



**CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY
REGULAR MEETING AGENDA
OCTOBER 22, 2013
Closed Session at 6:00 PM (*when scheduled*)
General Business Session at 7:00 PM**

Barbara D. Kogerman, Mayor

**Andrew Blount, Mayor Pro Tempore
Randal Bressette, Council Member**

**Melody Carruth, Council Member
Dore J. Gilbert, M.D., Council Member**

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

Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "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/Planning Agency. Completion of the form is voluntary. All persons may attend the meeting regardless of whether this form is completed.

Members of the public wishing to address the City Council can do so during the Public Comments portion of the Agenda with a time limitation of three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE: COUNCIL MEMBER CARRUTH

ROLL CALL OF CITY COUNCIL MEMBERS

CLOSED SESSION REPORT

There was no Closed Session scheduled.

1. PRESENTATIONS AND PROCLAMATIONS**1.1 LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON**

RECOMMENDATION: THAT THE CITY COUNCIL RECEIVE AN ORAL REPORT FROM LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON KERSTYN GONZALES.

2. PUBLIC COMMENTS

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

3. 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.

3.1 WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA

RECOMMENDATION: THAT THE CITY COUNCIL WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTION ON THE AGENDA AND DECLARE THAT SAID TITLES WHICH APPEAR ON THE PUBLIC AGENDA SHALL BE DETERMINED TO HAVE BEEN READY BY TITLE AND FURTHER READING WAIVED.

3.2 APPROVAL OF MINUTES FOR OCTOBER 8, 2013

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE MINUTES OF THE OCTOBER 8, 2013, REGULAR MEETING.

3.3 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED OCTOBER 22, 2013

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE WARRANT REGISTER IN THE AMOUNT OF \$936,746.43.

3.4 PROJECT APPLICATIONS FOR THE ENVIRONMENTAL CLEANUP PROGRAM, LA PAZ ROAD WIDENING AND THE TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR MEASURE M2 FUNDING.

RECOMMENDATION: THAT THE CITY COUNCIL: (1) APPROVE THE SUBMISSION OF PROJECT APPLICATIONS FOR MEASURE M2; (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 ENVIRONMENTAL CLEANUP, TIER 2 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE CABOT ROAD BIO SWALE PROJECT; AND (3) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING THE SUBMITTAL OF TRAFFIC SIGNAL SYNCHRONIZATION PROJECTS TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRANSPORTATION SIGNAL SYNCHRONIZATION PROGRAM."

ITEMS REMOVED FROM THE CONSENT CALENDAR

4. PLANNING AGENCY

4.1 ROLL CALL OF PLANNING AGENCY MEMBERS

4.2 PUBLIC COMMENTS

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

4.3 MINUTES

4.3.1 REGULAR MINUTES, OCTOBER 8, 2013

RECOMMENDATION: THAT THE PLANNING AGENCY APPROVE THE MINUTES OF THE OCTOBER 8, 2013, REGULAR MEETING.

4.4 ADMINISTRATIVE REPORTS

4.5 PLANNING AGENCY PUBLIC HEARINGS

4.5.1 CHANGED PLAN NO. 3-13-2537, A REQUEST BY AT&T WIRELESS TO MODIFY AND EXPAND AN EXISTING COMMUNICATIONS FACILITY ON AN EDISON TRANSMISSION TOWER LOCATED AT 26680 ALICIA PARKWAY

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 CHANGED PLAN NO. 3-13-2537, A REQUEST BY AT&T WIRELESS TO MODIFY AND EXPAND AN EXISTING COMMUNICATIONS FACILITY ON AN EDISON TRANSMISSION TOWER LOCATED AT 26680 ALICIA PARKWAY."

- 4.5.2 CONDITIONAL USE PERMIT, PARKING USE PERMIT, AND SITE DEVELOPMENT PERMIT NO. 05-13-2582, A REQUEST BY TERRI DICKERHOFF ON BEHALF OF COREPOWER YOGA TO OPERATE A 3,629 SQUARE FOOT YOGA STUDIO AND ALLOW FOR MODIFIED PARKING STANDARDS AT 23052 LAKE FOREST DRIVE, SUITE C-1, IN THE (MXU) MIXED USE ZONING DISTRICT

RECOMMENDATION: THAT THE PLANNING AGENCY: (1) CONDUCT A PUBLIC HEARING FOR CONDITIONAL USE PERMIT, PARKING USE PERMIT, AND SITE DEVELOPMENT PERMIT NO. 05-13-2582; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, PARKING USE PERMIT, AND SITE DEVELOPMENT PERMIT NO. 05-13-2582, A REQUEST BY TERRI DICKERHOFF ON BEHALF OF COREPOWER YOGA TO OPERATE A 3,629 SQUARE FOOT YOGA STUDIO AND ALLOW FOR MODIFIED PARKING STANDARDS AT 23052 LAKE FOREST DRIVE, SUITE C-1, IN THE (MXU) MIXED USE ZONING DISTRICT."

- 4.5.3 CONDITIONAL USE PERMIT NO. 03-13-2539, A REQUEST BY AARON ROSEN ON BEHALF OF DOCTOR'S AMBULANCE TO OPERATE A 1,000 SQUARE FOOT AMBULANCE SUBSTATION AT 25260 LA PAZ ROAD, SUITE 4A, IN THE (CC) COMMUNITY COMMERCIAL ZONING DISTRICT

RECOMMENDATION: THAT THE PLANNING AGENCY: (1) CONDUCT A PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 03-13-2539; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 03-13-2539, A REQUEST BY AARON ROSEN ON BEHALF OF DOCTOR'S AMBULANCE TO OPERATE A 1,000 SQUARE FOOT AMBULANCE SUBSTATION AT 25260 LA PAZ ROAD, SUITE 4A, IN THE (CC) COMMUNITY COMMERCIAL ZONING DISTRICT."

PLANNING AGENCY ADJOURNMENT

5. CITY COUNCIL PUBLIC HEARINGS**6. ADMINISTRATIVE REPORTS****6.1 City Manager****6.1.1 SECOND AMENDMENT TO THE AMENDED ORANGE COUNTY FIRE AUTHORITY JOINT POWERS AUTHORITY AGREEMENT RELATING TO EQUITY ISSUES**

RECOMMENDATION: THAT THE CITY COUNCIL: (1) APPROVE AND DIRECT THE CITY MANAGER TO EXECUTE THE SUBMITTED SECOND AMENDMENT TO THE AMENDED ORANGE COUNTY FIRE AUTHORITY JOINT POWERS AUTHORITY AGREEMENT; AND (2) AUTHORIZE STAFF TO JOIN IN SUPPORTING THE ORANGE COUNTY FIRE AUTHORITY'S VALIDATION ACTION, WHEN FILED, SEEKING TO OBTAIN A JUDICIAL DECLARATION OF THE VALIDITY OF THE SECOND AMENDMENT TO THE AMENDED JOINT POWERS AUTHORITY AGREEMENT.

6.2 City Clerk**6.2.1 2013 VETERANS DAY OBSERVANCE**

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT A PROCLAMATION IN OBSERVANCE OF VETERANS DAY 2013.

7. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS AND MAYOR**7.1 COUNCIL MEMBER CARRUTH****7.1.1 CITY COUNCIL CONSIDERATION OF RIDGE ROUTE DRIVE RIGHT-OF-WAY UTILIZATION AS PUBLIC TRAIL ACCESS TO LAGUNA COAST WILDERNESS PARK**

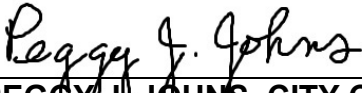
RECOMMENDATION: THAT THE CITY COUNCIL DIRECT STAFF TO: (1) OUTLINE THE PROCEDURE FOR FACILITATING PUBLIC ACCESS FROM RIDGE ROUTE DRIVE INTO THE LAGUNA COAST WILDERNESS PARK; (2) COMMENCE COMMUNICATION WITH OC PARKS COUNTY OF ORANGE, CITY OF IRVINE, THE IRVINE COMPANY, LAGUNA CANYON FOUNDATION, LAGUNA WOODS AND THE LAGUNA TERRACE HOMEOWNER ASSOCIATION; (3) DETERMINE WHAT COSTS TO THE CITY OF LAGUNA HILLS MIGHT BE ASSOCIATED WITH THE CONSTRUCTION AND MAINTENANCE OF A TRAILHEAD AT RIDGE ROUTE DRIVE AND/OR COMMUNITY GARDEN OPTION; AND (4) CONSIDER AMENDING THE BUDGET AND ALLOCATE FUNDING FOR CIP NO. 618.

8. CITY COUNCIL MEMBER COMMENTS**ADJOURNMENT**

The next Regular Meeting of the City Council will be November 12, 2013, 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 October 18, 2013, at 5:00 PM.



PEGGY J. JOHNS, CITY CLERK

October 18, 2013

DATE

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

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

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

**CITY OF LAGUNA HILLS, CALIFORNIA
CITY COUNCIL REGULAR MEETING
MINUTES
OCTOBER 08, 2013**

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

Mayor Kogerman 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, 24305 El Toro Road, Laguna Hills, California.

PLEDGE OF ALLEGIANCE: Mayor Pro Tempore Blount

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Mayor Kogerman, Mayor Pro Tempore Blount, Council Member Bressette, Council Member Carruth, and Council Member Gilbert.

CLOSED SESSION REPORT

There was no Closed Session scheduled.

1. PRESENTATIONS AND PROCLAMATIONS

1.1 LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON

THE CITY COUNCIL RECEIVED AN ORAL REPORT FROM LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON KERSTYN GONZALES.

1.2 CERTIFICATE OF RECOGNITION - SOUTH COAST SYMPHONY

The City Council viewed a short video on the symphony.

MAYOR KOGERMAN PRESENTED A CERTIFICATE OF RECOGNITION TO THE SOUTH COAST SYMPHONY FOR THEIR SERVICE TO THE COMMUNITY.

1.3 LAGUNA HILLS 3/5 MARINE SUPPORT COMMITTEE

THE CITY COUNCIL RECEIVED AN ORAL PRESENTATION FROM LT. COLONEL RICE FROM THE 3/5 MARINE BATTALION ON UPCOMING ACTIVITIES FOR THE NEXT YEAR.

6. ADMINISTRATIVE REPORTS

6.2 Public Services Director/City Engineer

6.2.1 REQUEST FOR STREET TREE REMOVAL AT 25252 MAWSON DRIVE

Mayor Kogerman suggested that the City Council consider this item out of order on the Agenda. Mayor Kogerman reported that she had a conflict of interest as she also

resided on Mawson Drive, turned the meeting over to Mayor Pro Tempore Blount, and left the meeting.

THE CITY COUNCIL MOVED TO CONSIDER ITEM NO. 6.2.1 AT THIS TIME, BY M/MAYOR PRO TEMPORE BLOUNT, S/COUNCIL MEMBER BRESSETTE

APPROVED BY A VOTE OF 4-0-1 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, AND MAYOR PRO TEMPORE BLOUNT VOTED YES; MAYOR KOGERMAN ABSENT).

Steve Epstein, Laguna Hills, spoke on his request for removal of a City-owned tree located at 25252 Mawson Drive.

THE CITY COUNCIL RECEIVED AND FILED THE REPORT, BY M/COUNCIL MEMBER BRESSETTE, S/COUNCIL MEMBER CARRUTH.

APPROVED BY A VOTE OF 4-0-1 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, AND MAYOR PRO TEMPORE BLOUNT VOTING YES; MAYOR KOGERMAN ABSENT)

Mayor Kogerman returned to the dais.

2. PUBLIC COMMENTS

CODE ENFORCEMENT

Karl Simon, Laguna Hills, recommended that the City's Code Enforcement officer be granted citation authority for Code violations, as he believed the written warnings were being ignored.

RIDGE ROUTE GATEWAY

Bob Greenough, Laguna Hills, indicated he would like the City Council to consider making the end of Ridge Route a gateway to the Laguna wilderness area and requested this matter be agendaized at a future meeting.

Mayor Kogerman recommended Council Member Carruth work with Public Services Director Rosenfield and bring back a report at a future City Council meeting.

EQUESTRIAN TRAIL CROSSINGS

Lulu Holenbeck, Laguna Hills, representing the Trail and Traffic Committee for Nellie Gail, thanked the City Council for the safety improvements for pedestrians and equestrian crossings.

3. CONSENT CALENDAR

MOTION TO APPROVE THE CONSENT CALENDAR WITH COUNCIL MEMBER BRESSETTE REMOVING ITEM NO. 3.2 AND NO. 3.4, MAYOR PRO TEMPORE BLOUNT REMOVING ITEM NO. 3.3, AND STAFF REMOVING ITEM NO. 3.8, BY M/MAYOR PRO TEMPORE BLOUNT, S/ COUNCIL MEMBER CARRUTH.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

3.1 WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA

THE CITY COUNCIL WAIVED READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA AND DECLARED THAT SAID TITLES WHICH APPEARED ON THE PUBLIC AGENDA SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED.

3.5 CONSTRUCTION SURVEY AND LANDSCAPE ARCHITECTURE SUPPORT SERVICES FOR THE LA PAZ OPEN SPACE IMPROVEMENTS, CIP NO. 615A

THE CITY COUNCIL APPROVED AND AUTHORIZED THE CITY MANAGER TO ISSUE A TASK ORDER TO RICHARD FISHER ASSOCIATES (RFA) FOR CONSTRUCTION SUPPORT SERVICES FOR THE LA PAZ OPEN SPACE IMPROVEMENTS, CIP NO. 615A, IN ACCORDANCE WITH THE SEPTEMBER 18, 2013, PROPOSAL.

3.6 AUTHORIZATION TO PURCHASE CITY VEHICLE FOR COMMUNITY SERVICES DEPARTMENT RECREATION PROGRAMS

THE CITY COUNCIL AUTHORIZED THE COMMENCEMENT OF THE PROCUREMENT PROCESS TO PURCHASE A CITY VEHICLE.

3.7 AUTHORIZATION TO PURCHASE CITY VEHICLE

THE CITY COUNCIL AUTHORIZED STAFF TO PURCHASE A CITY VEHICLE.

ITEMS REMOVED FROM THE CONSENT CALENDAR

3.2 APPROVAL OF MINUTES FOR SEPTEMBER 24, 2013

Council Member Bressette removed the Minutes from the Consent Calendar to receive clarification from the City Clerk on the convening time of the regular meeting.

THE CITY COUNCIL APPROVED THE MINUTES OF THE SEPTEMBER 24, 2013, REGULAR MEETING, BY M/COUNCIL MEMBER BRESSETTE, S/COUNCIL MEMBER CARRUTH.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

3.3 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED OCTOBER 8, 2013

Mayor Pro Tempore Blount stated that he removed this item from the Consent Calendar to inquire about the payment to the San Joaquin Hills Transportation Agency in the amount of \$157,771.98. Community Development Director Chantarangsu indicated that these were pass-through funds collected by the City and then paid to the San Joaquin Hills Transportation Corridor Agency.

THE CITY COUNCIL APPROVED THE WARRANT REGISTER IN THE AMOUNT OF \$395,560.62, BY M/MAYOR PRO TEMPORE BLOUNT, S/COUNCIL MEMBER BRESSETTE.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

3.4 GRANT OF EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY ALONG THE EASTERLY SIDE OF ALISO HILLS DRIVE NORTHERLY OF LA PAZ ROAD

THE CITY COUNCIL MOVED TO CONTINUE THIS ITEM TO THE OCTOBER 22, 2013, CITY COUNCIL MEETING, BY M/COUNCIL MEMBER BRESSETTE, S/MAYOR PRO TEMPORE BLOUNT.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

3.8 AWARD OF CONTRACT FOR PRINTING OF CITY VIEWS AND COMMUNITY SERVICES ACTIVITY GUIDE

Staff indicated that this item was being removed from consideration.

4. PLANNING AGENCY

Mayor Kogerman 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 8:20 PM.

4.1 ROLL CALL OF PLANNING AGENCY MEMBERS

Present: Chair Kogerman, Vice Chair Blount, Agency Member Bressette, Agency Member Carruth and Agency Member Gilbert.

4.2 PUBLIC COMMENTS

There were no Public Comments.

4.3 MINUTES

4.3.1 REGULAR MEETING, SEPTEMBER 24, 2013

MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 24, 2013, REGULAR MEETING, BY M/AGENCY MEMBER CARRUTH, S/AGENCY MEMBER BRESSETTE.

APPROVED BY A VOTE OF 5-0 (AGENCY MEMBERS BRESSETTE, CARRUTH, GILBERT, VICE CHAIR BLOUNT, AND CHAIR KOGERMAN VOTED YES).

4.4 ADMINISTRATIVE REPORTS

There were no Administrative Reports.

4.5 PLANNING AGENCY PUBLIC HEARINGS

There were no Public Hearings.

PLANNING AGENCY ADJOURNMENT

Mayor Kogerman reconvened the City Council Meeting at 8:21 PM. All Council Members were present.

5. CITY COUNCIL PUBLIC HEARINGS

5.1 CITY OF LAGUNA HILLS 2013-2021 HOUSING ELEMENT

Community Development Director Chantarangsu gave a brief report on this issue.

Mayor Kogerman opened the Public Hearing and upon seeing no one rise, closed the Public Hearing.

THE CITY COUNCIL ADOPTED A NEGATIVE DECLARATION FOR THE 2013-2021 HOUSING ELEMENT; AND ADOPTED RESOLUTION NO. 2013-10-08-1, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR THE 2013-2021 HOUSING ELEMENT AND GENERAL PLAN AMENDMENT (GPAM) NO. 8-13-2654, AN UPDATE TO THE CITY'S HOUSING ELEMENT OF THE GENERAL PLAN (2013-2021 HOUSING ELEMENT) AS REQUIRED BY STATE LAW", BY COUNCIL MEMBER GILBERT, S/COUNCIL MEMBER BRESSETTE.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

6. ADMINISTRATIVE REPORTS, CONTINUED

6.1 City Manager

The City Manager made no reports.

6.2 Public Services Director/City Engineer**6.2.1 REQUEST FOR STREET TREE REMOVAL AT 25252 MAWSON DRIVE**

This item was considered earlier in the meeting.

7. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS AND MAYOR**7.1 MAYOR KOGERMAN****7.1.1 LANDSCAPE RENOVATION OF POORLY MAINTAINED AND/OR POORLY LANDSCAPED CITY-OWNED PROPERTIES**

THAT THE CITY COUNCIL DIRECT STAFF AT THE MID-YEAR BUDGET REVIEW TO DETERMINE WHETHER OR NOT THERE IS ENOUGH FUNDING TO SUPPORT A PROFESSIONAL REVIEW OF WHAT FUNDING MECHANISMS MAY BE AVAILABLE TO THE CITY COUNCIL TO IMPROVE THE DETERIORATED PARCELS AND SLOPES, BY M/COUNCIL MEMBER BRESSETTE, S/COUNCIL MEMBER GILBERT.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

8. CITY COUNCIL MEMBER COMMENTS**COUNCIL MEMBER CARRUTH**

Council Member Carruth reported that she and Public Services Director Rosenfield attended the Orange County Transportation Authority's Long-Range Transportation Workshop two weeks ago.

Council Member Carruth indicated that she had concerns regarding the Orange County Transportation Authority's I-5 widening project from the SR-73 to El Toro Road that she believed would negatively impact the residents along Aliso Creek. Council Member Carruth indicated that she would strongly recommend the City hire a consultant to review the approved soundwall criteria.

City Manager Channing indicated a comment letter had been submitted to the Orange County Transportation Authority stating the City's concerns.

THERE WAS CONSENSUS BY THE CITY COUNCIL TO BRING BACK A STAFF REPORT ON THIS ITEM AT THE NEXT CITY COUNCIL MEETING.

COUNCIL MEMBER BRESSETTE

Council Member Bressette wanted clarification on a letter that staff had written to a resident regarding skateboarding at Beckenham Park.

Council Member Bressette indicated that he had concerns with the City's mobile application.

Council Member Bressette reported that on October 13, 2013, the United States Navy turns 237 years old.

MAYOR PRO TEMPORE BLOUNT

Mayor Pro Tempore Blount inquired if there had been a solution to the City's "dirty" stop signs.

Public Services Director Rosenfield indicated that the stop sign on Appaloosa Place was scheduled to be replaced this week or next week. Mr. Rosenfield indicated that dirty stop signs could be addressed as a graffiti issue and would be cleaned by the City's graffiti contractor.

MAYOR KOGERMAN

Mayor Kogerman indicated that she still had concerns with payments to the Orange County Animal Services.

Mayor Kogerman inquired about the Orange County Fire Authority's recent RFP process and other Orange County Fire Authority's issues. Council Member Bressette, who serves on the Orange County Fire Authority Board, gave a brief update on these issues.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Kogerman declared the meeting adjourned at 9:36 PM.

PEGGY J. JOHNS, CITY CLERK

ATTEST:

BARBARA D. KOGERMAN, MAYOR

APPROVED AT MEETING OF _____.



City of Laguna Hills City Council Meeting Agenda Staff Report

DATE: OCTOBER 22, 2013
TO: MAYOR AND COUNCIL MEMBERS
FROM: DONALD J. WHITE, ASSISTANT CITY MANAGER
ISSUE: APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED
OCTOBER 22, 2013.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE WARRANT REGISTER IN THE AMOUNT OF \$936,746.43.

