapter 9-56
Arcade, game	C		
Athletic field	S		
Bar, tavern, cocktail lounge	C		
Boarding house	S		
Caretaker's quarters		P	
Carnival/fair/circus	T		
Car wash	C		
Christmas tree/pumpkin sales	✠		
Church/temple	C		
Commercial recreation	C		
Communication facility	♦		See Chapter 9-58
Community center	C		
Construction office	T		

EXHIBIT A – REDLINE

Convenience store	S		
Drainage facility		P	
Drive-thru	C		
Equipment rental	C		
Finance institution	S		
Fire/police station	C		
Fortune telling	S		
Fraternal organization	C		
Funeral home/mortuary/crematory	C		
Game court		♦	See Chapter 9-70
Gas station	C		
Government facility	C		
Health club	S		
Heliport	C		
Hotel/motel	C		
Library, public	S		
Liquor store	S		
Massage Establishment	P♦		See Chapter 4-28
Mini-warehouse	C		
Nightclub	C		
Office/business/medical/headquarters/professional	S		
Outdoor event	T		
Outdoor sale	T		See Chapter 9-62
Park, public/private	S		
Recreation facility, private	C		
Recycling event/facility	♦		See Chapter 9-82
Restaurant	S		
Restaurant, fast food/drive-thru	C		

EXHIBIT A – REDLINE

Restaurant, fast food/no drive-thru	S		
Retail/service business	P		
School, commercial	C		
School, private	C		
School, public	C		
Senior center	C		
Single-room occupancy housing	♦		See Chapter 9-72
Swim club	C		
Tennis club	C		
Vehicle leasing/rental	C		
Vehicle repair	C		
Vehicle sales	C		
Veterinary clinic	C		
Waste management facility	♦		See Chapter 9-82

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦= Special requirements

Table 9-29.020
NEIGHBORHOOD MIXED USES

Uses	Permitted	Accessory	Reference
Administrative office	P		
Animals/pets	♦		See Chapter 9-56
Arcade, game	C		
Athletic field	S		
Bar, tavern, cocktail lounge	C		
Caretaker's quarters		P	

EXHIBIT A – REDLINE

Carnival/fair/circus	T		
Car wash	C		
Christmas tree/pumpkin sales	T		
Church/temple	C		
College	C		
Commercial recreation	C		
Communication facility	♦		See Chapter 9-58
Community care facility	♦		See Chapter 9-64
Community center	C		
Conference/convention facility	C		
Construction office	T		
Convenience store	S		
Day care center	♦		See Chapter 9-64
Department store	S		
Drainage facility		P	
Drive-thru	C		
Dwelling, duplex	P		Allowed only in conjunction with a mixed use project
Dwelling, multiple-family	P		Allowed only in conjunction with a mixed use project
Dwelling, single-family attached	P		Allowed only in conjunction with a mixed use project
Finance institution	P		
Fire/police station	C		
Game court		♦	See Chapter 9-70
Gas station	C		
Golf course/driving range	C		
Government facility	S		
Green house		P	

EXHIBIT A – REDLINE

Health club	S		
Home occupation	♦		See Chapter 9-60
Hospital	C		
Hotel/motel	C		
Industry, service	S		
Library, private or public	S		
Liquor store	S		
Motion picture theatre	C		
Nightclub	C		
Office/business/medical/headquarters/ professional	S		
Outdoor event	T		
Outdoor sale	T		See Chapter 9-62
Park, public/private	S		
Performing arts center	C		
Public transportation uses	S		
Recreation facility, private	C		
Recycling event/facility	♦		See Chapter 9-82
Restaurant	S		
Restaurant, fast food/drive-thru	C		
Restaurant, fast food/no drive-thru	S		
Retail/service business	P		
School, commercial	C		
School, private	C		
School, public	C		
Senior center	C		
Swim club	C		
Tennis club	C		
Vehicle leasing/rental	S		

EXHIBIT A – REDLINE

Vehicle sales	S		
Veterinary clinic	C		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

◆ = Special requirements

**Table 9-30.020
MIXED USES**

Uses	Permitted	Accessory	Reference
Administrative office	P		
Ambulance service	S		
Animals/pets	◆		See Chapter 9-56
Arcade, game	C		
Athletic field	S		
Bar, tavern, cocktail lounge	S		
Boarding house	S		
Caretaker's quarters		P	
Carnival/fair/circus	T		
Car wash	C		
Cemetery, mausoleum	C		
Christmas tree/pumpkin sales	T		
Church/temple	S		
College	C		
Commercial recreation	C		
Communication facility	◆		See Chapter 9-58
Community care facility	◆		See Chapter 9-64
Community center	C		
Conference/convention facility	C		