SUMMARY:

In accordance with Government Code Section 37202, the attached Warrant Register reflects the disbursements of the City of Laguna Hills for the period reported thereon. The Assistant City Manager certifies and attests to its accuracy and the availability of funds 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

10-15-13
DATE

FISCAL IMPACT:

The warrant register total is \$936,746.43.

ATTACHMENTS:

1. **Warrant Register**

**CITY OF LAGUNA HILLS
WARRANT REGISTER
October 22, 2013**

VENDOR		DESCRIPTION	CHECK NO.	AMOUNT
PREPAID WARRANTS:				
ALICEA, MIA		Contract Instructor Fee, Dancing Fall Session, Community Services	8806133	\$ 18,558.45
AT&T- CALNET 2		Communication Expense, Alarm System, 2-Way Line, Switchboard, Modem, T-1 Line and Traffic Control, Sep '13	8806137	2,148.96
AT&T MOBILITY		Wireless Service, Sep '13	8806135	60.92
BANK OF AMERICA		Departmental Operating Expenditures, Sep '13	8806138	9,627.70
CHANTARANGSU, DAVID		Travel Reimbursement, Community Development, Sep '13	8806143	85.88
COX COMMUNICATION		Wi-Fi Service, Community Center and City Hall, Sep '13	8806146	260.00
CYBERSOURCE CORPORATION		eCommerce Payment Gateway Service, Online Permits, Community Development, Sep '13	8806147	29.00
HOME DEPOT		Building Maintenance Supplies, Community Center, Aug '13	8806156	86.34
MOBILE MINI, INC.		Storage Rental Fee, Community Services, Oct '13	8806164	83.16
MOULTON NIGUEL WATER DISTRICT		Water Usage, Parks, Aug - Sep '13	8806125	25,974.04
OROS CONSULTING SERVICES, LLC		Professional Services, Computer Consulting Services, Sep '13	8806171	4,550.00
PEBBLE BEACH POOL & SPAS		Refund, Pool Bond, CR# 46308	8806126	500.00
RAMIREZ, CHRISTINA		Mileage Reimbursement, Administrative Services, Jun - Sep '13	8806174	25.31
RAMON, ROMERO		Refund, Building Permit Fees, CR# 46250	8806127	425.00
REFUND, COMMUNITY SVCS PROGRAM		K. Warner, V# 2002932.002	8806175	158.00
REFUND, VEHICLE CITATION		A. Trujillo, Citation# LH100285	8806128	25.00
REYES, JANICE MATEO		Travel Reimbursement, Administrative Services, Sep '13	8806129	237.00
SAN DIEGO GAS & ELECTRIC		Electric Usage, Street Lights, Sep '13	8806179	12,903.55
SOUTHERN CALIFORNIA EDISON		Electric Usage, Street Lights and Traffic Control, Sep '13	8806130	561.16
SOUTHERN CALIFORNIA EDISON		Electric Usage, Street Lights and Traffic Control, Sep '13	8806185	9,259.44
SPARKLETT'S		Operating Supplies, Community Services, Sep '13	8806186	62.07
TARGET STORES		Program Supplies, Community Services, Sep '13	8806191	36.23
US BANK VOYAGER FLEET SYSTEMS		Vehicle Fuel, Sep '13	8806193	1,505.80

**CITY OF LAGUNA HILLS
WARRANT REGISTER
October 22, 2013**

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
WALLCON, INC.	Refund, C&D Deposit, CR# 46713	8806194	891.80
WELLS FARGO FINANCIAL LEASING	Lease - Copier, Community Center, Nov '13	8806195	572.92
WHITE, DONALD	Travel Reimbursement, Administrative Services, Sep '13	8806131	30.00
	Total Prepaid Warrants:		\$ 88,657.73
REGULAR WARRANTS:			
A. C. LANDSCAPE, INC.	Water Management Services, Irrigation Repairs, Sep - Oct '13	8806132	\$ 2,062.19
ALL CITY MANAGEMENT, INC.	Crossing Guard Services, 09/01/13 - 09/14/13	8806134	1,401.60
BEE MAN, THE	Bee Removal, Parks, Sep '13	8806139	1,000.00
C&D ELECTRIC, INC.	Lighting Repairs, Parks, Sep '13	8806140	295.97
CA BUILDINGS STANDARD COMMISSION	Remittance, Building Fees Collected, Jul - Sep '13	8806141	514.80
CARL WARREN & COMPANY	Processing Fee, Small Claims, May - Sep '13	8806142	1,219.82
COMPLETE OFFICE OF CALIFORNIA	Office Supplies, Community Center, Sep '13	8806144	238.88
COUNTY OF ORANGE/IPF&RD	Remittance, CARITS & Moulton Pkwy Fees Collected, Jul - Sep '13	8806145	54,988.91
DATA TICKET, INC.	Parking Citation Processing Fee, Aug '13	8806148	394.13
DEPARTMENT OF CONSERVATION	Remittance, SMIP Fees Collected, Jul - Sep '13	8806149	1,044.11
DIRECT DOCUMENT SYSTEMS	Printing Expense, Finance Forms	8806150	175.94
EISENBERG, DALE	Contract Instructor Fee, Aikido Fall Session, Community Services	8806151	609.00
G2 CONSTRUCTION INC.	Retention Payment, Water Quality Improvements CIP # 412	8806152	3,517.50
GMU GEOTECHNICAL, INC.	Professional Services, La Paz Open Space Riparian Habitat CIP # 615	8806153	1,455.00
GREENSPAN, FRANCES	Contract Instructor Fee, How to Sell on eBay Fall Session, Community Services	8806154	165.20
HEART OF GOLD FOUNDATION, INC.	Contract Instructor Fee, Cooking Class Fall Session, Community Services	8806155	84.00
HYLAND SOFTWARE, INC.	Annual Hosting Fee, SIRE Video Streaming, Oct '13 - Sep '14	8806157	2,400.00
IGI'S LANDSCAPE SERVICES	Weed Abatement Services, Sep '13	8806158	9,156.03
JAMEY CLARK, INC.	Park Repairs, Janitorial Services and Graffiti Removal, Sep - Oct '13	8806160	7,340.28

**CITY OF LAGUNA HILLS
WARRANT REGISTER
October 22, 2013**

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
KNIGHT, LORNA ANGELA	Contract Instructor Fee, Yoga Fall Session, Community Services	8806161	2,567.60
MIGLIACCIO, JENNIFER	Contract Instructor Fee, Early Childhood Fall Session, Community Services	8806163	4,445.00
MOSS, LEVY & HARTZHEIM LLP	Professional Services, FY 12/13 Financial Audit Services, Partial Payment	8806165	10,000.00
NIEVES LANDSCAPE, INC.	Monthly Maintenance Landscape Services, Oct '13	8806166	74,238.05
OFFICE SOLUTIONS	Office Supplies, Oct '13	8806168	545.01
ORANGE COUNTY FIRE AUTHORITY	Remittance, Fire Fees Collected, Sep '13	8806169	2,691.00
ORANGE COUNTY REGISTER-FREEDOM	Legal Advertising, City Clerk, Sep '13	8806170	403.42
ORANGE COUNTY TREASURER	Law Enforcement, Contract Services Oct '13 and Supplemental Services, "National Night Out"	8806162	552,577.50
ORANGE COUNTY TREASURER	NPDES, Water Quality Ordinance Implementation, FY 13/14	8806167	471.00
ORANGE COUNTY TREASURER	Parking Fee Surcharge, Aug '13	8806172	957.50
ORANGE COUNTY TREASURER	Traffic Signal Maintenance, May - Jun '13	8806192	27,172.31
QUIKSILVER COURIER	Delivery Service, Sep '13	8806173	59.28
RENEGADE RACING	Event Management Services, 2014 1/2 Marathon and 5K Event, Partial Payment	8806176	5,000.00
SADDLEBACK MEMORIAL	Wellness Program, Jun '12	8806177	760.28
SALISBURY, ELENA	Contract Instructor Fee, Music Classes Fall Session, Community Services	8806178	1,414.00
SECURE LIVE SCAN	Pre-employment Fingerprinting, Sep '13	8806180	15.00
SIEMENS INDUSTRY, INC.	Split Phase Signal Work, Alicia Parkway at Community Center Drive	8806181	3,995.00
SOCAL OFFICE TECHNOLOGIES	Usage - Printer Maintenance and Supplies, Jul - Oct '13	8806182	2,519.61
SOUTH COAST WATERS	Facility Maintenance, Water Feature, Community Center, Oct '13	8806183	475.00
SOUTHERN CALIF MUN ATHLETIC	Insurance, Contract Instructors and Sports League Officials, Community Services	8806184	316.80
STAPLETON, VIVIAN	Contract Instructor Fee, Early Childhood Music Fall Session, Community Services	8806187	556.50
STATE DEPARTMENT OF JUSTICE	Pre-employment Fingerprinting, Sep '13	8806188	64.00
STUDIO TWO BLACK DIAMOND	Printing Expense, Administrative Services, Sep '13	8806189	292.47
SUNSET PROPERTY SERVICES	Graffiti Removal and Street Sweeping, Sep '13	8806190	11,167.06
WEST COAST ARBORISTS, INC.	Tree Trimming, Sep '13	8806196	24,890.00

CITY OF LAGUNA HILLS
WARRANT REGISTER
October 22, 2013

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
WOODRUFF, SPRADLIN & SMART	Professional Services, Legal, Aug '13	8806197	31,945.32
XEROX CORPORATION	Lease - Copier, City Hall, Sep '13	8806198	486.63
Total Regular Warrants:			848,088.70
**WARRANT REGISTER TOTAL **			\$ 936,746.43



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: OCTOBER 22, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: KENNETH H. ROSENFELD
DIRECTOR OF PUBLIC SERVICES/CITY ENGINEER

ISSUE: PROJECT APPLICATIONS FOR THE ENVIRONMENTAL CLEANUP PROGRAM, LA PAZ ROAD WIDENING AND THE TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR MEASURE M2 FUNDING

RECOMMENDATION: THAT THE CITY COUNCIL: (1) APPROVE THE SUBMISSION OF PROJECT APPLICATIONS FOR MEASURE M2; (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 ENVIRONMENTAL CLEANUP, TIER 2 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE CABOT ROAD BIO SWALE PROJECT; AND (3) ADOPT A RESOLUTION ENTITLED, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING THE SUBMITTAL OF TRAFFIC SIGNAL SYNCHRONIZATION PROJECTS TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRANSPORTATION SIGNAL SYNCHRONIZATION PROGRAM."

SUMMARY:

The Orange County Transportation Authority (OCTA) has issued a Call for Projects under the Combined Transportation Funding Program (CTFP) that includes Measure M2 funding sources. Staff proposes to submit an application through the Measure M2 Environmental Cleanup Program (ECP) Tier 2 Grant program for water quality improvements on Cabot Road and to support other agency's applications for regional Traffic Signal Synchronization projects along La Paz Road, El Toro Road and Moulton Parkway. In addition, the City previously submitted, and staff recommends the resubmittal of, a funding application for La Paz Road Widening, CIP 184, under the Regional Capacity Program (RCP). Resolutions supporting the submission of the applications are required and are attached to this staff report. It is recommended that the City Council approve the proposed project submittals and attached Resolutions.

BACKGROUND:

The 2014 Call for Projects is the third annual call under Measure M2. Approximately \$35 million is available across Orange County for streets and roads improvements on a competitive grant basis. In response to this request for project applications, staff has renewed an application for La Paz Road widening from McIntyre Street to Cabot Road, CIP No. 184. Staff is proposing to start on this project by seeking funding for only environmental clearance, design, and right-of-way acquisition. Construction funding of the project would be sought in a future funding cycle. The project includes the addition of a third easterly bound lane on La Paz Road between McIntyre Street and Cabot Road. The City has previously requested funding for this project and City Council has adopted Resolution No. 2011-01-25-1 approving submission of this project to OCTA. Since the previously submitted project was not funded, staff proposes a resubmittal of the project. Neither a new application approval nor Resolution for this project is required.

A call for projects for the regional Traffic Signal Synchronization Program under Measure M2 is also underway. The Cities of Laguna Woods and Mission Viejo are submitting funding applications to OCTA that include signals in the City of Laguna Hills for the Moulton Parkway Traffic Signal Synchronization Project (TSSP), El Toro Road TSSP and La Paz Road TSSP. These projects will upgrade equipment and coordinate all of the traffic signals along these arterial highway corridors. Staff recommends the City support the other agency's funding applications and a Resolution supporting these projects, as required, is attached.

OCTA also issued the Measure M2 ECP Tier 2 Fiscal Year 2013-14 call for projects. This program is designed to fund capital intensive transportation related pollutant mitigation projects such as wetlands, infiltration basins, etc. Approximately \$25.3 million is available across Orange County on a competitive basis for this program. In response to this request for project applications, staff has prepared an application for the Cabot Road Bio Swale Project, a water quality project on the east side of Cabot Road approximately 1,700 feet south of La Paz Road; on the southern parcel of Cabot Town Center which is in the process of being dedicated to the City as Lot A of Parcel Map No. 2011-115. The proposed project includes the construction of bio swales to reduce pollutant loads from urban runoff within the San Juan Creek Watershed. Dry weather runoff from residential, commercial and public streets will be treated in the bio swales before discharging into the storm drain which eventually drains to the Pacific Ocean. A Resolution supporting this project is required and is attached.

FISCAL IMPACT:

If the projects are selected for funding, next year, amendments to the Capital Improvement Program Budget will be required. A twenty-five (25) percent City match is required for the La Paz Road Widening Project, CIP No. 184. The La Paz Road Widening Project has an estimated cost for environmental clearance, design, and right-of-way acquisition of

approximately \$620,000, requiring a match of \$155,000. A potential matching fund for this project could be provided by the CARITS road-fee program. For the La Paz Road Traffic Signal Synchronization Project, the City of Laguna Hills' share is estimated to be \$20,000 and for the Moulton Parkway and El Toro Road Traffic Signal Synchronization Projects, the City of Laguna Hills' share is estimated to be \$10,000. The signal synchronization projects are included in the future CIP No. 168. For the Cabot Road Bio Swale project, a thirty (30) percent City match is required. The total project cost is approximately \$251,000, requiring a match of \$75,300. Potential matching funds could be provided through CIP No. 410.

CEQA FINDINGS:

CEQA to be completed upon funding approval.

ATTACHMENTS:

- Resolution – Cabot Road Bio Swale Project
- Resolution – Traffic Signal Synchronization Projects
- Vicinity Map – Cabot Road Bio Swale Project
- Vicinity Map – La Paz Road Widening
- Vicinity Map – Traffic Signal Synchronization Projects

RESOLUTION NO. 2013-10-22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AUTHORIZING AN APPLICATION FOR FUNDS FOR THE ENVIRONMENTAL CLEANUP, TIER 2 GRANT PROGRAM UNDER ORANGE COUNTY LOCAL TRANSPORTATION ORDINANCE NO. 3 FOR THE CABOT ROAD BIO SWALE 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, 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 Program (ECP) Tier 2 Grant consists of funding regional, potentially multi-jurisdictional, capital-intensive projects, such as constructed wetlands, detention/infiltration basins and bio swales, which mitigate pollutants including litter and debris, heavy metals, organic chemicals, sediment, and nutrients; and

WHEREAS, Orange County Transportation Authority (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 Cabot Road Bio Swale 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 2 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 and any other applicable 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, City Manager, as the official representative of the City of Laguna Hills to approve agreements and to accept funds on behalf of City for the Environmental Cleanup, Tier 2 Grant Program for the Cabot Road Bio Swale Project.

SECTION 2. The City Council of the City of Laguna Hills agrees to fund its share of the project costs including a twenty year operation and maintenance cost, and any additional costs over the identified programmed amount.

PASSED, APPROVED, AND ADOPTED this 22ND day of October 2013.

BARBARA D. KOGERMAN, 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. 2013-10-22-X adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 22ND day of October 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

PEGGY J. JOHNS, CITY CLERK

RESOLUTION NO. 2013-10-22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING THE SUBMITTAL OF TRAFFIC SIGNAL SYNCHRONIZATION PROJECTS TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPETITIVE MEASURE M2 REGIONAL TRANSPORTATION SIGNAL SYNCHRONIZATION PROGRAM

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

WHEREAS, the Measure M2 Regional Traffic Signal Synchronization Program targets over 2,000 signalized intersections across Orange County to maintain traffic signal synchronization, improve traffic flow, and reduce congestion across jurisdictions; and

WHEREAS, the City of Laguna Hills has been declared by the Orange County Transportation Authority to meet the eligibility requirements to receive revenues as part of Measure M2; and

WHEREAS, the City of Laguna Hills has currently adopted a Local Signal Synchronization Plan consistent with the Regional Traffic Signal Synchronization Master Plan as a key component of local agencies' efforts to synchronizing traffic signals across local agencies' boundaries; and

WHEREAS, the City of Laguna Hills will provide matching funds for each project as required by the Comprehensive Transportation Funding Programs Procedures Manual; and

WHEREAS, the City of Laguna Hills will not use Measure M funds to supplant Developer Fees or other commitments; and

WHEREAS, the City of Laguna Hills desires to implement multi-jurisdictional signal synchronization listed below; and

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 supports the application of the City of Mission Viejo for the La Paz Road Traffic Signal Synchronization Project and the application by the City of Laguna Woods for the El Toro Road and the Moulton Parkway Traffic Signal Synchronization Projects.

SECTION 2. The City Council of the City of Laguna Hills hereby requests the Orange County Transportation Authority allocate funds for the above-described Traffic Signal Synchronization Projects.

SECTION 3. The City Council of the City of Laguna Hills shall provide matching funds as required for the above-described Traffic Signal Synchronization Projects.

PASSED, APPROVED, AND ADOPTED this 22nd day of October 2013.

BARBARA D. KOGERMAN, 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. 2013-10-22-x adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 22ND day of October 2013, by the following vote:

AYES:

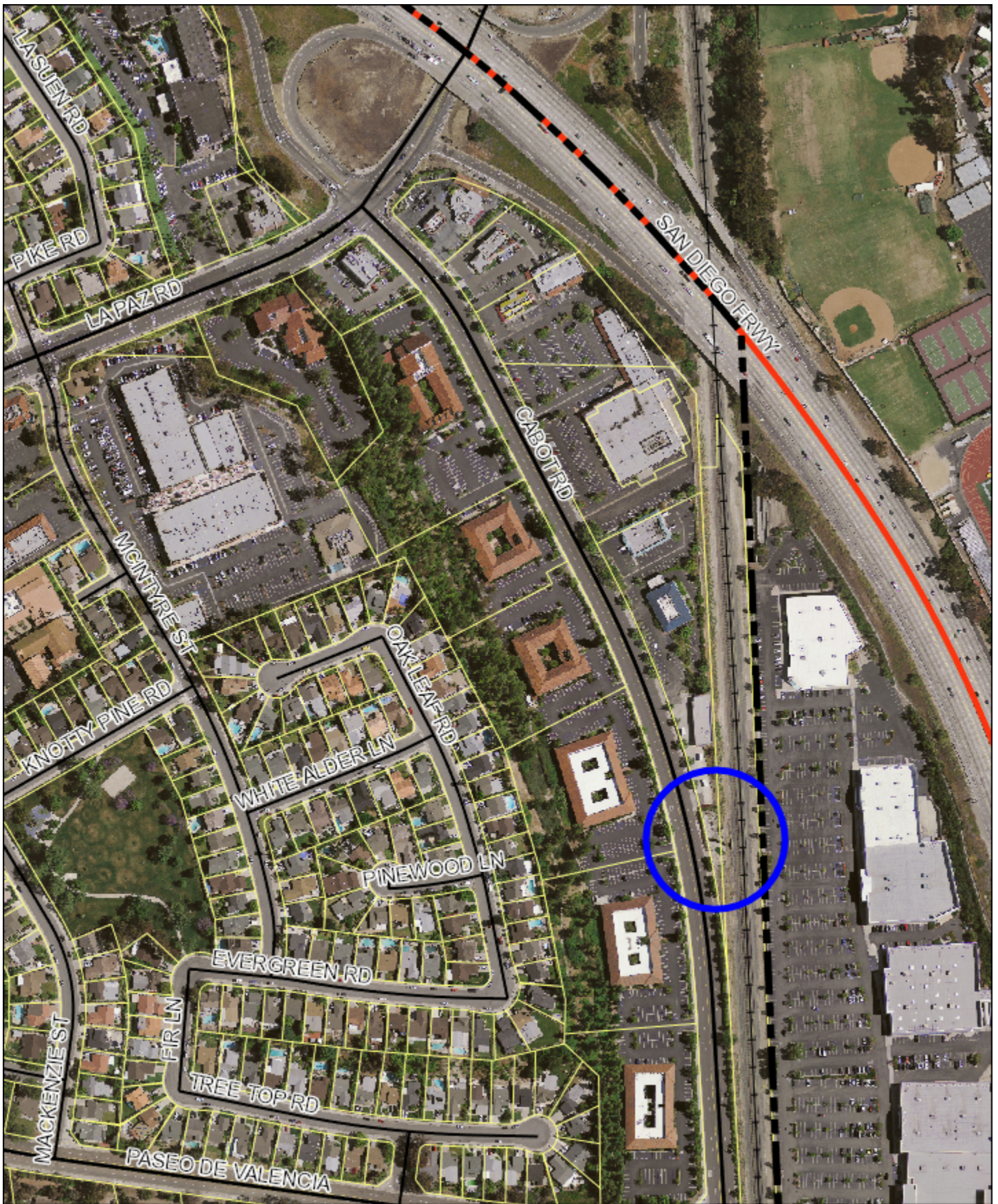
NOES:

ABSENT:

ABSTAIN:

(SEAL)

PEGGY J. JOHNS, CITY CLERK

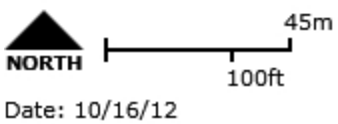


 NORTH
95m
300ft
Date: 07/17/13

Vicinity Map
Cabot Road Bio Swale Project

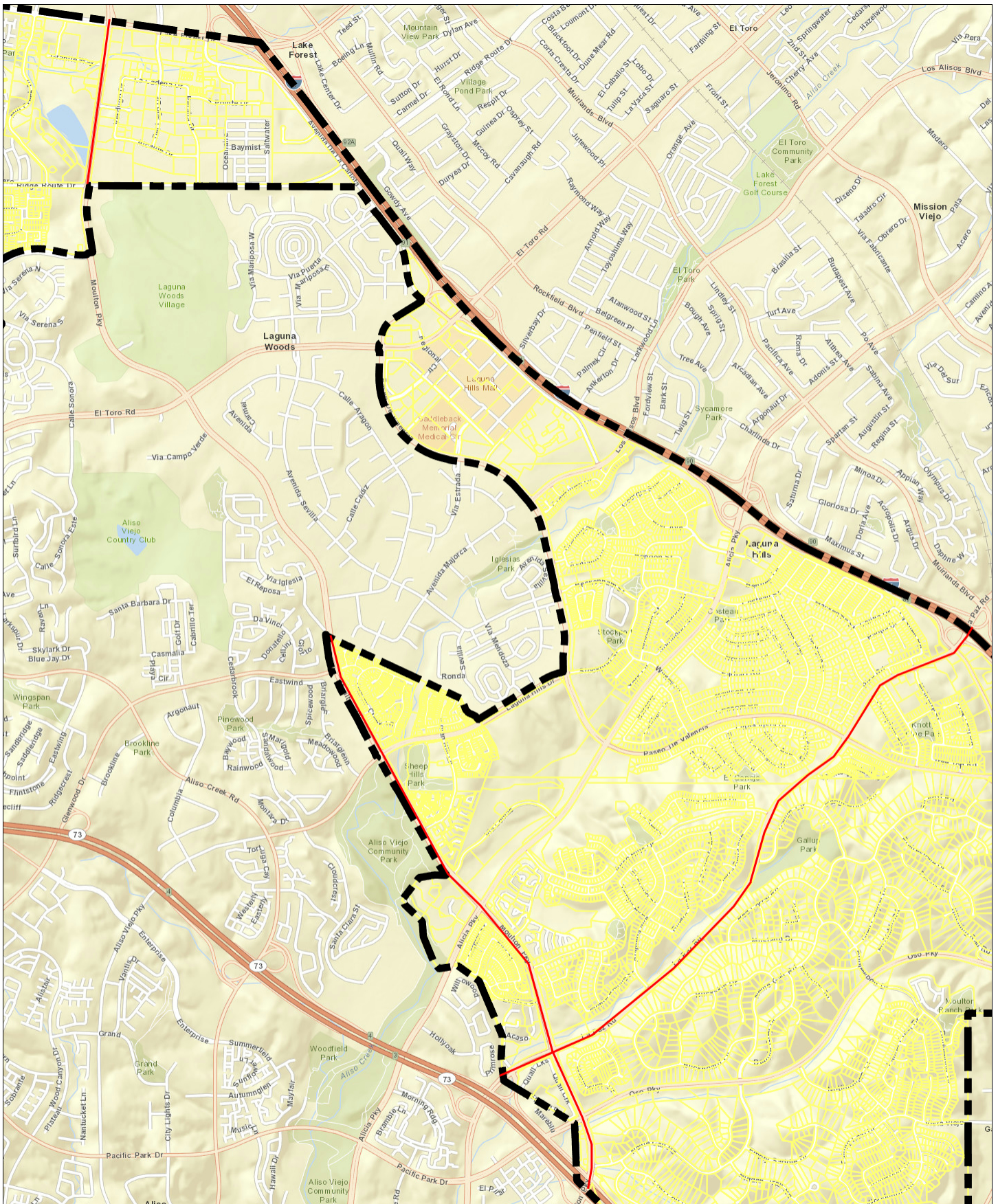


10/22/2013 ITEM NO. 3.4



VICINITY MAP
LA PAZ ROAD WIDENING





300m

1000ft

VICINITY MAP TRAFFIC SIGNAL SYNCHRONIZATION PROJECTS

Date: 10/08/13



10/22/2013 ITEM NO. 3.4

3.3 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED OCTOBER 8, 2013

Mayor Pro Tempore Blount stated that he removed this item from the Consent Calendar to inquire about the payment to the San Joaquin Hills Transportation Agency in the amount of \$157,771.98. Community Development Director Chantarangsu indicated that these were pass-through funds collected by the City and then paid to the San Joaquin Hills Transportation Corridor Agency.

THE CITY COUNCIL APPROVED THE WARRANT REGISTER IN THE AMOUNT OF \$395,560.62, BY M/MAYOR PRO TEMPORE BLOUNT, S/COUNCIL MEMBER BRESSETTE.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

3.4 GRANT OF EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY ALONG THE EASTERLY SIDE OF ALISO HILLS DRIVE NORTHERLY OF LA PAZ ROAD

THE CITY COUNCIL MOVED TO CONTINUE THIS ITEM TO THE OCTOBER 22, 2013, CITY COUNCIL MEETING, BY M/COUNCIL MEMBER BRESSETTE, S/MAYOR PRO TEMPORE BLOUNT.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

3.8 AWARD OF CONTRACT FOR PRINTING OF CITY VIEWS AND COMMUNITY SERVICES ACTIVITY GUIDE

Staff indicated that this item was being removed from consideration.

4. PLANNING AGENCY

Mayor Kogerman 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 8:20 PM.

4.1 ROLL CALL OF PLANNING AGENCY MEMBERS

Present: Chair Kogerman, Vice Chair Blount, Agency Member Bressette, Agency Member Carruth and Agency Member Gilbert.

4.2 PUBLIC COMMENTS

There were no Public Comments.

4.3 MINUTES

4.3.1 REGULAR MEETING, SEPTEMBER 24, 2013

MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 24, 2013, REGULAR MEETING, BY M/AGENCY MEMBER CARRUTH, S/AGENCY MEMBER BRESSETTE.

APPROVED BY A VOTE OF 5-0 (AGENCY MEMBERS BRESSETTE, CARRUTH, GILBERT, VICE CHAIR BLOUNT, AND CHAIR KOGERMAN VOTED YES).

4.4 ADMINISTRATIVE REPORTS

There were no Administrative Reports.

4.5 PLANNING AGENCY PUBLIC HEARINGS

There were no Public Hearings.

PLANNING AGENCY ADJOURNMENT

Mayor Kogerman reconvened the City Council Meeting at 8:21 PM. All Council Members were present.

5. CITY COUNCIL PUBLIC HEARINGS

5.1 CITY OF LAGUNA HILLS 2013-2021 HOUSING ELEMENT

Community Development Director Chantarangsu gave a brief report on this issue.

Mayor Kogerman opened the Public Hearing and upon seeing no one rise, closed the Public Hearing.

THE CITY COUNCIL ADOPTED A NEGATIVE DECLARATION FOR THE 2013-2021 HOUSING ELEMENT; AND ADOPTED RESOLUTION NO. 2013-10-08-1, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR THE 2013-2021 HOUSING ELEMENT AND GENERAL PLAN AMENDMENT (GPAM) NO. 8-13-2654, AN UPDATE TO THE CITY'S HOUSING ELEMENT OF THE GENERAL PLAN (2013-2021 HOUSING ELEMENT) AS REQUIRED BY STATE LAW", BY COUNCIL MEMBER GILBERT, S/COUNCIL MEMBER BRESSETTE.

APPROVED BY A VOTE OF 5-0 (COUNCIL MEMBERS BRESSETTE, CARRUTH, GILBERT, MAYOR PRO TEMPORE BLOUNT, AND MAYOR KOGERMAN VOTED YES).

6. ADMINISTRATIVE REPORTS, CONTINUED

6.1 City Manager

The City Manager made no reports.



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: OCTOBER 22, 2013

TO: CHAIR AND AGENCY MEMBERS

**FROM: DAVID CHANTARANGSU, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT**

**ISSUE: CHANGED PLAN NO. 3-13-2537, A REQUEST BY AT&T WIRELESS TO
MODIFY AND EXPAND AN EXISTING COMMUNICATIONS FACILITY ON AN
EDISON TRANSMISSION TOWER LOCATED AT 26680 ALICIA PARKWAY**

**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
CHANGED PLAN NO. 3-13-2537, A REQUEST BY AT&T WIRELESS TO MODIFY AND
EXPAND AN EXISTING COMMUNICATIONS FACILITY ON AN EDISON
TRANSMISSION TOWER LOCATED AT 26680 ALICIA PARKWAY."**

SUMMARY:

AT&T Wireless ("the Applicant") has filed an application to modify and expand an existing communications facility at 26680 Alicia Parkway in the OS-3 zone. The site is located on a Southern California Edison (SCE) utility easement on property owned by the City of Laguna Hills. The proposal includes increasing the number of panel antennas from three to nine and adding an additional 80 square feet onto the existing equipment enclosure. The purpose of this installation is to enhance AT&T's network in this area, as AT&T moves to 4th generation LTE technology.

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

AUTHORITY:

The Laguna Hills Municipal Code ("LHMC") Section 9-92.080C grants the Planning Agency the authority to review and approve Conditional Use Permits (CUP) and changes to any previously approved CUP, which exceeds 10% of the original approval. In this case, the proposal would result in a 44 percent increase in the footprint of the approved base station.

BACKGROUND:

The subject site is on approximately 50-acres of City-owned open space located east of Alicia Parkway and south of Paseo de Valencia. A 200-foot wide SCE utility easement runs through the property. The AT&T site is located on a 144-foot tall SCE high-voltage transmission tower as well as on the ground adjacent to the tower, within the easement. In addition to AT&T, T-Mobile also has a cell site at this location (with antennas above AT&T's on the transmission tower and an equipment area on the ground). The AT&T cell site was originally approved by the Planning Agency through CUP No. 2005-051 for three panel antennas to be mounted to the transmission tower and a 180 square-foot equipment enclosure on the ground nearby. Subsequently, Changed Plan No. 2006-077 was approved to add one microwave dish, also mounted to the transmission tower. Because this is City-owned property, there is a lease agreement between the City (property owner), SCE (easement beneficiary), and AT&T (lessee) in place. The surrounding properties include the Alicia Town Center shopping center to the north, Laguna Hills Community Center to the northwest, and residential areas to the west, south, and east. While residential properties do surround a considerable portion of the subject open space property, they are all buffered by a distance of at least 465 feet from the cellular installation, as well as a grade separation of at least 68 feet above or below the antennas. Attachment 3 provides detailed information on the site context.

PROJECT DESCRIPTION AND ANALYSIS:

The Applicant proposes to remove the existing three panel antennas (1 per sector, 3 sectors), and replace them with nine new panel antennas, an increase of six antennas (see Attachment 6, Plans, Antenna Layout Plan and Elevations). The antennas will be mounted in roughly the same locations (3 per sector, 3 sectors). Additionally, two remote radio units (RRUs) will be mounted to each sector (6 total). RRUs are much smaller than antennas, and are not antennas themselves, but rather amplify signal. The Applicant also proposes an 80 square-foot size increase to the existing equipment enclosure to add additional space for ground equipment (see Attachment 6, Plans, Equipment Layout Plan and Elevations). The existing equipment enclosure is set into the slope to help minimize visual impacts. The side that is not set into the slope was previously a block wall; however, due to issues with graffiti the open side of the enclosure will be converted to wrought iron fence, which will be a much less attractive surface to tag with graffiti. The equipment enclosure is not readily visible to surrounding properties or the public right of way due to its location, which is set back into the City's open space area (see Attachment 2, Site

Context Map). The antennas are 6 feet tall, mounted approximately 27 feet above the base of the 144-foot tall tower (below existing T-Mobile antennas). The new antennas will blend in with the SCE tower given the overwhelming scale of the tower's height and the visual dominance of the tower's steel frame components. In this context the new antenna panels and RRU units will be visually insignificant and will blend with the overall appearance of the tower.

Because of the increase in number of antennas, the applicant has provided an Electromagnetic Energy ("EME") study prepared and certified by a licensed engineer (Attachment 5). The EME study shows that with the proposed changes, the site will remain in compliance with all Federal Communications Commission ("FCC") rules and regulations. Further, Condition 14 requires that the Applicant prepare and submit to the City within 90 days of commencement of operations at the site a field operations report prepared by a licensed professional showing that the site is, in fact, operating within the established FCC requirements. If the Applicant fails to do so, the Planning Agency may revoke this approval (Condition 11).

The General Plan recognizes the importance of communication networks as vital to facilitating a healthy business climate, allowing residents to more easily establish home offices, and functioning as an important component of safety and emergency networks. Co-locations of wireless providers is emphasized in the LHMC and required, where feasible. Similarly, by working with wireless providers to upgrade their current sites, it often eliminates the need to add additional cell sites in the immediate vicinity. It has also been the policy of the City to prefer wireless communications facilities within this existing utility corridor, when possible, to reduce visual impacts in other areas of the City.

Because of the increase in area of the ground equipment, an amendment to the aforementioned lease agreement between the City, SCE, and AT&T will need to be executed prior to the project approval becoming final. Condition of Approval 15 states that the Changed Plan permit will not become valid until such lease agreement amendment has been executed. The lease agreement amendment will reflect an increase in the annual fee commensurate with the additional lease area. If the Planning Agency approves this Changed Plan, a lease agreement amendment will be brought to the City Council for their approval at a later date. As the owner of the underlying property on which this facility is located, if the City does not wish to allow additional equipment on the subject property, it is not obliged to do so, and the Planning Agency may deny the permit. Further, if the City does not wish to amend the lease agreement with AT&T to allow additional equipment on this City-owned property, Planning Agency may deny this Changed Plan permit on the grounds that one of the Conditions of Approval cannot and will not be satisfied.

PUBLIC COMMENT:

A total of 65 public hearing notices were mailed to surrounding property owners within a 300-foot radius of the subject site. As of this writing, 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 Guidelines Section 15301 (Class 1, Existing Facilities). 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 1 exemption applies to the maintenance, repair, or minor alteration of existing facilities or mechanical equipment, including additions of up to 50 percent of the existing building size. Here, the equipment area is being increased by approximately 44 percent. Based on the foregoing, it is hereby determined that the project is exempt from CEQA.

CONCLUSION:

The addition of the proposed antennas and other equipment will have minimal visual impacts and no other impacts on the surrounding area. Working with AT&T to upgrade one of its existing sites will help improve wireless connectivity in the area without the addition of new cell sites with potentially more impacts. The project meets the requirements and objectives of the Development Code and General Plan; therefore, staff believes that approval of Changed Plan No. 3-13-2537 is warranted.

ATTACHMENTS:

1. Resolution of Approval
2. Site Context Map
3. Letter of Justification
4. Propagation/Coverage Maps
5. EME Site Compliance Report
6. Plans

The seal of the City of Laguna Hills is a circular emblem. It features a central illustration of a horse and rider in a field, with a sun rising over hills in the background. The words "CITY OF LAGUNA HILLS" are inscribed around the top inner edge of the seal, and "1991" is at the bottom. The seal is rendered in a light, faded gray.

CPMA No. 3-13-2537
Attachment #1

Resolution of Approval

RESOLUTION NO. PA2013-

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CHANGED PLAN NO. 3-13-2537, A REQUEST BY AT&T WIRELESS TO MODIFY AND EXPAND AN EXISTING COMMUNICATIONS FACILITY ON AN EDISON TRANSMISSION TOWER, LOCATED AT 26680 ALICIA PARKWAY

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

WHEREAS, an application for Changed Plan (CPMA) No. 3-13-2537 has been received from AT&T Wireless to modify an existing communications facility at 26680 Alicia Parkway in the OS-3 Zone; and

WHEREAS, CPMA No. 3-13-2537 is hereby found to be Categorically Exempt from the California Environmental Quality Act (CEQA) based upon a Class 1 exemption (CEQA Guidelines §15301, Existing Facilities); 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 October 22, 2013.

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 CPMA No. 3-13-2537 have been met and made as follows:

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

The General Plan designates the site as Open Space. Communications facilities are permitted within this land use designation subject to approval of a CUP. Additionally, the General Plan recognizes the importance of robust communications networks within the city, which facilitate a healthy business climate, allow residents to more easily establish home offices, and are an important component of safety and emergency networks. The implementation of the project will increase the utility of this existing cell site, enhancing AT&T's wireless network in this area.

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

The project is a modification of an existing unmanned cell site. As such, there will be no noise, pollution, or traffic impacts in the area.

The new antennas will be mounted on the existing Edison utility tower with the three sectors of antennas in the same approximate locations and at the same height as the existing antennas. Due to the nature of the tower, the antennas and mounting brackets blend with the structure. The equipment enclosure is built into the hillside to minimize any visual impact. Additionally, the enclosure is not readily visible from off-site locations. The applicant has demonstrated through an Electromagnetic Energy (“EME”) study by Telnet, Inc., dated July 1, 2013, that the site as a whole is well within the EME levels established by the FCC for safe exposure. Therefore, the site will not adversely affect adjacent uses, buildings, or structures.

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

The subject site has adequate space to accommodate the modified cell site in that the Edison tower could accommodate many additional antennas (another Edison tower in the City has significantly more antennas than the subject tower). There is also sufficient space for the equipment enclosure expansion as the size of the open space lot is approximately 50 acres. The site is well suited for the project since it currently exists as a cell site within a utility easement buffered from other uses by City-owned open space.

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

The proposed modification to the cell site can achieve all development standards in the Laguna Hills Municipal Code. A cell site is permitted in the OS-3 zoning district and the height is permitted pursuant to approval of CUP No. 2005-051. The project meets locational and design criteria prescribed in the development code, such as setback requirements, landscape screening, and the facility's location on a property that already accommodates other public utilities and cell sites.

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:

Most of the conditions imposed through this approval are standard conditions placed on the applicant to ensure proper installation and maintenance of the facility and compliance with the Development Code, building codes, and federal regulations. Special conditions have been added in order to ensure the site has a valid lease

agreement with the City and to ensure safe, reliable access to the site.

6. There are no reasonable design or location alternatives to the requested use that would have less adverse affects on the surrounding property or be less detrimental to the public health, safety, and welfare in that:

The implementation of the project will allow a current cell site, which presently serves two wireless carriers, to continue functioning to its fullest potential, eliminating the need for additional cell site placement in the immediate vicinity. The new antennas will support the continued, effective operation of an existing co-located communications facility, which are encouraged by LHMC Section 9-58.040(G). The tower's placement on a hill and within an open space area is ideal for a wireless communications facility. The applicant has demonstrated through an EME Report by Telnet, Inc., dated July 1, 2013, that the site as a whole is well within the EME levels established by the FCC for safe exposure. Therefore, there are no reasonable design or location alternatives, and the subject site is within established standards for safe exposure to EME.

7. The facility structures and equipment are located, designed, and screened to blend with the existing natural environment or built surroundings so as to reduce visual impacts to the extent feasible considering the technological requirements of the proposed telecommunication services and the need to be compatible with the character of the community in that:

The antennas to be added to the Edison tower will be compatible with the aesthetic character of the utility tower and easement upon which they are located. The equipment enclosure will continue to be built into the existing slope to better blend with the topography of the parcel and reducing its visibility from off-site locations.

8. The facility is designed to blend with any existing supporting structures and does not substantially alter the character of the structure or local area.

The panel antennas are located low on the tower, at approximately 32 feet from ground level on a 144-foot tall tower. The visibility on the antennas will be negligible. The Edison tower is already utilitarian in nature and additional equipment such as the panel antennas to be added will not substantially alter the character of the utility tower, which is already visible from the surrounding area.

NOW, THEREFORE, based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve CPMA No. 3-13-2537 subject to the following conditions:

General

1. The following Conditions of Approval shall be binding and enforceable against, and, whenever used herein, the term "Applicant" shall mean and refer to, each of the following: the project applicant, AT&T Wireless, and each of their respective successors and assigns.
2. Unless the context dictates otherwise, whenever the term "this Permit" is used in the following Conditions of Approval, it shall collectively refer to the Changed Plan, CPMA-3-13-2537 approved pursuant to this Resolution.
3. To the fullest extent permitted by law, the Applicant shall, at its sole cost and expense, protect, defend, indemnify, and hold harmless the City, its elected and appointed officers and officials, employees, agents, departments, agencies, authorized volunteers, consultants, boards, commissions, and committees, and instrumentalities thereof ("Indemnitees"), from and against any and all claims, liabilities, losses, fines, demands, penalties, lawsuits, writs of mandamus, and any other claims or actions or proceedings of any kind whatsoever (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures), judgments, orders and decisions (collectively "Claims" and "Actions"), brought against the Indemnitees, which seek to attack, challenge, modify, set aside, void, or annul any action of or any permit or approval issued by the Indemnitees (including actions approved by the voters of the City) for, in connection with, or concerning the approval of this Permit. It is expressly understood and agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the defense of the Indemnitees for the Claims and Actions, and that the Applicant shall promptly reimburse the City for all costs and expenses directly and necessarily incurred by the City in the course of the defense, including reasonable attorneys' fees. The City shall promptly notify the Applicant of any Claims and Actions brought against the Indemnitees and shall cooperate in the defense of any such Claims and Actions. If the Applicant fails to so defend the Claims and Actions, the City shall have the right but not the obligation to do so and, if it does, the Applicant shall promptly pay the City's full cost thereof.
4. 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.