EXHIBIT A – REDLINE

Construction office	T		
Convenience store	S		
Day care center	♦		See Chapter 9-64
Department store	S		
Drainage facility		P	
Drive-thru	C		
Dwelling, multiple-family	C		
Dwelling, single-family attached	S		
Equipment rental	C		
Finance institution	S		
Fire/police station	C		
Fortune telling	S		
Fraternal organization	P		
Funeral home/mortuary/crematory	C		
Game court		♦	See Chapter 9-70
Gas station	C		
Golf course/driving range	C		
Government facility	C		
Green house	P		
Health club	S		
Heliport	C		
Hospital	C		
Hotel/motel	C		
Industry, light manufacturing	S		
Industry, service	S		
Kennel	C		See Chapter 9-56
Library, private	S		
Library, public	S		

EXHIBIT A – REDLINE

Liquor store	S		
Mini-warehouse	C		
Massage Establishment	P♦		See Chapter 4-28
Mobilehome park	C		
Motion picture theatre	C		
Nightclub	C		
Office/business/medical/headquarters/ professional	S		
Outdoor event	T		
Outdoor sale	T		See Chapter 9-62
Outdoor storage		♦	See Chapter 9-30
Park, public/private	S		
Performing arts center	C		
Public transportation uses	S		
Recreation facility, private	C		
Recreation vehicle storage, public	C		
Recycling center	C		
Recycling event/facility	♦		See Chapter 9-82
Research & development	P		
Restaurant	S		
Restaurant, fast food/drive-thru	C		
Restaurant, fast food/no drive-thru	S		
Retail/service business	S		
School, commercial	C		
School, private	C		
School, public	C		
Senior center	C		
Single-room occupancy housing	C		See Chapter 9-72
Swim club	C		

EXHIBIT A – REDLINE

Tennis club	C		
Truck terminal	C		
Vehicle body repair, paint or restoration	C		See Chapter 9-40
Vehicle leasing/rental	S		
Vehicle repair	S		See Chapter 9-40
Vehicle sales	S		
Veterinary clinic	C		
Warehouse/sales outlet	S		
Warehouse/storage & distribution	S		
Waste management facility	♦		See Chapter 9-82
Wholesale nursery	S		

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦= Special requirements

Table 9-32.020
COMMUNITY/PRIVATE INSTITUTION USES

Uses	Permitted	Accessory	Reference
Administrative office		P	
Animals/pets	♦		See Chapter 9-56
Athletic field	S		
Christmas tree/pumpkin sales	†		
Church/temple	S		
College	S		
Commercial recreation	C		
Communication facility	♦		See Chapter 9-58
Community care facility	♦		See Chapter 9-64
Community center	S		

EXHIBIT A – REDLINE

Construction office	T		
Day care center	♦		See Chapter 9-64
Drainage facility		P	
Dwelling unit, multiple-family	C		
Fire/police station	C		
Fraternal organization	P		
Fraternity/sorority house	C		
Funeral home/mortuary/crematory	C		
Game court		♦	See Chapter 9-70
Government facility	C		
Gymnasium	S		
Health club	C		
Heliport	C		
Hospital	C		
Library, public	S		
Maintenance facility		P	
Museum	S		
Office/business/medical/headquarters/professional	S		
Outdoor event	T		
Park, public/private	S		
Performing arts center	S		
Recycling event/facility	♦		See Chapter 9-82
Restaurant	S		
School, commercial	C		
School, private	C		
School, public	C		
Senior center	C		
Swim club	C		

EXHIBIT A – REDLINE

Tennis club	C		
Waste management facility	♦		See Chapter 9-82

Note: Use is permitted subject to issuance of:

C = Conditional use permit (CUP)

S = Site development permit (SDP)

T = Temporary use permit (TUP)

P = Permitted

♦ = Special requirements

9-62.070 Special restrictions.

Temporary uses shall be restricted as follows:

A. Outdoor events, outdoor sales and recycling events shall be restricted to a period not to exceed ten consecutive calendar days per event, except as otherwise permitted by this Code. An additional forty-eight (48) hours shall be allowed for both the set-up and breakdown of facilities. Seasonal outdoor sales requiring longer selling periods shall be permitted as follows:

1. Christmas tree lots may not initiate sales until Thanksgiving weekend, and shall end on December 26th each calendar year.

2. Pumpkin patch sales shall not begin until October 1st each calendar year and shall end on November 1st.

3. Seasonal strawberry stands shall be subject to the following regulations:

a. Permits for strawberry stands are limited to 120 consecutive days per calendar year.

b. Strawberry stands shall be permitted to sell only items related directly to strawberries.

c. All associated signs shall be attached to the strawberry stand structure, and shall not extend above or beyond the strawberry stand structure. Other signs and advertising devices, such as banners, pennants, flags, A-frame signs, and light strings, are prohibited.

d. Portable toilets are not permitted at strawberry stands. Such temporary uses must have access to existing permanent restroom facilities for use by employees.