5. Failure to abide by and faithfully comply with any and all conditions of approval shall constitute grounds for revocation of this Permit by the Laguna Hills Planning Agency.
6. The Applicant shall agree in writing to these conditions of approval within 30 days of the Planning Agency's approval.
7. Pursuant to Government Code Section 66020, the Applicant is informed that the 90-day period in which the Applicant may protest the fees, dedications, reservation, or exaction imposed on this project through the conditions of approval has begun.
8. The Applicant shall reimburse the City for any outstanding staff time spent on the processing of this Permit within 60 days of the Planning Agency's approval.
9. This Permit shall expire and be of no further force or effect if the Permit is not implemented within two years from October 22, 2013.
10. Within 48 hours from project approval, the Applicant shall submit to the City a check in the amount of \$50.00, made payable to the Orange County Clerk-Recorder, for filing the Notice of Exemption
11. This Permit may be modified or revoked by the Planning Agency should the Agency determine, after a duly noticed hearing held in compliance with all applicable laws, including without limitation, the Federal Telecommunications Act and FCC rules and regulations, that the proposed use or conditions under which it is being operated or maintained are detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
12. The Applicant is required to completely dismantle and remove its antennas and all equipment at this facility which are abandoned for a period of six months or more or upon expiration of the lease with the owner of record.
13. The Applicant shall cooperate with other communications companies in co-locating additional antennas on equipment structures or within the lease area, provided said co-applicants have received proper City and leasehold approvals. The Applicant shall exercise good faith in co-locating with other communication companies and sharing the permitted site, provided such shared use does not give rise to a substantial technical level or quality of service impairment of the permitted use (as opposed to a competitive conflict or financial burden). In the event a dispute arises as to whether the permittee has exercised good faith in accommodating other users, the City may require a third party technical study at the expense of wither or both the applicant and complaining user. This

condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.

14. Within ninety (90) days of commencement of operations, the Applicant of the wireless communications facility shall be required to provide a field operations report prepared by a qualified engineer that shows the operation of the facility is in conformance with all applicable FCC standards and regulations, including, where incorporated by the FCC, the standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and radio frequency radiation (RFR). Said report must be mailed or delivered to the Planning Division at 24035 El Toro Road, Laguna Hills, CA 92653.
15. This Permit does not become valid and building permits shall not be issued unless and until an amendment to the existing "Communications Site License Agreement," dated May 9, 2006, is approved and executed by the Applicant, Southern California Edison, and the City of Laguna Hills. The Applicant shall reimburse the City for the cost of the City Attorney to review the subject amendment to the existing Agreement. This approval does not constitute approval by the City of such amendment.

Building

16. Prior to the commencement of any work for which a permit is required, the Applicant shall secure applicable building permits, as required by the current adopted California Building Code at the time of plan check submittal.
17. Any required documents submitted for the purpose of building permit issuance shall be accurately labeled and reflect all work, as required by the current adopted California Building Code at the time of plan check submittal.
18. At the time of plan check submittal, all construction shall comply with the current adopted California Building Plumbing, Mechanical, and Electrical Codes in regards to U occupancies.

Public Services

19. The Applicant shall replace the chain gate to the access road on the southerly side of Alicia Parkway with a City approved swing gate with pedestrian bypass. The gate shall be installed at 25' southerly of Alicia Parkway and include a mechanism for multiple tenant locks. The Applicant shall comply with any additional requirements of Southern California Edison when installing this gate, including but not limited to climbing guards on towers.

Planning

20. The new antennas, equipment, and accompanying wires/conduits/mounting brackets on the Edison tower shall match the color of the Edison tower to which they are attached. If painting is necessary, this must be completed prior to building permit final inspections.
21. The Applicant shall remove graffiti from the subject site within 48 hours upon notification by city staff.
22. The site shall be kept clean and clear of all trash and debris.
23. All construction must meet noise requirements pursuant to L.H.M.C. Chapter 5-24.

PASSED, APPROVED, AND ADOPTED this 22nd day of October, 2013.

BARBARA D. KOGERMAN, 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. PA2013- adopted by the Planning Agency of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 22nd day of October, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PEGGY J. JOHNS, CITY CLERK

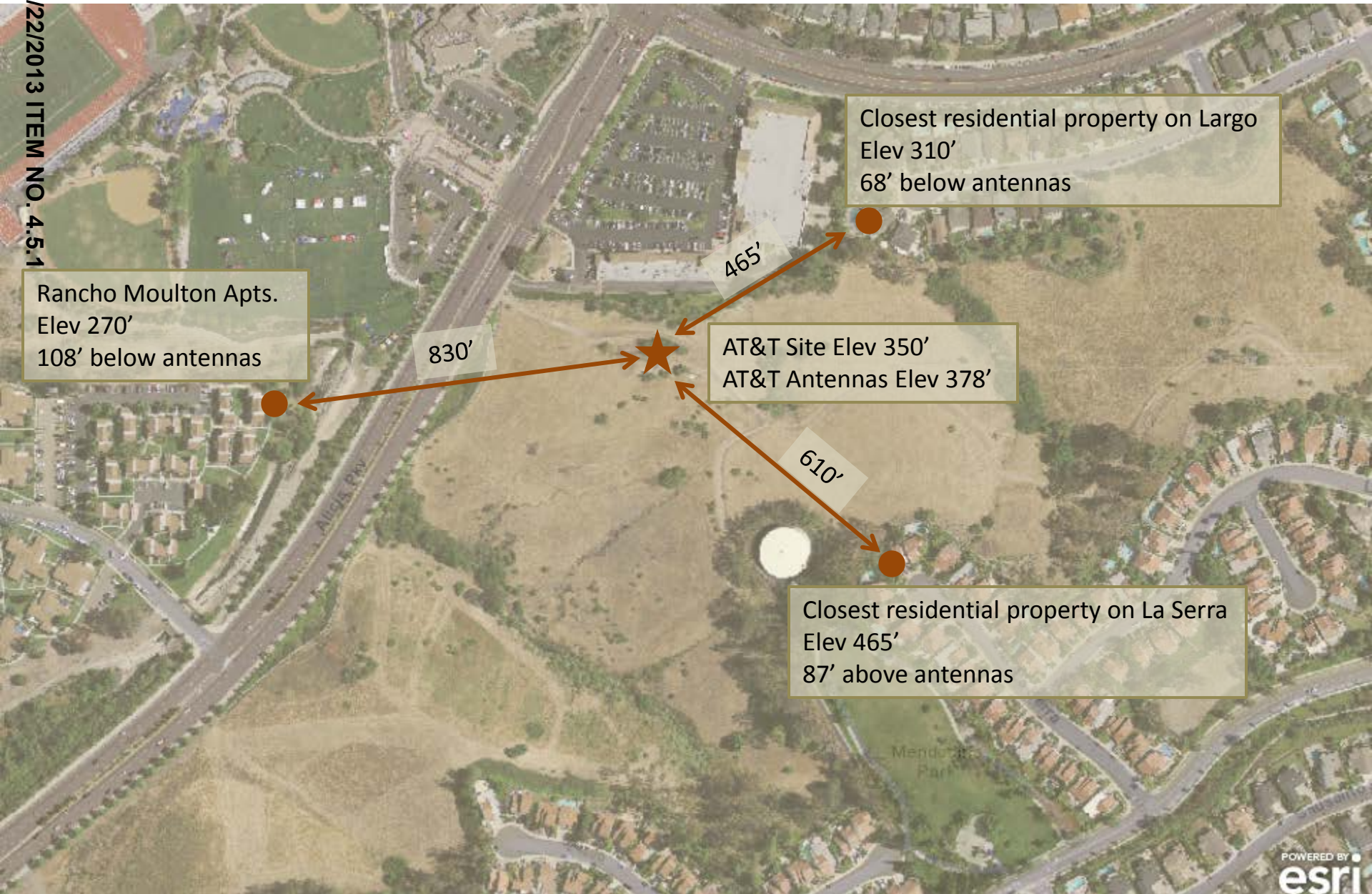
The seal of the City of Laguna Hills is a circular emblem. It features a central illustration of a horse and rider in a field, with a sun rising over hills in the background. The words "CITY OF LAGUNA HILLS" are inscribed around the top inner edge of the seal, and "1991" is at the bottom. The seal is rendered in a light, faded gray.

CPMA No. 3-13-2537
Attachment #2

Site Context Map

Site Context Map

10/22/2013 ITEM NO. 4.5.1



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CPMA No. 3-13-2537
Attachment #3

Letter of Justification



March 20, 2013

**Project Description and Justification
For a Modification to an Existing Co-Located AT&T Mobility
Telecommunications Facility**

Minor Changed Plan Submittal

AT&T ID: LA3168
26680 Alicia Parkway
Laguna Hills, CA 92653
APN: 625-081-02

Submitted by:
Haley Peck
Coastal Business Group, Inc.
Tel. (949) 336-1550
Email: hpeck@coastalbusinessgroup.net



Introduction

AT&T is proposing necessary modifications to the previously approved wireless facility located on an existing SCE lattice tower. The site was originally approved by the City of Laguna Hills under Conditional Use Permit No. 2005-051 and a previous modification was approved under Changed Plan No. 2006-77. The facility was originally approved for total of (3) 4-foot antennas. The previous modification allowed for the addition of (1) 2-foot diameter microwave dish. AT&T is now seeking approval of a Minor Changed Plan for (9) 6-foot antennas. AT&T is also requesting review and approval for modifications to the existing equipment layout configuration.

Modification and Facility Purpose

AT&T mobility has deployed its LTE-Long Term Evolution, a mobile broadband that provides Internet capability to AT&T cell phone consumers. This is also considered 4G or 4th Generation technology. LTE is the fastest 4G broadband service available today and ideal for data-heavy usage typically experienced in tablets and laptops. New LTE antenna technology, along with additional equipment is meant to: increase mobile broadband speed and decrease latency. This will also enable faster transfers of large quantities of data in an efficient manner. The requested proposal for additional equipment and new antennas are crucial elements to enhancing AT&T's network in and around this area of Laguna Hills.

Project Description

AT&T is requesting approval to remove and replace the existing (3) 4-foot antennas with (9) new 6-foot LTE antennas on the existing SCE lattice tower. AT&T is also proposing to add (6) Remote Radio Units (RRU's), as well as (3) Surge Suppressors to the tower. RRU's are essentially antenna signal amplifiers, and are much smaller in dimension. There will be (2) RRU's per sector, located on each antenna mounting bracket in between the antennas. Surge suppressors protect antennas from sudden power surges and/or lightning. There will be (1) surge suppressor per sector, located on each antenna mounting bracket behind an antenna. Specifications for both RRU's and surge suppressors can be provided upon request.

The proposal also includes the expansion of the existing lease area. The lease area is currently located approximately fifty feet away from the tower and is enclosed within a CMU wall with guard fence on top. The dimensions are 18' x 10' (180 square feet). New equipment needs to be added to the lease area as part of the LTE upgrade. There is not enough space in the existing lease area to accommodate the new equipment so the lease area will need to be expanded. AT&T is proposing to add 8' to the length for proposed dimensions of 26' x 10' (additional 80 square feet). Within this additional lease space, AT&T proposes to install (2) cabinets (Purcell and Argus). AT&T will also install (1) GPS antenna mounted to the top of the additional portion of CMU wall of the expanded lease area.



Finally, it has been noted that there has been an issue with graffiti on the CMU wall that encloses the lease area. In order to prevent this from occurring in the future, AT&T is proposing to screen/cover the CMU wall with faux ivy. The faux ivy would cause the enclosure to be less visible as well as to physically prevent graffiti.

Alternatives Designs and/or Locations

Due to the fact that this telecommunications facility has been established at this location for years, meets the location requirements for AT&T's network, and complies with the City of Laguna Hills municipal code requirements, the first option for AT&T is to consider upgrading their existing facility. Alternative designs and/or locations will be considered if the landlord or City does not support this optimal design.

Findings/Justifications

1. Per the regulations set forth by Section 9-58 of the City of Laguna Hills Municipal Code, the proposed use is consistent with the General Plan and complies with all standards. This is an existing wireless facility and wireless facilities are allowed within the OS-3 (Open Space) land use designation. Although the number of antennas will be increasing, the height of the antennas on the tower will not be raised significantly nor will the modification add significant visual impact. The land use entitlement approval for the modification and technology upgrade to the AT&T wireless facility is justifiable, as the modification will enhance cell phone users cellular capabilities thus enhancing the general welfare of the public.
2. The surrounding uses, buildings and structures have been considered and the proposed use will not adversely affect the surrounding uses. The wireless facility is already existing and has been operating for years. The current proposal is only a modification to upgrade the facility and will have no adverse or negative effects on surrounding uses. The facility is also co-located on an SCE lattice tower and landscaping/topography minimizes visual impacts. The facility also creates no additional traffic for the area.
3. The site is adequate in size and shape to accommodate the use. The SCE lattice tower will be able to accommodate the additional antennas without a significant visual impact. The lease area expansion is also minor and there is a significant amount of space available on the property to accommodate the expansion needed.
4. The facility proposal has been and will continue to be an appropriate use for the property. As a previously approved telecommunications facility, co-located on an SCE lattice tower, all objectives from the City of Laguna Hills Municipal Code Section 9-58 will be met.
5. Public peace, safety and welfare, and adjacent and abutting uses will not be negatively affected, due to the conditions and limitations imposed through this and previous approvals for the facility.



Environmental Setting

#33: As the project is a proposed modification to an existing wireless facility located on an existing SCE lattice tower, the project site before the project is currently a wireless facility on an existing SCE lattice tower. AT&T's antennas are co-located on the tower with T-Mobile's antennas. The lease area is enclosed within a CMU wall and is located approximately fifty feet from the tower. The tower is located within an open space land use district with mainly sparse vegetation. It has been developed with access roads and is surrounded on all sides with residential, commercial, and institutional uses. The tower itself is screened by shrubs. Please see the attached photo and aerial view.

#34: The site is surrounded by commercial properties to the North, a high school to the West, single family residential to the South, and single family residential to the East. All properties have been developed already. Please see the attached wider view aerial of the general area.

Conclusion

Thank you for your time and consideration of the project proposal. As representatives of AT&T we look forward to working with you. AT&T and its partners look forward to your decision after review of the submitted documents. If any further information would be useful please contact myself directly.

Regards,

A handwritten signature in blue ink that reads "Haley Peck".

Haley Peck

Coastal Business Group, Inc.

Tel. 949-336-1550

Email: hpeck@coastalbusinessgroup.net

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CPMA No. 3-13-2537
Attachment #4
Propagation/Coverage Maps

LTE Justification Plots

Market Name: Los Angeles

Site ID: CLL03837 (LA3168)

Site Name: LA3168-01 SCE & ALICIA PARKWAY

ATOLL Plots Completion Date: 01/16/2013



at&t

RECEIVED

AUG 06 2013

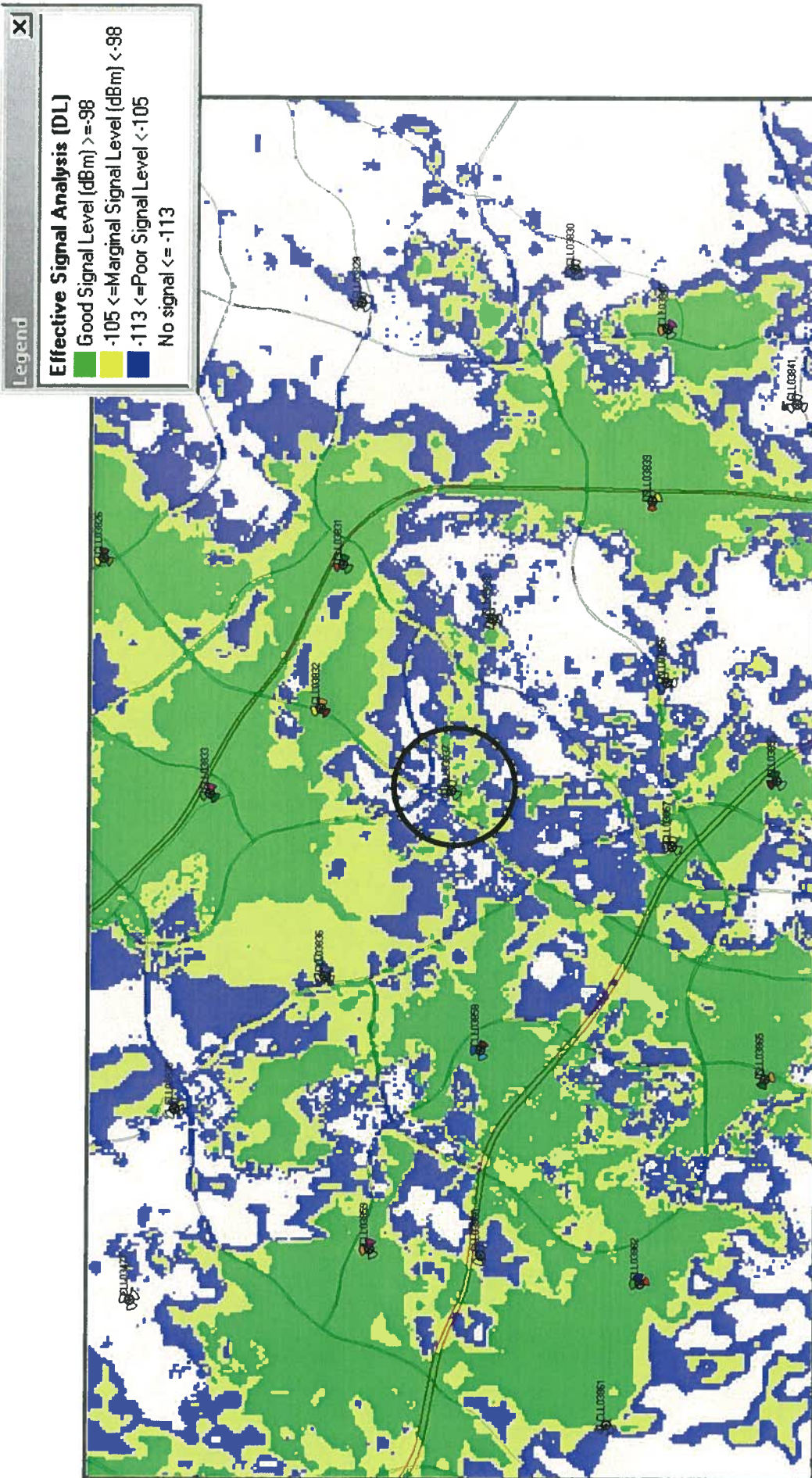
CITY OF LAGUNA HILLS

Assumptions

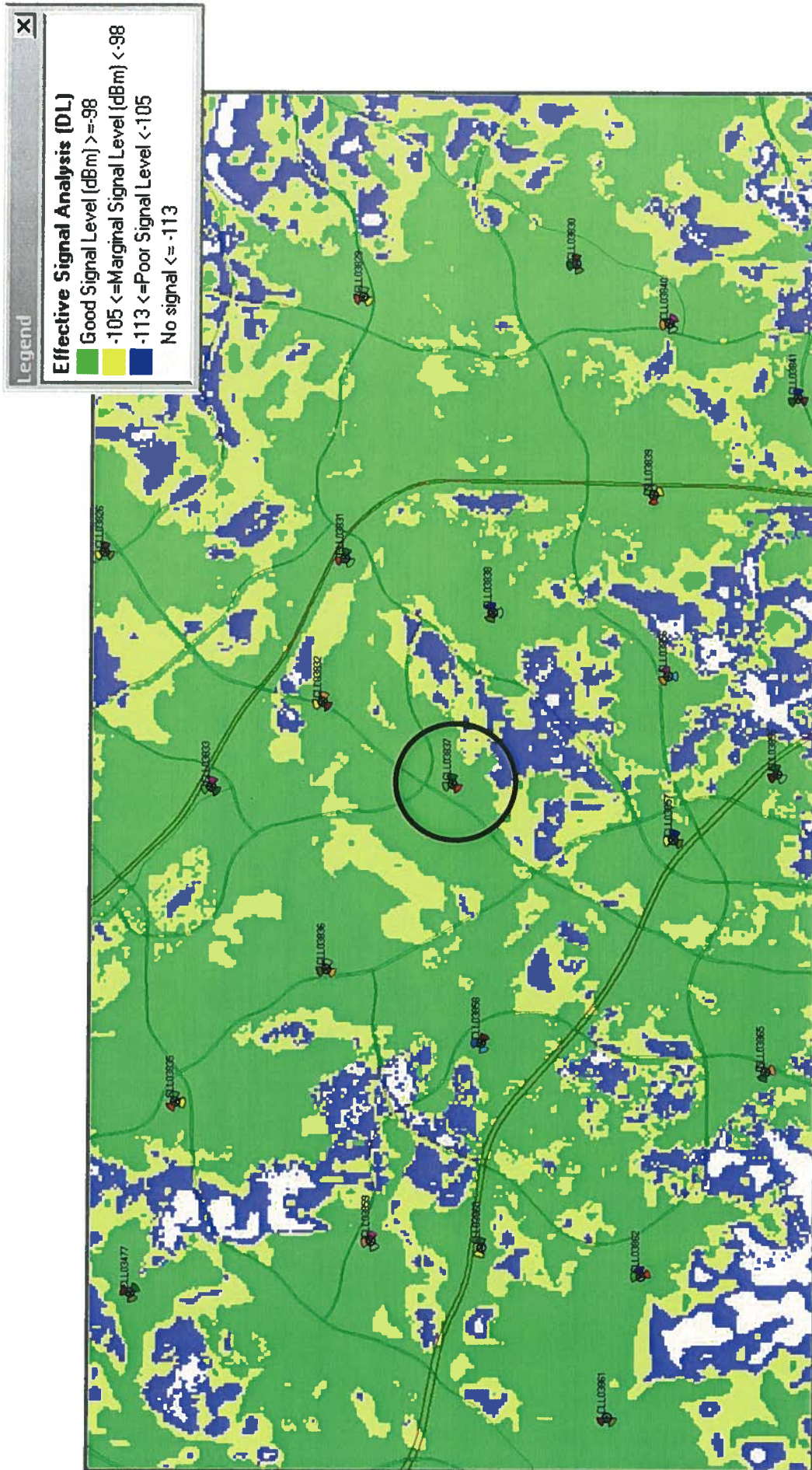
- Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level. For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snapshot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.
 - **Clutter Classes:** Morphology of the area is added at the end of the document with the legend displaying different colors for the different topography of the area.

PROPAGATION PLOTS

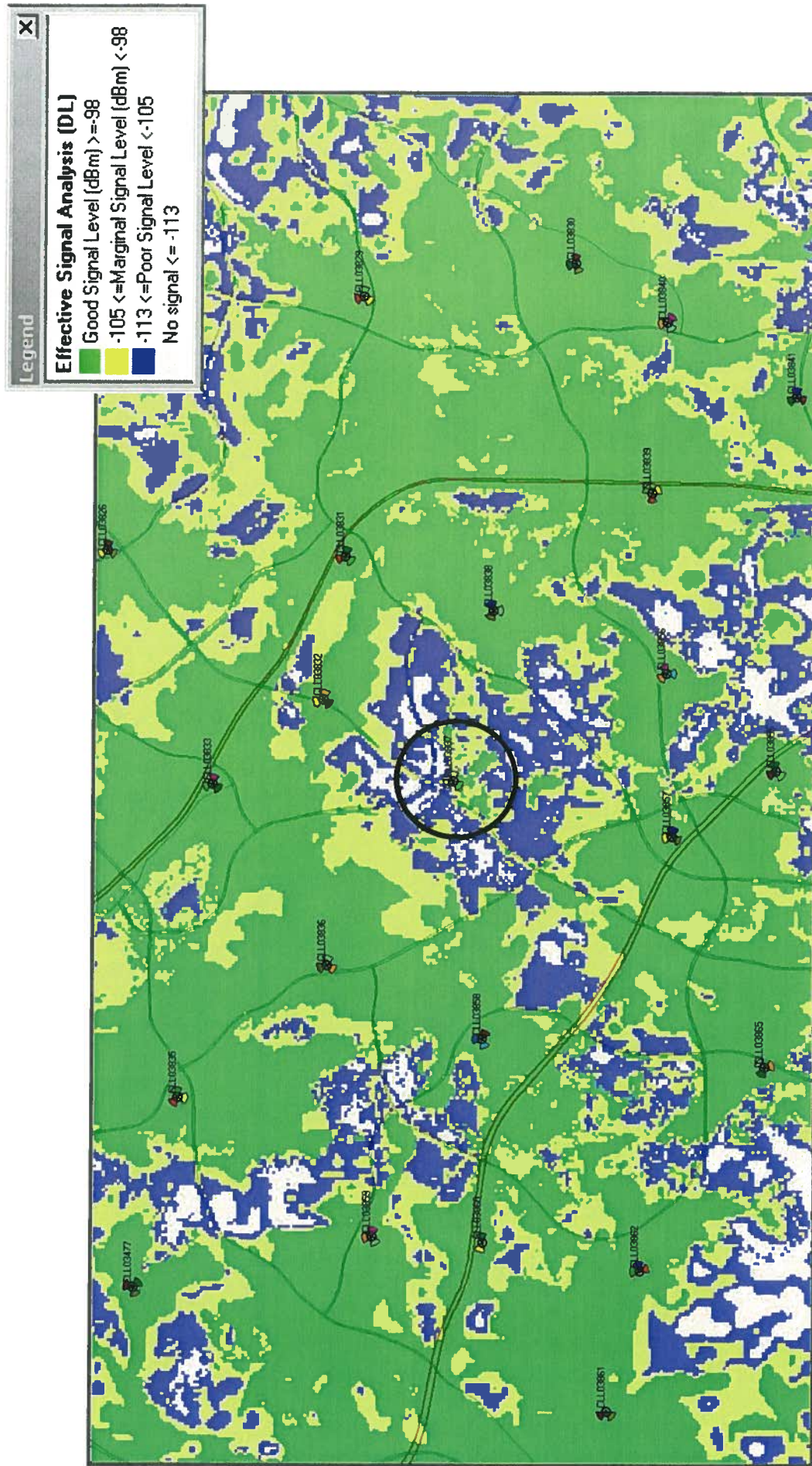
LTE Coverage - Existing



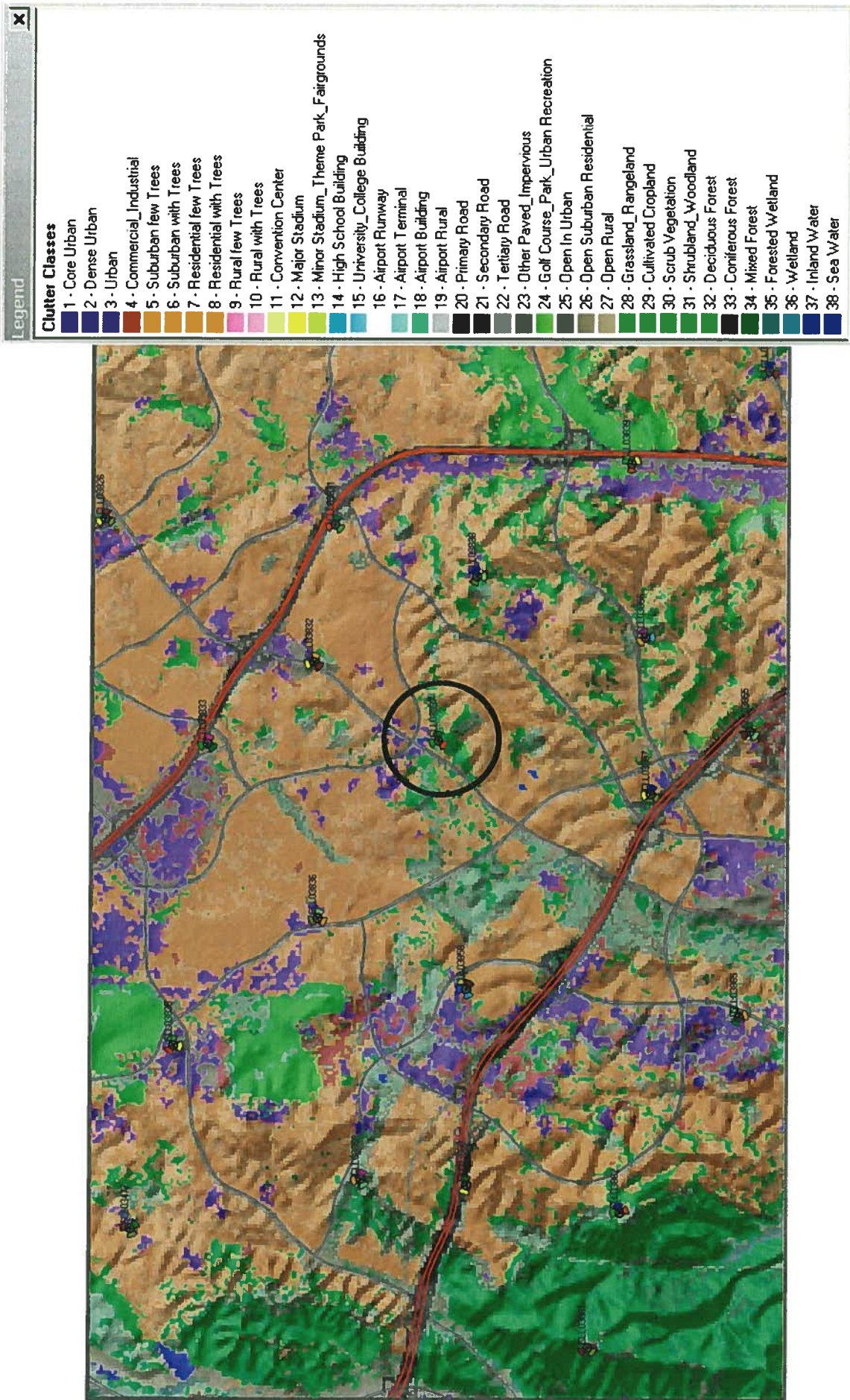
LTE Coverage – Planned LTE coverage with the referenced site and other proposed sites. RSRP Plots with CLL03837 (dBm)



LTE Coverage – Planned LTE Coverage without referenced site RSRP Plots without CLL03837 (dBm)



Clutter Classes



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CPMA No. 3-13-2537
Attachment #5

EME Site Compliance Report

Electromagnetic Energy ("EME") Measurement and Site Compliance Report



Prepared for



at&t Mobility

Site Information

USID: 48229
Site Name: LA3168-01 SCE & ALICIA PARKWAY
Address: 26680 ALICIA PARKWAY, LAGUNA HILLS,
CA 92653

Report Date: July 1, 2013
M-RFSC: Essie Polard

Site Type: Self Support

RECEIVED

AUG 06 2013

CITY OF LAGUNA HILLS



1 Summary

1.1 Introduction

AT&T is proposing to install RF transmitting equipment at the following location (the "wireless telecommunications facility"):

Street Address: 26680 ALICIA PARKWAY, LAGUNA HILLS, CA 92653

USID: 48229

Latitude / Longitude: 33.59/ -117.6988889

Telnet, Inc performed an RF emission survey of the RF environment surrounding the facilities installed by AT&T at this location. The facility is located on a self support tower.

AT&T is licensed by the Federal Communications Commission ("FCC") to provide wireless communications services. As required by the FCC, wireless system operators perform an assessment of the potential human exposure to radio frequency emissions emanating from transmitting antennas at the site. AT&T's RF exposure policy complies with FCC and OSHA requirements.

FCC Limits for MPE

The FCC guidelines for human exposure to RF electromagnetic fields were derived from the recommendations of two expert organizations, the National Council on Radiation Protection and Measurements ("NCRP") and the Institute of Electrical and Electronics Engineers ("IEEE"). The exposure guidelines are based on thresholds for known adverse effects and they incorporate appropriate margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

Different perimeters (limits) apply for occupational and public exposure conditions. Public exposure limits generally are five times more restrictive than occupational exposure limits. These limits apply for perpetual exposures and are intended to provide a cautious margin of safety for all persons, despite age, gender, size or health. The FCC's MPE limits are based on exposure limits over a wide range of frequencies recommended by the NCRP and the exposure limits developed by the IEEE and adopted by the American National Standards Institute ("ANSI") to replace the 1982 ANSI guidelines. The limits for localized absorption are based on the recommendations of both the ANSI/IEEE and the NCRP. The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 56 "Questions and Answers about the Biological Effects and Potential Hazards of RF Electromagnetic Fields". This document can be obtained on the FCC website at <http://www.fcc.gov>.

The FCC exposure limits of undefined duration to radio frequency energy for the following personal wireless services:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²



1.2 Site Configuration

AT&T existing site configuration:

Current/Existing antennas are located 24 feet above ground level on a self support utility tower. AT&T has 3 sectors at this site. These sectors are comprised of one 4'7" antenna operating with GSM and UMTS technologies. Sector Alpha is facing east at 80°, sector Beta is facing south-westward at 220° and sector Gamma is facing Northward at 340°. Presently there 1 other wireless communication carrier and one microwave located on the same tower. For the purposes of this report, the use of 'Unknown' as an antenna model means that the information about the carrier, their FCC license and/ or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Telnet will use our industry specific knowledge of equipment, antenna models and transmit power to model the site. T-Mobile has 3 sectors each consisting of 1 antenna each sector. It is assumed that T-Mobile is using is using dual panel antennas.

AT&T proposed site modification:

AT&T is proposing to replace all current antennas at the site with nine 6' new antennas at 24 feet above the ground. Each sector will have 3 antennas comprising of 1 GSM and UMTS, and 2 LTE. Sectors directional orientation will remain the same.

1.3 RF Modeling

The modeling calculations which includes all carriers' antennas at the site assume that the proposed antennas are operating at 100% capacity; that all proposed antenna channels (also called: "radios") are transmitting simultaneously and that the radio transmitters are operating at full power. Obstructions (trees, buildings etc) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be from the measurement conclusions. The results of the modeling calculations are all based on "worst case" assumptions which means that the actual power density level might be lower.

The ground level is accessible by general population at this site however the AT&T antennas are not accessible as they are mounted on a monopole. The area does not exceed the 100% of FCC General Population Exposure Limit. At ground level around the site area, the maximum cumulative MPE which a person anywhere at ground level can be exposed to is calculated to be 15.3% of the general public exposure limit. The maximum cumulative MPE calculated level at ground level for occupational limits is 3.06%. Readings are generated through simulations which are based on proposed site modifications and include also the collocating carriers' antennas.

2 Statement of Compliance

The compliance determination is based on General Public MPE levels due to predicted and measured levels based on Spatial Averaging, RF signage placement, and the level of restricted access to the antennas at the site. In case there are multiple carriers present at a site, to avoid participating in the mitigation procedure, the carrier's emission must be less than 5% of the total emission at a site.

It is presumed that AT&T Mobility will take adequate safety measures to ensure providing a safe environment for its employees, contractors and the general public with respect to the use, transmission, and maintenance of radio frequency emissions (RFE) at this site.

After evaluation of the total RF emission levels from all the operators and a thorough review of the site access procedures, signage and observable antenna locations, Telnet has determined that:

AT&T contributes more than 5% of the maximum permissible exposure (MPE) based on measured theoretical modeling using the parameters supplied by the client. Hence AT&T has to participate in the mitigation process for this site if the site becomes non compliant for any reason. This site is compliant with FCC and OSHA Standards.



2.1 Safety Recommendations & Site Compliance Actions

The site configuration is compliant with the FCC rules and regulations. Since AT&T contributes more than 5% of the MPE, should this site be non-compliant for any reason, all operators who contribute greater than 5% would all be liable to bring the site into compliance.

Site Access Locations

No Action Required

Alpha Sector Location

No Action Required

Beta Sector Location

No Action Required

Gamma Sector Location

No Action Required

3 FCC Standard Certification

This report based on the information and analysis study above certifies that the site SCE & ALICIA PARKWAY at 26680 ALICIA PARKWAY, LAGUNA HILLS, CA 92653 proposed by AT&T Mobility is in compliance with the FCC standard. The analysis and procedure used to provide the report is according to FCC OET Bulletin 65 and other industry standards.

Prepared by:

Shirin Alizadeh

RF Engineer, Telnet Inc.

Date: 07/01/13

Reviewed by:

Boris Lublinsky, P.E.

Project Manager, EMF Specialist, Telnet Inc.

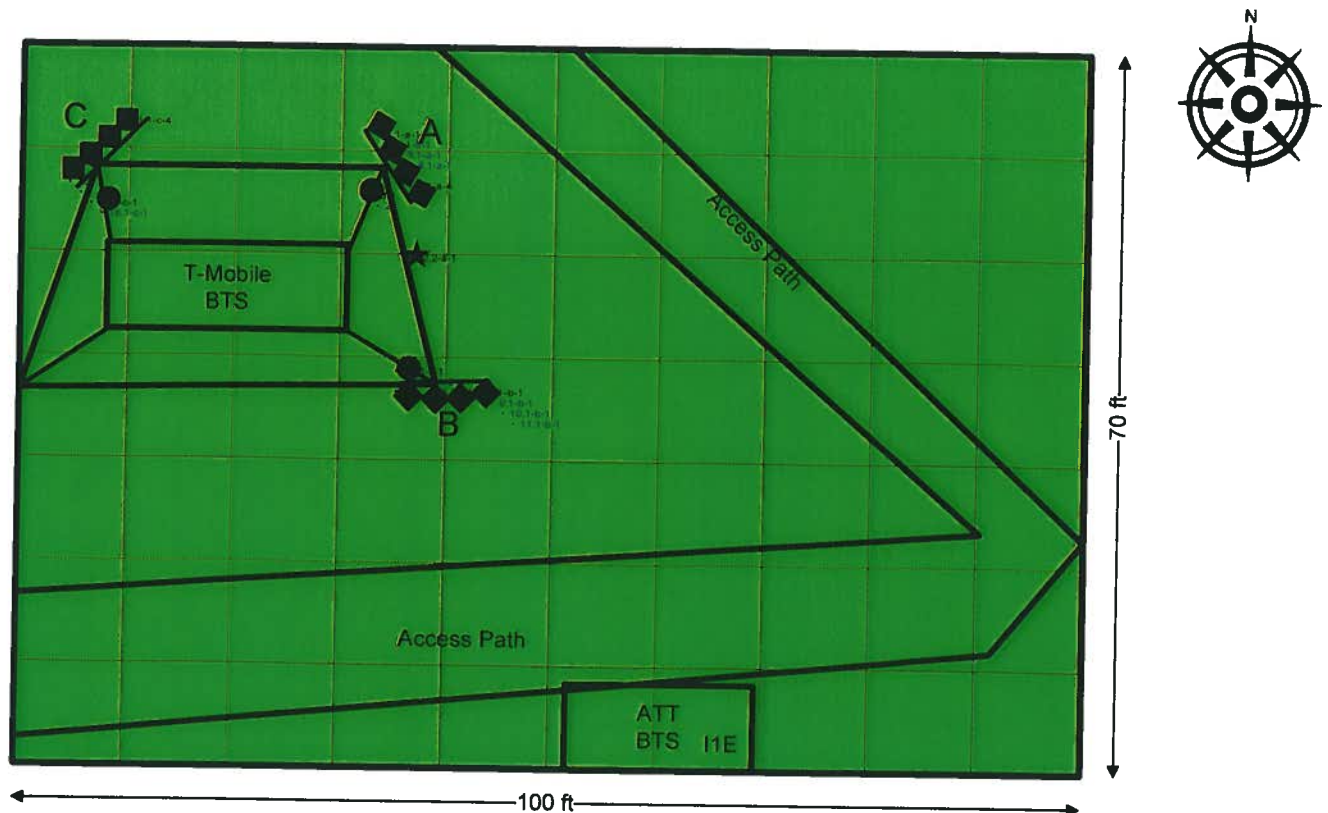
Registered Professional Engineer, State of California

License # E 14852, expiration 06/30/2015

Date: 07/01/13



Simulation results graphic demonstration at the nearby properties



Max. ATT Simulation level 15.3%

- 1 ■ AT&T
- 2 ● T-Mobile
- 3 ★ Microwave

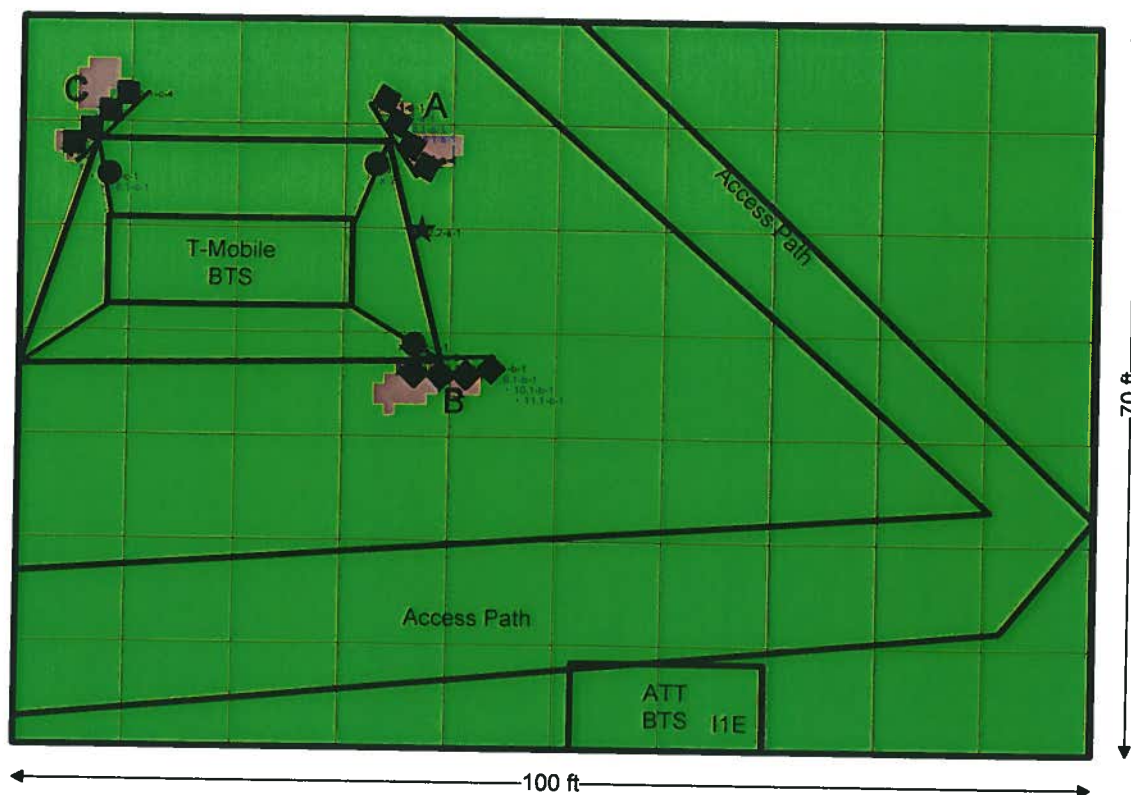
General Population Standard 0-100%
 General Population Standard 100-500%
 General Population Standard 500-5000%
 General Population Standard > 500%
 Uptime=100%
 # of Antennas on = 16

Scale

0 7ft

Figure 1
Percent of FCC General Population Exposure Limit
 The diagram shows the Cumulative EME levels at the surrounding accessible areas by public.