B. Garage/yard sales shall be limited to two consecutive calendar days per event. For coordinated garage/yard sales involving five or more households within any given neighborhood, an address list shall be submitted with the temporary use permit application. A map indicating the location of the participating households may also be required if deemed necessary by the Planning Department.

C. Not more than one event per calendar quarter shall be permitted for any applicant, group or organization.

D. The event shall not encroach upon the public right-of-way unless the City Engineer has approved an encroachment permit.

E. The location of the event shall be cleaned and cleared of all materials and signage within forty-eight (48) hours after the close of the event.

~~F. Christmas tree lots may not initiate sales until Thanksgiving weekend, and shall end on December 26th each calendar year.~~

~~G. Pumpkin patch sales shall not begin until October 1st each calendar year and shall end on November 1st.~~

~~H.~~ E. Temporary construction offices and facilities may be permitted for the duration of construction for a given development project. The acceptable time period shall be determined by the Community Development Director subject to the review of a construction schedule to be submitted in conjunction with the temporary use permit application. (Ord. 98-8 § 2 (part): prior code § 9-49.070)

9-62.080 Exempt activity.

The following activity does not require the issuance of a temporary use permit:

A. Garage sales involving four or fewer households. (Ord. 98-8 § 2 (part): prior code § 9-49.080)

9-62.090 Appeals.

Appeals of decisions of the Community Development Director shall be made in the same manner as any other appeal. (Ord. 98-8 § 2 (part): prior code § 9-49.090)

CITY OF LAGUNA HILLS

AGENDA REPORT CITY MANAGER'S DEPARTMENT

ISSUE: LAGUNA HILLS HIGH SCHOOL GRAD NITE FUNDING REQUEST

SUMMARY:

The City of Laguna Hills annually appropriates \$4,000.00 to support the Laguna Hills Grad Nite event. The contribution is intended to assist the Grad Nite committee with off-setting their costs for ensuring the safety of the students attending the all-night party on the high school campus. This year, the Laguna Hills High School PTSA's Grad Nite Committee is conducting a new fundraising activity called Win-Win Wednesdays and has asked that the City provide an additional contribution of matching funds, in the amount of \$1,500.00. Attached is a letter from resident Meg Gorham regarding the request for additional funding.

RECOMMENDATION: THAT THE CITY COUNCIL CONSIDER THE REQUEST FROM THE LAGUNA HILLS HIGH SCHOOL PTSA'S GRAD NITE 2011 COMMITTEE AND MAKE A DETERMINATION.

ATTACHMENTS:

- Grad Nite Committee Win-Win Wednesday Donation Request letter dated April 15, 2011.



April 15, 2011

City of Laguna Hills
24035 El Toro Rd.
Laguna Hills, CA 92653

Dear Mayor Songstad and Council Members:

First, let me begin with a sincere expression of gratitude for your long-term support of Laguna Hills High School and our annual Grad Nite celebration. Our goals are quite simple:

- To provide a safe and sober alternative event for our graduating seniors.
- To keep the event on our campus, in the City of Laguna Hills.
- To utilize parents, neighbors and community members to create and staff the event.
- To become a self-funding event, raising the majority of the funds from the broader community of Laguna Hills through cooperative programs like Win-Win Wednesdays!! and the Preview Night Event.

We are grateful for and expectant of the currently budgeted \$4,000 donation from the City. I believe that WWW has the potential to be not only a steady income stream source, but a great way to make the entire Laguna Hills community physically and financially engaged in the production of Grad Nite. In its first four months, WWW has generated close to \$10,000 in revenue into Laguna Hills local restaurants. This was done in a personal, door-to-door effort, spreading local good will and promoting a sense of community spirit. The positive result was new income to Grad Nite of about \$1,500. And we are still working hard to reach our fundraising goals.

In recognition of our efforts to create an unparalleled sense of community participation in Grad Nite, **we are requesting an additional contribution of matching funds, from the COLH, in the amount of \$1500.** This will be a one-time request, specifically as recognition for the establishment of Win-Win Wednesdays!!, a community-based fundraiser benefitting LHHS Grad Nite AND the many wonderful small businesses in Laguna Hills...the best of a WIN-WIN relationship!

Thank you so much for your continued support in all things brown and gold and we look forward to showing you all the fruits of your/our labors at the **Grad Nite 2011 Preview Event, Monday, June 20th.** Your donation to this worthy cause is an investment in a valued LHHS tradition and the opportunity to demonstrate to our kids that you don't need alcohol and drugs to create a once-in-a-lifetime experience. We know they will believe it, and hope you will too!

Meg Gorham
Win-Win Wednesdays!! and LHHS PTSA's Grad Nite 2011 Committee

RECEIVED

APR 21 2011

CITY OF LAGUNA HILLS

4/26/2011 ITEM NO. 8.1