NOTE1: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.



Max. ATT Simulation level 15.3%

- 1 ■ AT&T
- 2 ● T-Mobile
- 3 ★ Microwave

General Population Standard 0-5%
 General Population Standard >5%
 Uptime=100%
 # of Antennas on = 12

Scale
 0 7ft

Figure 2

Percent of FCC Occupational Exposure Limit

The diagram shows the Cumulative EME levels at the surrounding accessible areas.

NOTE 2: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.



4 Appendix A:

FCC Limits for MPE

The FCC guidelines for human exposure to RF electromagnetic fields were derived from the recommendations of two expert organizations, the National Council on Radiation Protection and Measurements ("NCRP") and the Institute of Electrical and Electronics Engineers ("IEEE"). The exposure guidelines are based on thresholds for known adverse effects and they incorporate appropriate margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

The FCC's MPE limits are based on exposure limits over a wide range of frequencies recommended by the NCRP and the exposure limits developed by the IEEE and adopted by the American National Standards Institute ("ANSI") to replace the 1982 ANSI guidelines. The limits for localized absorption are based on the recommendations of both the ANSI/IEEE and the NCRP. The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 56 "Questions and Answers about the Biological Effects and Potential Hazards of RF Electromagnetic Fields". This document can be obtained on the FCC website at <http://www.fcc.gov>.

Sections 4.1, 4.2 and 4.3 represent the FCC limits for both occupational and general population exposures to different radio frequencies:

4.1 (A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Strength (E) (V/m)	Electric Field Strength (H) (A/m)	Magnetic Field (S) (mW/cm ²)	Power Density E ² , H ² or S (minutes)	Averaging Time
0.3-3.0	614	1.63	(100)*	6	
3.0-30	1842/f	4.89/f	(900/f ²)*	6	
30-300	61.4	0.163	1.0	6	
300-1500	--	--	f/300	6	
1500-100,000--	--	--	5	6	

4.2 (B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Strength (E) (V/m)	Electric Field Strength (H) (A/m)	Magnetic Field (S) (mW/cm ²)	Power Density E ² , H ² or S (minutes)	Averaging Time
0.3-1.34	614	1.63	(100)*	30	
1.34-30	824/f	2.19/f	(180/f ²)*	30	
30-300	27.5	0.073	0.2	30	
300-1500	--	--	f/1500	30	
1500-100,000--	--	--	1.0	30	

f = frequency in MHz

*Plane-wave equivalent power density



NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

4.3 Controlled and Uncontrolled Exposure Limits

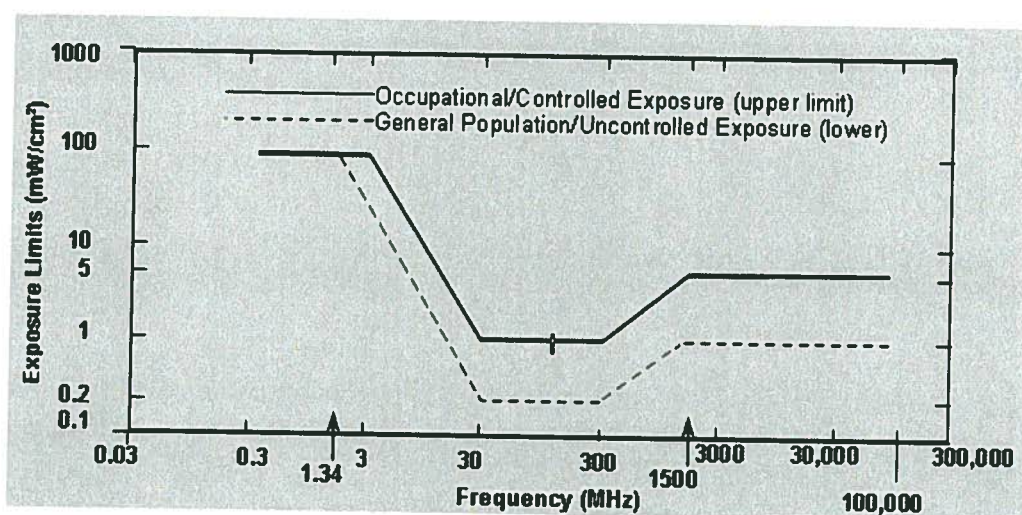


Figure 3



4.4 Safety Recommendations

4.4.1 Safety procedures recommendations:

The following items are general safety recommendations that should be followed on a site according to the carrier's policies which complies with the FCC and OSHA guidelines

4.4.1.1 General Site Work:

Any maintenance workers obliged to work directly in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to turn off transmitters during their work period.

4.4.1.2 EME Awareness Training:

All persons accessing areas indicated as the limits are above the General Population MPE limits should have a fundamental understanding of EME awareness and RF Safety measures when working around transmitting antennas. Awareness training enhances a workers understanding to potential RF exposure situations. Awareness can be attained in different ways (e.g.videos, formal classroom lecture or internet based courses).

4.4.1.3 Site Access Control:

Restrictions to access transmitting antennas locations is the major element in a site safety plan. Examples of access restrictions are:

- Locked / Alarmed door or ladder or gate access
- Restrictive Barrier with appropriate RF signage at antenna

4.4.1.4 RF signage:

RF signs have an important role in appropriately alerting a worker before entering into a potential RF exposure area. All RF signs should be abided by at all times.

4.4.1.5 Active Antennas and Keeping proper distance:

Always assume an antenna is transmitting. Never stand in front of an antenna. If you have to pass by an antenna, move through as promptly and safely as possible thus reducing any exposure to a minimum. But if you have to stand by an antenna, keep a least a distance of 3 feet clearance from the antenna. The relationship between the strength of an EME field and the distance from the transmitting antenna is inversely proportional, the further away from the antenna, the lesser EME exposure.



Analysis and Computation

Based on emission patterns of the antennas at this location most of the energy emitted is spread towards the horizon. This assumes the antennas have a zero down tilt. If a mechanical down tilt other than zero is applied to the antennas then the maximum energy emitted will need to be calculated using the information below.

The following formulas can be used for calculating the power density.

Power density is calculated by dividing the surface area of the sphere or the unit area normal to the direction of the propagation. This information is usually shown in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$), milliwatt per square centimeters (mW/cm^2), or watts per square meter (W/m^2).

4.5 Analysis

$$S = \frac{(P \times K \text{Fact})}{(2\pi R h)}$$

where :

S = power density (mW/cm^2)

P = total power input to the antenna (mW)

K = antenna correction factor / numeric factor for antenna discrimination

R = straight line distance of the antenna from a 6 ft. human (cm)

h = distance between the roof level and the bottom of the antenna (cm) or the vertical distance from the tip of the antenna to the roof level where a 6 ft. human being is assumed standing directly from the antenna (also equal to R at 0)

MPE% = Calculated exposure level, as a percentage of the FCC MPE limit for continuous exposure of the general population



Modeling Summary and Assumptions

4.5.1 General Model Assumptions

In this report, it is assumed that all antennas are operating at full power at all times. Software modeling was performed for all transmitting antennas located on the site. Telnet, Inc has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Telnet Inc believes this to be a worst case analysis, based on best available data.

If at any time power density measurements were to be made, Telnet Inc believes the real time measurements would indicate levels below those shown in this report. By modeling in this way, we have conservatively shown exclusion areas (areas not to be entered without a personal RF monitor, carriers reducing power or performing real time measurements to show real time exposure levels).

4.5.2 Use of Generic Antennas

For the purposes of this report, the use of 'Generic' as an antenna model, or 'Unknown' for a wireless carrier, means that the information about the carrier, their FCC license and/ or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Telnet will use our industry specific knowledge of equipment, antenna models and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, remodeling of the site is recommended. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

The seal of the City of Laguna Hills is a circular emblem. It features a central illustration of a horse and rider in a field, with a sun rising over hills in the background. The words "CITY OF LAGUNA HILLS" are inscribed around the top inner edge of the seal, and "1991" is at the bottom. The seal is rendered in a light, faded gray color.

CPMA No. 3-13-2537
Attachment #6

Plans

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10/22/2013 ITEM NO 451



LTE PROJECT

SITE NUMBER: LSANCA3168 (LA3168)

SITE NAME: SCE & ALICIA PARKWAY

SCE M-20 T-1 SAN ONOFRE / SANTIAGO #1 (YEAR BUILT 1968)

A/E DOCUMENT REVIEW STATUS

Status Code

1		Accepted – With minor or no comments, construction may proceed
2		Not Accepted – Please resolve comments and resubmit

Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.

	ENG	CONST				
Reviewed						

Status By		Date
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DRAWING INDEX

REV.

DIRECTIONS

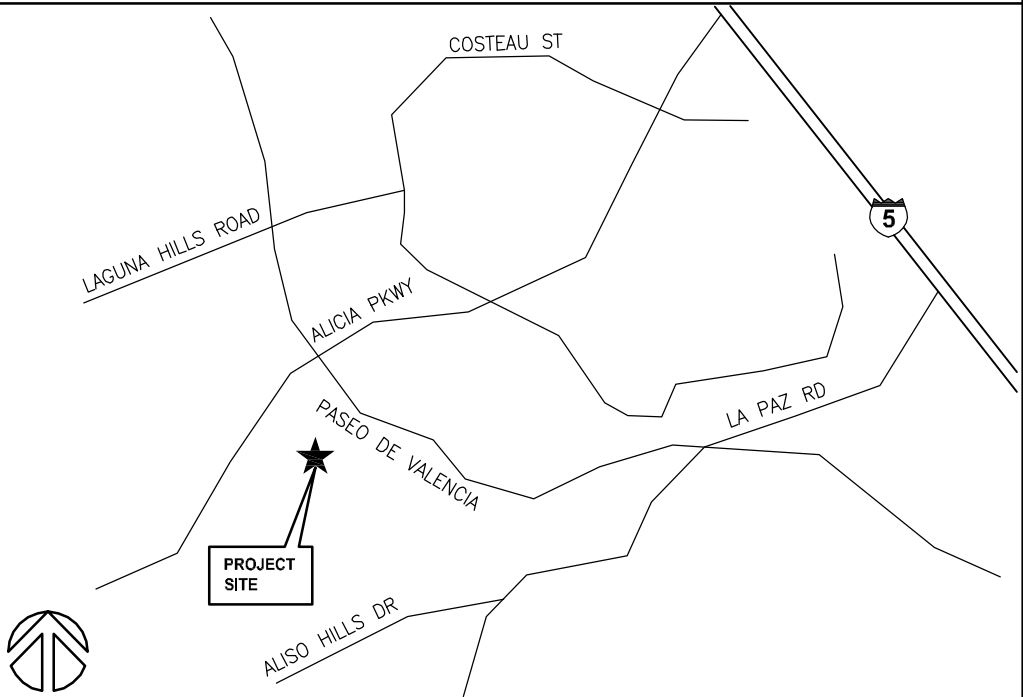
PROJECT INFORMATION

LA-LA3168-T01	TITLE SHEET	3
LA-LA3168-Z01	SITE PLAN AND ENLARGED SITE PLAN	3
LA-LA3168-Z02	EQUIPMENT LAYOUT PLAN	3
LA-LA3168-Z03	ANTENNA LAYOUT PLAN	3
LA-LA3168-Z04	(E) EAST & NORTH ELEVATIONS	3
LA-LA3168-Z05	(N) EAST & NORTH ELEVATIONS	3
LA-LA3168-B01	TOPOGRAPHIC SURVEY	0
LA-LA3168-B02	TOPOGRAPHIC SURVEY	0

DRIVING DIRECTIONS FROM AT&T WIRELESS, CERRITOS

TAKE THE 91 EAST TOWARDS SANTA ANA I-5 SOUTH. TAKE THE ALICIA PARKWAY EXIT. FOLLOW UNTIL YOU PASS THE PASEO DE VALENCIA. SITE IS ON RAWLAND BEHIND THE ALICIA TOWN CENTER SHOPPING CENTER ON THE HILL.

VICINITY MAP



SCOPE OF WORK: AT&T PROPOSES TO MODIFY, OPERATE AND MAINTAIN AN EXISTING UNMANNED TELECOM FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:
1. REMOVE AND REPLACE (3) 4' (E) ANTENNAS WITH (9) 6' (N) ANTENNAS MOUNTED ON (E) SCE LATTICE TOWER
2. INSTALLATION OF (6) RRUS, (2) PER SECTOR, (3) SECTORS TOTAL, AND (3) SURGE SUPPRESSOR.
3. REMOVE EXISTING TMAS AND REPLACE WITH (6) TMAS, (2) PER SECTOR.
4. INSTALLATION OF NEW ARGUS & PURCELL CABINETS ON (N) ADDITIONAL CONCRETE PAD.
5. INSTALLATION OF (1) GPS ANTENNA MOUNTED TO CLEAR TOP OF (N) ADDITIONAL CMU WALL
6. EXPANSION OF EXISTING CMU RETAINING WALL
7. REMOVAL OF PARTIAL EXISTING CMU WALL AND INSTALLATION OF WROUGHT IRON FENCE AND (2) ACCESS GATES

SITE ADDRESS: 26680 ALICIA PARKWAY
LAGUNA HILL, CA 92653

PROPERTY OWNER: CITY OF LAGUNA HILLS
2520 PASEO DE ALICIA #150
LAGUNA HILL, CA

CONTACT: SCE / JOSEPH KUSKIE
(626) 543-8103 EXT. 38103

SITE ACQ.: COASTAL BUSINESS GROUP
16150 SCIENTIFIC WAY
IRVINE, CA 92618

CONTACT: MITCHELL BRYANT
(949) 336-1550

APPLICANT: AT&T WIRELESS
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

LATITUDE: 33° 35' 23.61" N.
LONGITUDE: 117° 41' 55.96" W.
LAT/LONG TYPE: NAD 83
ELEVATION: ±353' AMSL
JURISDICTION: CITY OF LAGUNA HILLS
A.P.N.: 625-151-02
CURRENT ZONING: OS-3
PROPOSED USE: S-2 (TELECOMMUNICATION FACILITY)

CODE COMPLIANCE

** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)

2. 2010 CALIFORNINA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)

3. 2010 CALIFORNINA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)

4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)
5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)

6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)

7. 2010 CALIFORNIA GREEN CODE

8. 2010 CALIFORNIA REFERENCES STANDARDS CODE

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USID: 48229
26680 ALICIA PARKWAY
LAGUNA HILLS, CA 92653



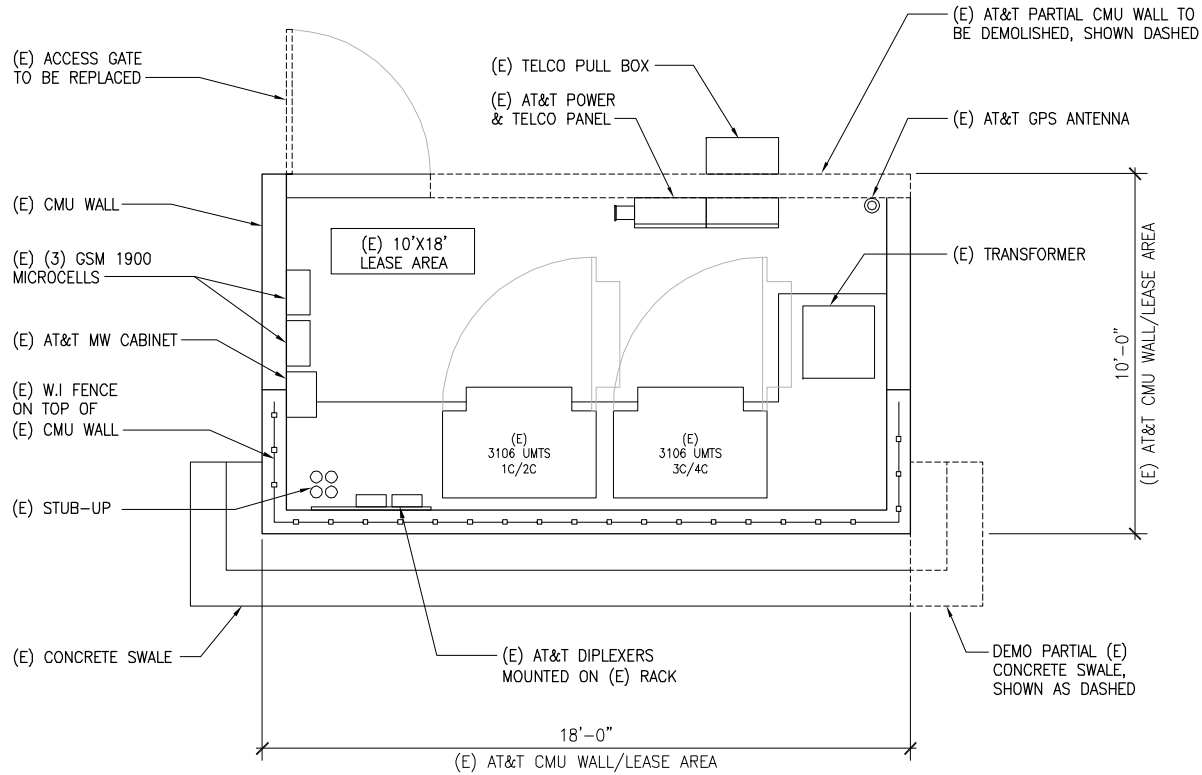
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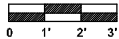
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(E) EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0"



2

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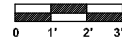


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CERRITOS, CA 90703

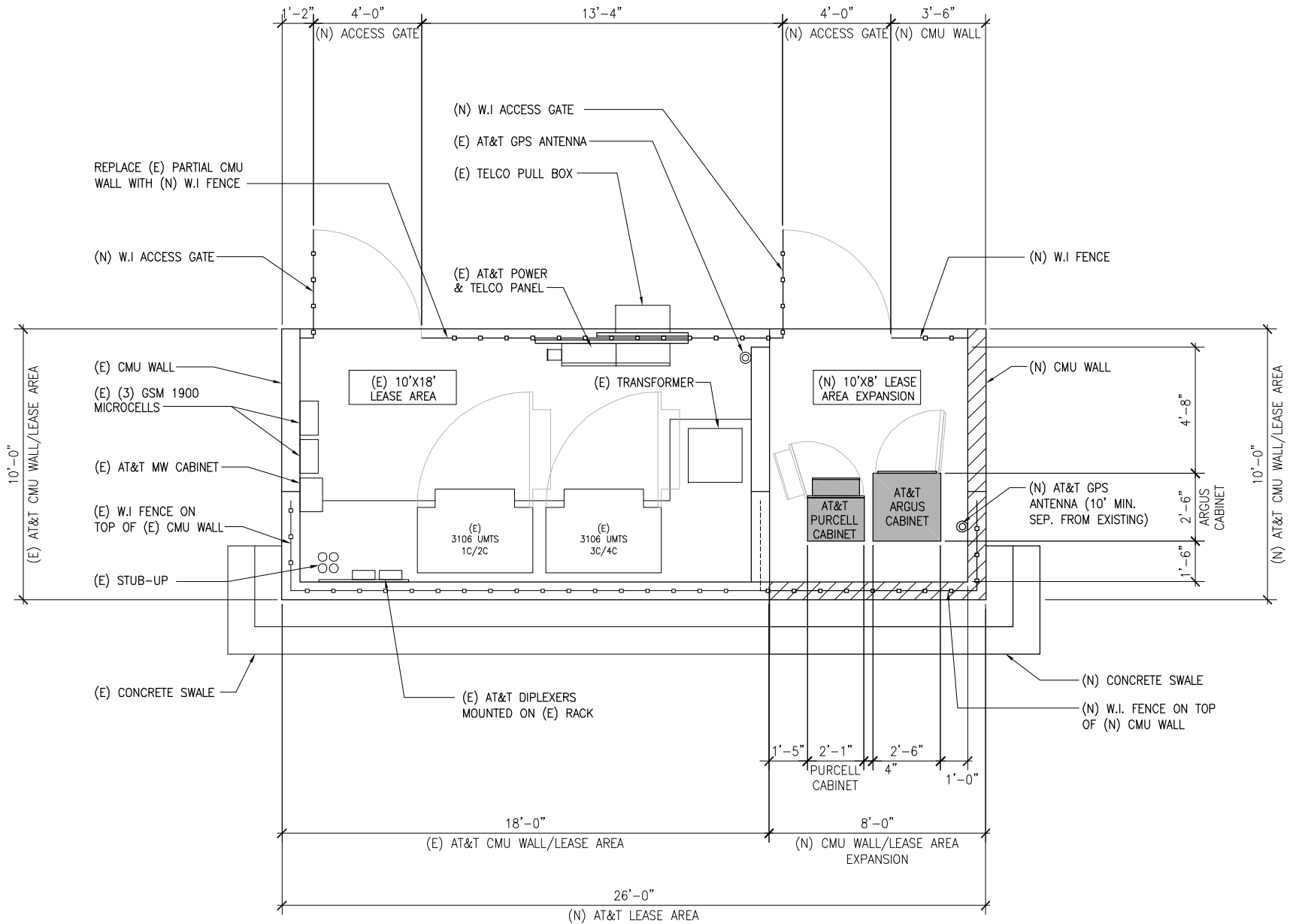


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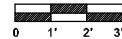


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(N) EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0"



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CERRITOS, CA 90703

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LTE PROJECT
EQUIPMENT LAYOUT PLAN

25736-615-LO

DRAWING NUMBER
LA-LA3168-Z02

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3



(E) ANTENNA LAYOUT PLAN

SCALE: $3/8"=1'-0"$

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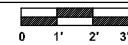
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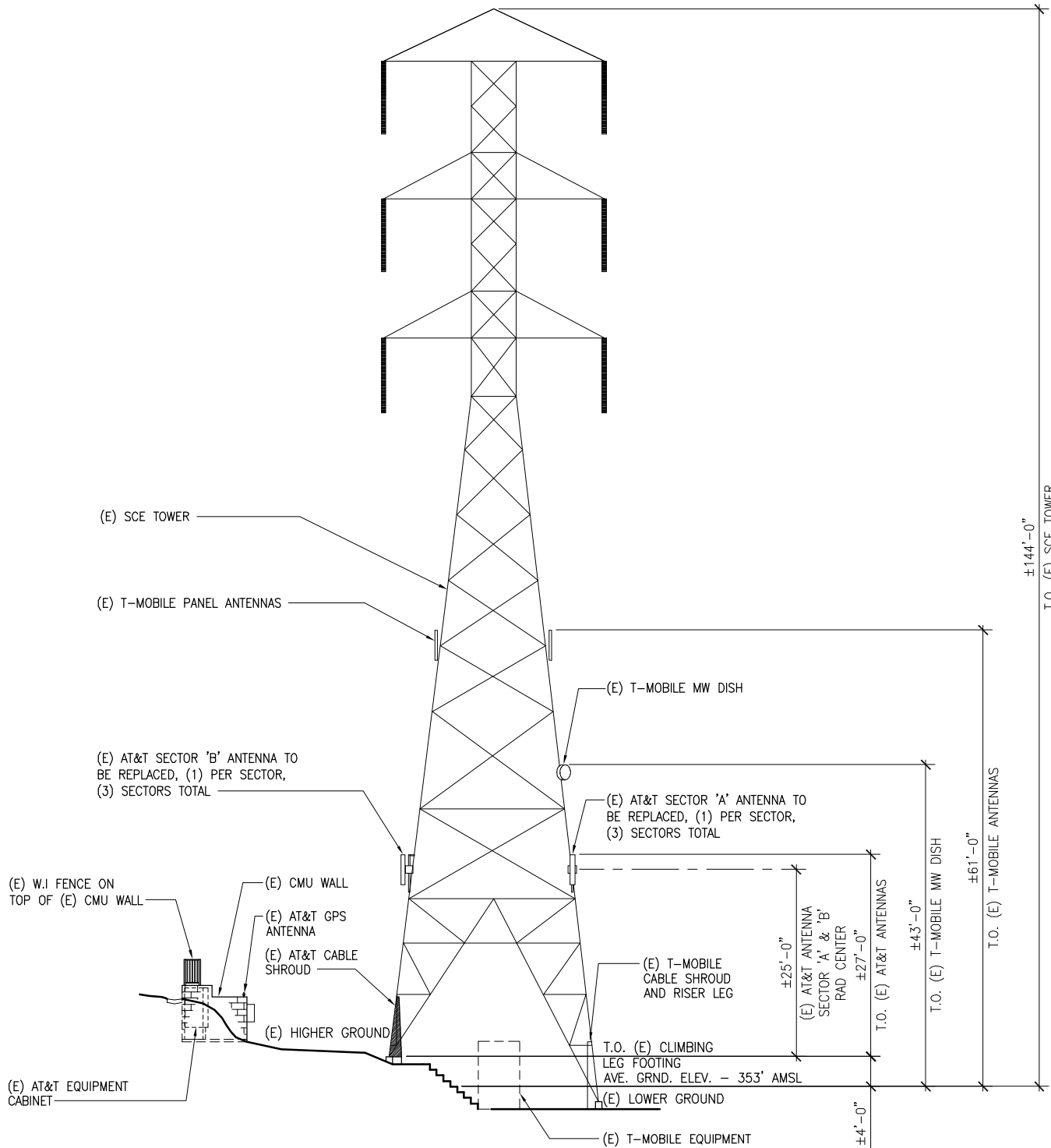
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ANTENNA LAYOUT PLAN**

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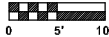
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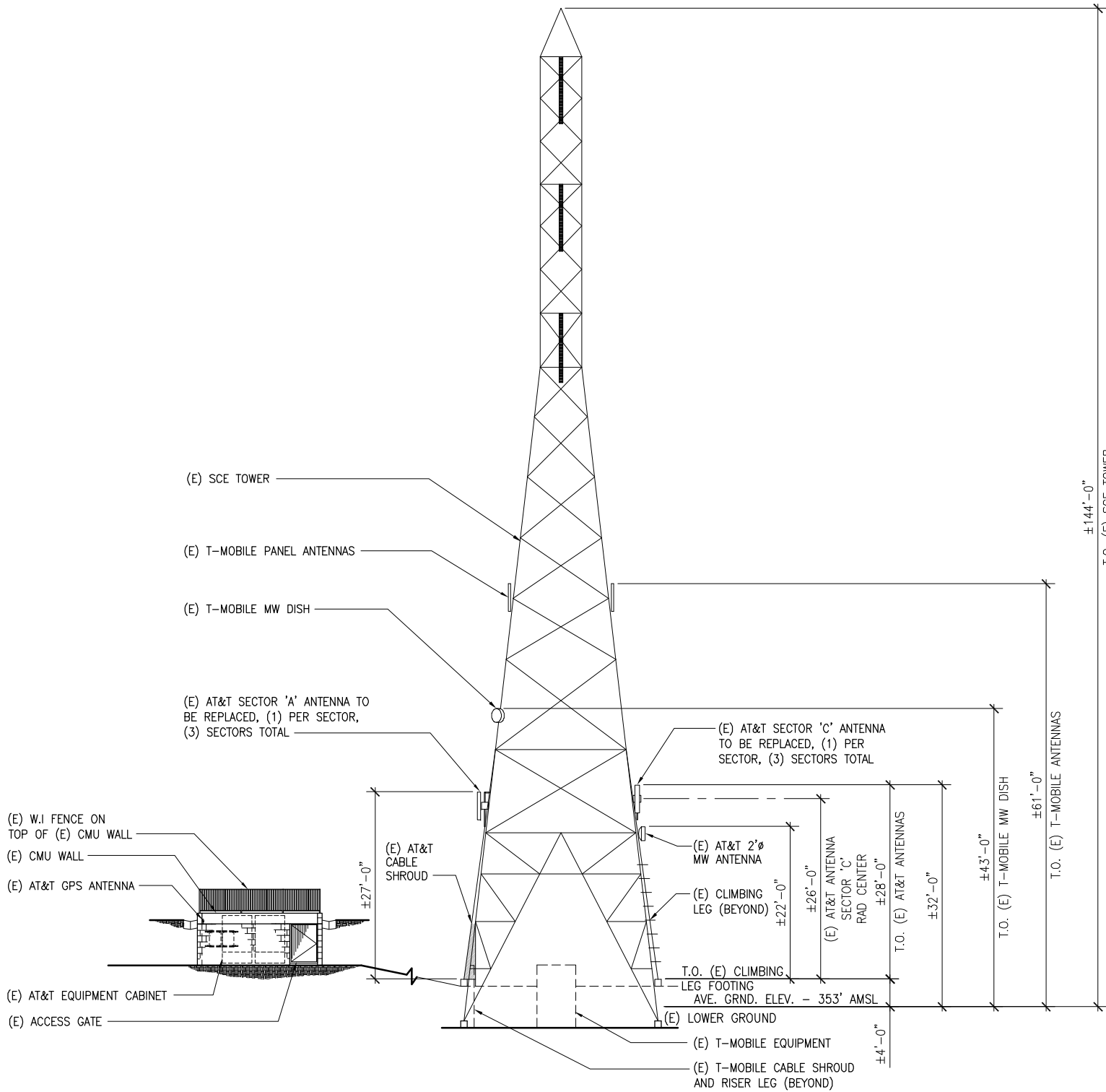


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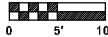


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(E) NORTH ELEVATION

SCALE: 1"=10'-0"



1

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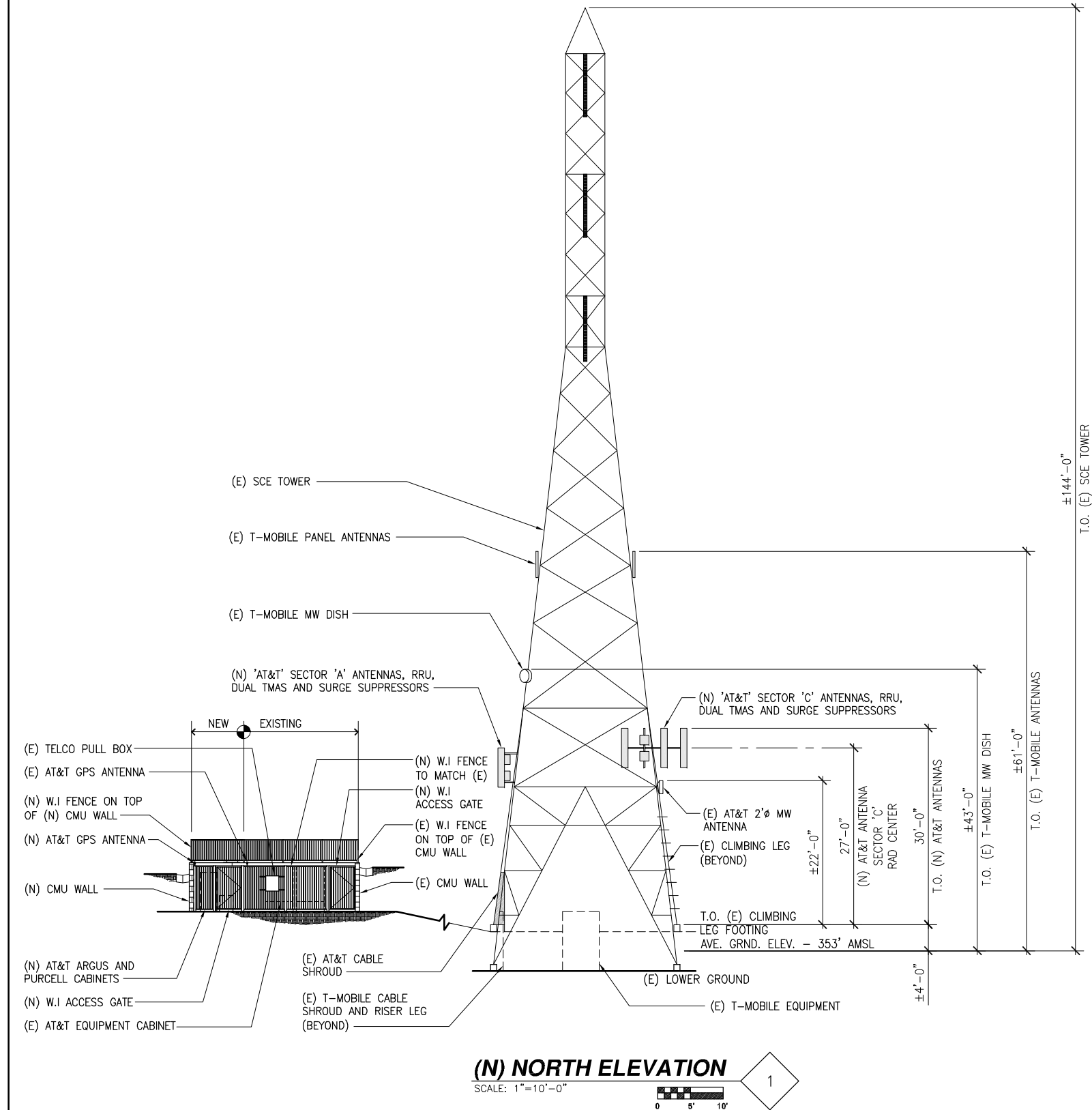
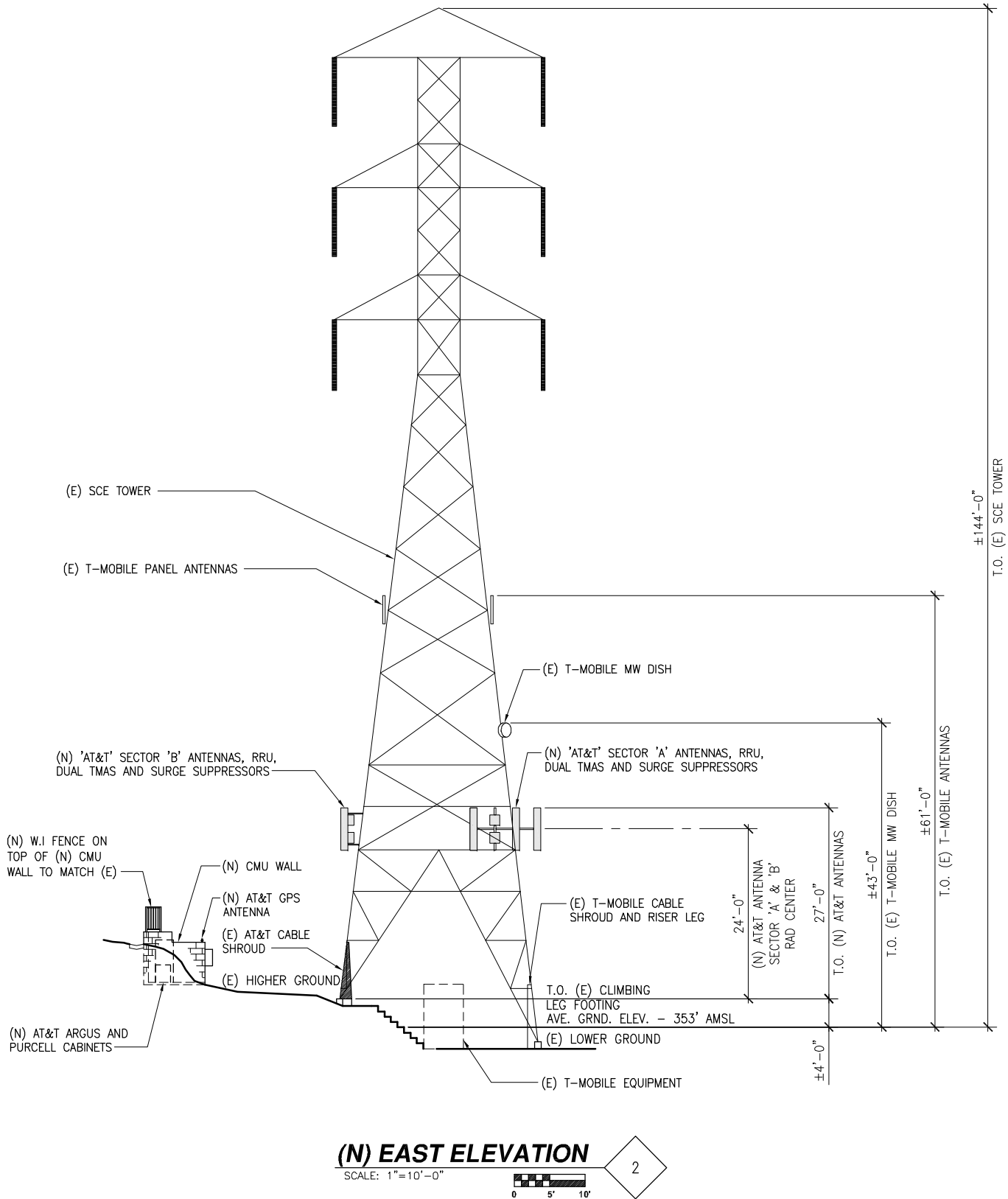
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(E) ELEVATIONS

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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE AS SHOWN		DESIGNED	DRAWN		

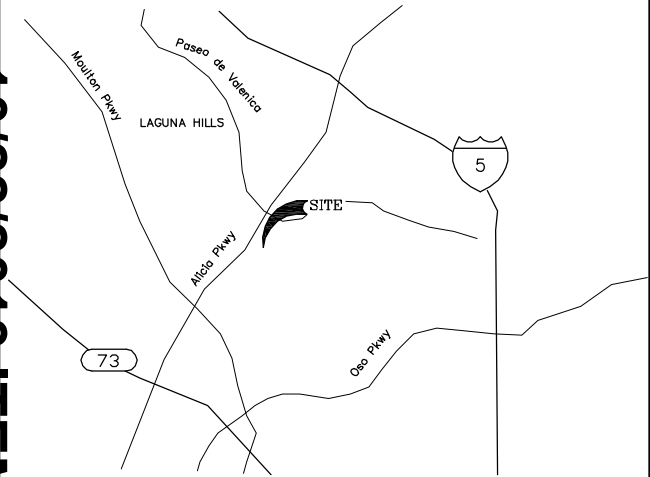
**LTE PROJECT
(N) ELEVATIONS**

DRAWING NUMBER		REV.
25736-615-LO		3
LA-LA3168-Z05		

REDUCED PLOT: DO NOT SCALE THIS DRAWING

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10/22/2013 ITEM NO. 4.5.1



VICINITY MAP

SCALE:
N.T.S.

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.01180-47566 PREPARED BY STEWART TITLE COMPANY AND DATED MAY 6, 2013 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #2 - An easement for power lines and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded November 2, 1966, in Book 8094, Page 308, of Official Records, affects a portion of said land.
(AS SHOWN HEREON)

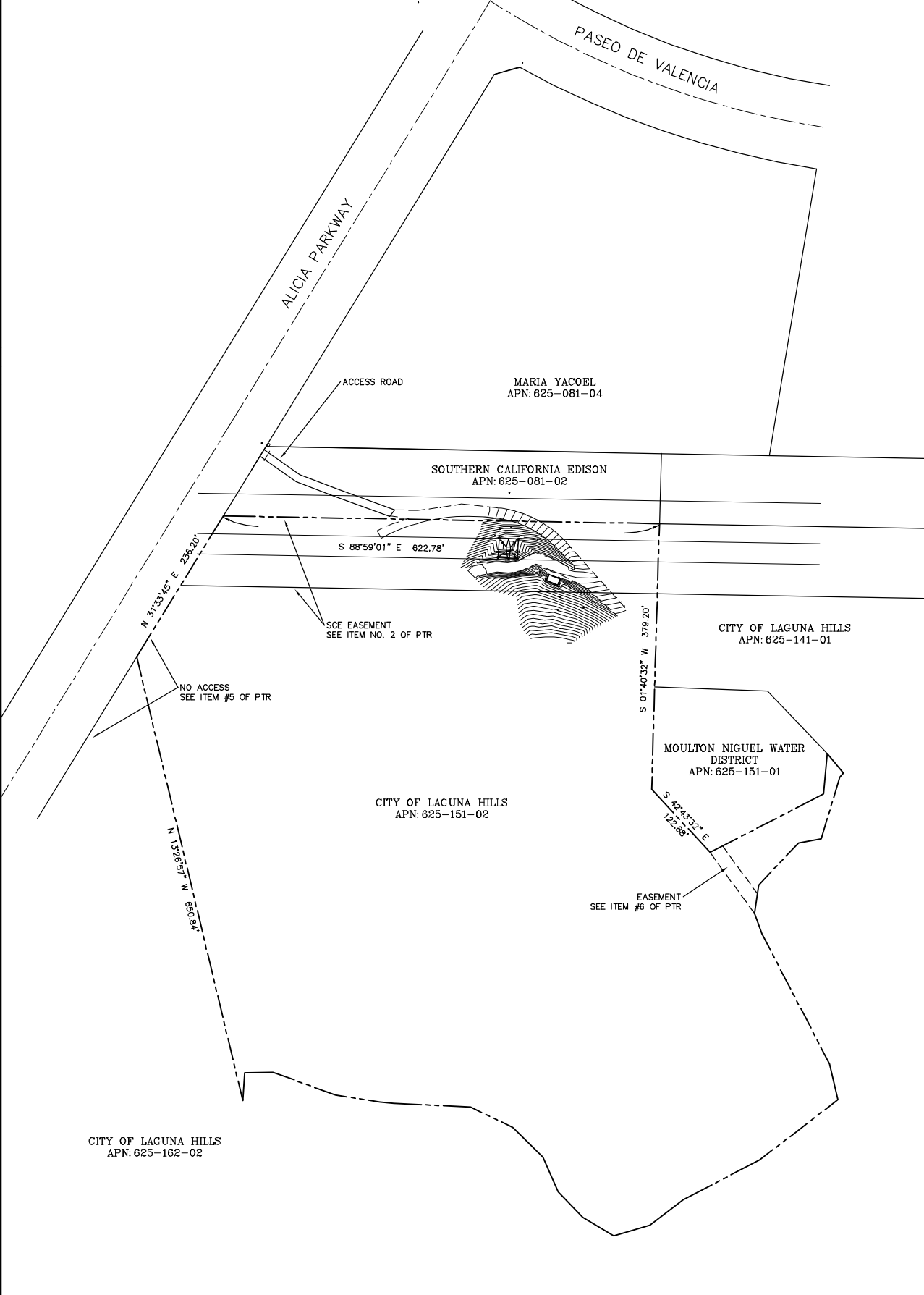
ITEM #4 - The effect of a statement on the Map of said Tract No. 9044, which states that said /and is for Open Space (Not a separate bui/ding site).
(BLANKET OVER SAID PARCEL)

ITEM #5 - A// vehicular access rights to Alicia Parkway, except at street intersection are re/eased and relinquished to the County of Orange as shown on the Map of said Tract No. 9044.
(AS SHOWN HEREON)

ITEM #6 - Proposed 20 foot easement for ingress, egress and water pipe/ines purposes to be conveyed at a future date as shown on the Map of said Tract No. 9044, over a portion of said /and. To be conveyed at a future date as shown on the Map of said Tract No. 9044, over a portion of said /and. Further conveyed in an easement for said purposes and rights incidental thereto, to the Moulton Niguel water District, a California Water District, in document recorded April 30, 1980, in Book 13594, Page 103, of Official Records, affecting a portion of said land.
(AS SHOWN HEREON)

END OF EASEMENTS

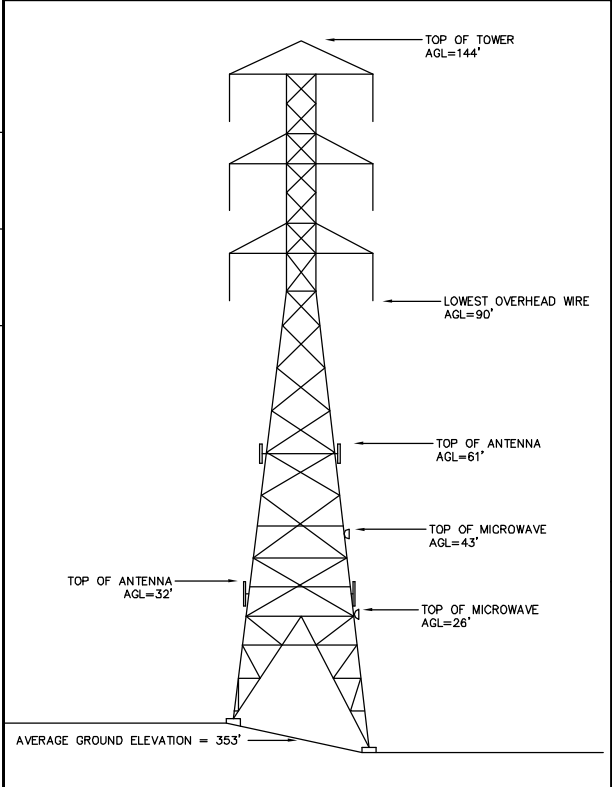
**ALL PLOTTABLE EASEMENTS AS DESCRIBED IN SAID TITLE REPORT ARE SHOWN HEREON AND DO NOT CROSS THE PROPOSED AT&T LEASE AREA.



That portion of Lot B of Tract No. 9044, in the City of Laguna Hills, County of Orange, State of California, as shown on a Map recorded in Book 417, Pages 1 through 9, inclusive, of Miscellaneous Maps, in the Office of the County Recorder of said County, as corrected by Certificate of Correction recorded March 6, 1980, in Book 13525, Page 1718, of Official Records, lying within Tax Assessor's parcel No. 625-151-02.

Excepting therefrom 100% of all rights to oil, gas and other hydrocarbon and mineral substances lying under or that may be produced from the above described land, together with 100% of all rights to the proceeds therefrom and 100% of all rights, bonuses and profits accruing therefrom provided, however, that grantor waives and relinquishes the right to use or occupy of to enter upon any portion of the surface and 500 feet below the surface, measured vertically from the surface of said land, producing, extracting, storing, treating or otherwise handling or utilizing such oil, gas or other hydrocarbon or mineral substances, or for the purpose of exercising grantor's rights thereto, as reserved in Deeds recorded September 28, 1972, in Book 10348, Pages 318 and 323, both of Official Records.

PROPERTY LEGAL DESCRIPTION



TOWER DETAIL

SCALE:
1"=20'

OWNER'S NAME: CITY OF LAGUNA HILLS
ASSESSOR'S PARCEL NUMBER(S) 625-151-02

BASIS OF BEARINGS: (NAD 83; Epoch 2002)
THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.
BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) TORP, ELEVATION = 103.51' AND 2) PIN1, ELEVATION = 4233.46' WITH GEOID99 CORRECTIONS APPLIED.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:
County: ORANGE Effective Date: 12/03/2009
Map/Panel: 06059C0429J Community-Panel Number: 060760
The Flood Zone Designation for this site is: ZONE: X



LEGEND

These standard symbols will be found in the drawing.

- MONUMENT FOUND
- TELEPHONE BOX
- PANEL ANTENNA
- TREE DECIDUOUS
- UTILITY POLE
- DRIVEWAY EDGE
- EDGE OF CONCRETE
- ELECTRICAL CABINET
- ELECTRICAL TRANSFORMER
- EDGE OF DIRT ROAD
- FENCE TOP
- GROUND SPOT ELEVATION
- SIDEWALK
- TOWER FOOTING
- TREE TOP DECIDUOUS
- WALL TOP
- V-GUTTER
- WIRE OVERHEAD
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

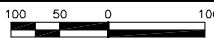
LEGEND

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on JUNE 4, 2013.

TITLE REPORT NOTES

OVERALL SITE PLAN

SCALE:
1"=100'



FEMA FLOOD ZONE INFORMATION

GENERAL NOTES



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STE 105--202
CORONA, CA 92882
CELL: (949) 200-0626
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DCI PACIFIC
A|E|C WORKS

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SCE & ALICIA PARKWAY
LSANCA3168 - LA3168
USID: 48229
26680 ALICIA PARKWAY
LAGUNA HILLS, CA 92653



12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

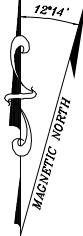
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE		AS SHOWN	DESIGNED	DRAWN	



TOPOGRAPHIC SURVEY

DRAWING NUMBER		REV.
25736-615-LO	LA-LA3168-B01	0

SOUTHERN CALIFORNIA EDISON
APN: 625-081-02



LEGEND

These standard symbols will be found in the drawing.

- | | |
|---|------------------------|
|  | MONUMENT FOUND |
|  | TELEPHONE BOX |
|  | PANEL ANTENNA |
|  | TREE DECIDUOUS |
|  | UTILITY POLE |
| DRV | DRIVEWAY EDGE |
| EC | EDGE OF CONCRETE |
| ELCB | ELECTRICAL CABINET |
| ELTR | ELECTRICAL TRANSFORMER |
| ER | EDGE OF DIRT ROAD |
| FNCP | FENCE TOP |
| NG | GROUND SPOT ELEVATION |
| SW | SIDEWALK |
| TOLG | TOWER FOOTING |
| TRTP | TREE TOP DECIDUOUS |
| TW | WALL TOP |
| VG | V-GUTTER |
| WROH | WIRE OVERHEAD |
| ---- | BOUNDARY LINE |
| _____ | CENTER LINE |
| ===== | MISC. PROPERTY LINE |
| ----- | MISC. TIE LINE |
| ===== | RIGHT-OF-WAY LINE |
| ----- | EASEMENT LINE |
| — x — x — x — | FENCE LINE |

LEGEND

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on JUNE 4, 2013.

GENERAL NOTES



TOPOGRAPHIC SURVEY

	DRAWING NUMBER	REV.
25736-615-LO	LA-LA3168-B02	0

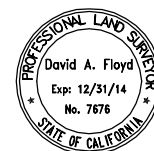
DETAIL SITE PLAN

SCALE:	10 5 0 1
1"=10'	



12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

0	6/6/13	80% ZONING DRAWINGS					DAF	DAF	DAF
NO.	DATE	REVISIONS					BY	CHK	APP
SCALE AS SHOWN			DESIGNED			DRAWN			



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26680 ALICIA PARKWAY
LAGUNA HILLS, CA 92653



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: OCTOBER 22, 2013

TO: CHAIR AND AGENCY MEMBERS

**FROM: DAVID CHANTARANGSU, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT**

ISSUE: CONDITIONAL USE PERMIT, PARKING USE PERMIT, AND SITE DEVELOPMENT PERMIT NO. 05-13-2582, A REQUEST BY TERRI DICKERHOFF ON BEHALF OF COREPOWER YOGA TO OPERATE A 3,629 SQUARE FOOT YOGA STUDIO AND ALLOW FOR MODIFIED PARKING STANDARDS AT 23052 LAKE FOREST DRIVE, SUITE C-1, IN THE (MXU) MIXED USE ZONING DISTRICT

RECOMMENDATION: THAT THE PLANNING AGENCY: (1) CONDUCT A PUBLIC HEARING FOR CONDITIONAL USE PERMIT, PARKING USE PERMIT, AND SITE DEVELOPMENT PERMIT NO. 05-13-2582; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, PARKING USE PERMIT, AND SITE DEVELOPMENT PERMIT NO. 05-13-2582, A REQUEST BY TERRI DICKERHOFF ON BEHALF OF COREPOWER YOGA TO OPERATE A 3,629 SQUARE FOOT YOGA STUDIO AND ALLOW FOR MODIFIED PARKING STANDARDS AT 23052 LAKE FOREST DRIVE, SUITE C-1, IN THE (MXU) MIXED USE ZONING DISTRICT."

SUMMARY:

The Applicant, Terri Dickerhoff on behalf of CorePower Yoga, is requesting approval to operate a 3,600 square foot yoga studio and allow for modified parking standards at 23052 Lake Forest Drive, Suite C-1, in the Mixed Use (MXU) zoning district. A health club use is permitted within the MXU zone, subject to approval of a site development permit. A conditional use permit/parking use permit is also being requested in order to allow for modified parking standards to be applied to address a theoretical parking deficiency.

Staff has reviewed the Applicant's proposal and found that it is consistent with the General Plan's goals and strategies and with the City's Development Code ("Code"). In order to approve the proposed project, the City must generally find that the proposed use is

October 22, 2013

appropriate for the subject site and that it will not adversely affect adjacent uses, buildings, or structures.

Staff has also reviewed this project for compliance with the California Environmental Quality Act (CEQA) and determined that this project is exempt from environmental review pursuant to a Class 1, Existing Facilities Exemption (Section 15301 of Title 14, Chapter 3 of the California Code of Regulations), which exempts projects that consist of the licensing, permitting, leasing, or minor alteration of an existing structure. Conditions of approval have been added to ensure that this project will not result in any significant and adverse impacts to the public health, safety, and general welfare. Therefore, staff is recommending approval of CUP/PUP/SDP-05-13-2582.

BACKGROUND:

The proposed yoga studio will be located in an existing commercial and light industrial center commonly known as Plaza Del Lago, located south of Lake Forest drive between Moulton Parkway and Del Lago Drive. The center was developed under County jurisdiction, and is located in the Mixed Use zone, which intends to “provide for areas where a variety of goods and services can be obtained within an overall planned environment.” A mix of retail, restaurant, office, and warehouse uses are currently located at the center, and it is surrounded on all sides by other similar uses. A “health club” use is permitted within the Mixed Use zone with approval of a site development permit.

Plaza Del Lago is situated on one parcel and shares reciprocal access and parking with two other adjacent properties that border its westerly property line. The parcel closest to Lake Forest Drive and Moulton Parkway is currently developed as a commercial center (Laguna Hills Plaza) with a mix of retail, service, and medical office uses. The parcel directly south is currently approved for a church



use (Soka Gakkai International USA) and is currently undergoing a significant tenant improvement. All three properties are included in a reciprocal vehicular access and

parking easement agreement, dated January 26, 1978, that was established at the direction of the County of Orange and recorded on February 23, 1978 ("1978 Reciprocal Vehicular Access and Parking Easement Agreement").

While ensuring that a sufficient number of on-site parking spaces are available for tenants is important at any commercial center, it is especially important at Plaza Del Lago considering the diverse mix of existing tenants with varying parking demands and the shared parking agreement affecting the center and two other properties. Shopping centers that have a diverse tenant mix (i.e., more than just retail) are often unable to meet the Code's parking requirements, which assume 100% occupancy at all times of the day. In these situations, the Code allows for modified parking standards to be applied through approval of a conditional use permit/parking use permit.

PROJECT DESCRIPTION & ANALYSIS:

CorePower Yoga will occupy a 3,629 square foot tenant space divided into a reception area, locker room, and studio. The Code defines a "health club" use as an "establishment that provides facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities and saunas, showers, massage rooms, and lockers." The Code does not have a land use category for a yoga studio, but based upon the description of the business, classification as a "health club" use is appropriate. The reception area is approximately 657 square feet in size and is where students will be checked in by staff for class. The space will also serve as a sales area where active wear and other yoga-related supplies are available for purchase. The locker room is approximately 1,267 square feet in size and will contain separate areas for men and women. Showers and lockers will be provided for students to use before and after class. Finally, the studio portion of the space is approximately 1,705 square feet in size and consists of an open instruction space where classes will be held.

The hours of operation and class schedule will vary according to demand, but classes can generally be held as early as 5:00 a.m. and as late as 10:00 p.m. The studio's peak hours are expected to be before 8:30 a.m. and after 5:00 p.m. due to the typical student's working schedule. The studio will open 30 minutes prior to the first class of the day and close 30 minutes after the last class of the day. Each class lasts for sixty minutes with the exception of a select few that can last up to 90 minutes. One class is held at a time with an average class size of 10-20 students. Health club uses that offer structured classes typically maintain 30 minutes between classes in order to prevent overlap of students arriving and departing, which can adversely affect the parking supply. In order to ensure that at least 30 minutes are maintained between classes, **Condition No. 15** has been added. Since noise from health club uses can potentially be an issue to adjacent businesses, **Conditions No. 14 & 16** have been added to ensure the studio's doors remain closed while a class is in session and to allow the City the opportunity to re-evaluate this project should noise complaints be received.

Parking:

Plaza Del Lago has a parking supply of 259 parking spaces that are shared with Laguna Hills Plaza and the future Soka Gakkai International (SGI) church due to the reciprocal access and parking agreement that was recorded in 1978. The Laguna Hills Plaza and SGI properties contain 77 and 47 parking spaces, respectively, for a total of 383 parking spaces available between the three properties. Plaza Del Lago is currently occupied by a diverse mix of tenants with varying parking demands. A breakdown of the center's current parking demand using the Code's parking standards is as follows:

Current Parking Demand		
Plaza Del Lago		
Land Use	Size (s.f.)	Required Parking
Retail	19,020	95
Home furnishing showroom	39,668	80
Hair salon	3,060	45
Fine/casual dining	2,040	15
Fast food restaurant	2,040	15
Take out restaurant	3,360	22
Health club	4,760	48
Warehouse	20,016	13
Research & development	3,200	13
Total:		346

As a "health club" use, the Code requires CorePower Yoga to provide one parking space for every 100 square feet of gross floor area. With a 3,648 square foot tenant space, CorePower Yoga is required to provide 36 parking spaces. An analysis of the Code's required parking for all three properties is as follows:

Development Code Required Parking			
Plaza Del Lago, Laguna Hills Plaza, & Soka Gakkai International			
Property	Required Parking	Parking Supply	Surplus/Deficiency
Plaza Del Lago	382*	259	123
Laguna Hills Plaza	102	77	25
Soka Gakkai International	84	47	37
Total:			185

*Includes proposed CorePower Yoga

Using the Code's parking requirements, which assume each business is experiencing peak parking demand all day, all three properties combined have a total parking deficit of 185 parking spaces. If all three properties are truly experiencing a parking deficit of 185 parking spaces, it would represent a serious problem for customers to the center, and the addition of CorePower Yoga to Plaza Del Lago would only exacerbate the problem.

In order to determine if there is actually a parking problem at Plaza Del Lago and the surrounding properties, the Applicant commissioned a parking study from Linscott, Law, &

Greenspan, Engineers (LLG) which is included as **Attachment 4**. LLG began their analysis by conducting a field study of Plaza Del Lago and Laguna Hills Plaza (SGI was excluded since the church is not currently operating) to confirm the number of parking spaces on-site, the tenant mix, and to take parking counts on two weekdays and one weekend day. These surveys help determine the number of parking spaces actually being used at the properties on any given day and identify the hours at which parking demand is greatest. On Wednesday, August 7, 2013, the peak parking demand was found to occur at 1:00 PM with 50% (170 spaces out of 336) of the parking supply occupied. On Friday, August 9, 2013, the peak parking demand was also found to occur at 1:00 PM with 52% (177 spaces out of 336) of the parking supply occupied. Finally, on Saturday, August 10, 2013, the peak parking demand was found to occur at 11:00 AM for Plaza Del Lago and 2:00-3:00 PM for Laguna Hills Plaza with the occupied parking supply never exceeding 31% (105 spaces out of 336). These parking counts represent the actual parking demand for the two properties.

With detailed information regarding actual parking demand, the LLG study continues by calculating the future parking demand for CorePower Yoga and the remaining vacancies at Plaza Del Lago (retail, restaurant & warehouse space) using a shared parking methodology described in the Urban Land Institute's *Shared Parking, Second Edition*. The Urban Land Institute's research into shared parking is widely recognized as an industry standard for determining parking requirements for commercial centers. The premise behind the shared parking methodology is that different land uses experience peak parking demand at different times of the day. For example, a restaurant might experience peak demand during the evening hours whereas a hair salon might experience peak demand during the early afternoon. The result is a projection of the hourly parking demand for CorePower Yoga and the other vacancies at Plaza Del Lago.

By combining the actual parking demand with the anticipated future parking demand, the LLG study found that a 29% (74 spaces) parking surplus will exist on weekdays and a 51% (131 spaces) parking surplus will exist at Plaza Del Lago with the addition of CorePower Yoga and full occupancy of the center's existing vacancies. The City subscribes to this parking management approach in the Urban Village Specific Plan area and staff is comfortable applying it in this situation. Although parking at Plaza Del Lago is shared with Laguna Hills Plaza and SGI, LLG's analysis indicates that these properties will have a minimal impact on parking at Plaza Del Lago. The parking counts taken for Laguna Hills Plaza indicate a parking surplus exists at full occupancy and SGI's peak parking demand occurs on weekends for church services when a number of other businesses are closed. Therefore, the study concludes that the existing parking supply at Plaza Del Lago is sufficient to accommodate the proposed use. Staff notes even if the class size exceeds 20 students, which is the expected average class size, available parking could support more students per class. Condition 12 limits the class size in accordance with limitations established for the number of people allowed in the exercise space consistent with the Building Code.

PUBLIC COMMENT:

A total of 46 public hearing notices were mailed to surrounding property owners within a 300' radius of the subject site. To date, no comments have been received.

CEQA FINDINGS:

Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and determined that this project is categorically exempt from CEQA pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities). A Class 1 categorical exemption applies to projects that consist of the licensing, permitting, leasing, or minor alterations to an existing structure.

CONCLUSION:

The proposed yoga studio will be a positive addition to the mix of businesses already operating at Plaza Del Lago. The goal of the Mixed Use zone is to provide an area where a variety of goods and services can be obtained, and approval of this project will help further that goal. The Applicant has provided sufficient evidence that there is enough parking to accommodate the use, and conditions of approval have been added to ensure that the facility does not negatively impact other tenants at the center. Staff has also determined that this project is in compliance with all other requirements of the Development Code and General Plan. Therefore, approval of CUP/PUP/SDP-05-13-2582 is warranted.

ATTACHMENTS:

1. Resolution of Approval
2. Letter of Justification submitted by the Applicant
3. Site and floor plans
4. Parking study provided by Linscott, Law, & Greenspan, Engineers

CUP/PUP/SDP-05-13-2582

Attachment #1

Resolution of Approval



RESOLUTION NO. PA2013-

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, PARKING USE PERMIT, AND SITE DEVELOPMENT PERMIT NO. 05-13-2582, A REQUEST BY TERRI DICKERHOFF ON BEHALF OF COREPOWER YOGA TO OPERATE A 3,629 SQUARE FOOT YOGA STUDIO AND ALLOW FOR MODIFIED PARKING STANDARDS AT 23052 LAKE FOREST DRIVE, SUITE C-1, IN THE (MXU) MIXED USE 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 (CUP), Parking Use Permit (PUP), and Site Development Permit (SDP) No. 05-13-2582 has been received from Terri Dickerhoff on behalf of CorePower Yoga (collectively referred to as the "Applicant") for the establishment of a yoga studio and to allow modified parking standards at 23052 Lake Forest Drive, Suite C-1, in the (MXU) Mixed Use zoning district; and

WHEREAS, CUP/PUP/SDP-05-13-2582 is hereby found to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with the Class 1, Existing Facilities exemption, Section 15301 of Title 14, Chapter 3 of the California Code of Regulations, since the project involves permitting, leasing, and minor alteration of an existing structure; 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 October 22, 2013.

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.

SECTION 2. That the required findings by the City for approval of CUP/PUP/SDP-05-13-2582 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 designation for the project site is Mixed Use, which seeks to "provide for areas where a variety of goods and services can be obtained within an overall planned environment." A mix of retail, restaurant, office, and warehouses uses are currently located at Plaza Del Lago, and adding a yoga studio to this tenant mix will further

increase the variety of goods and services available at the center. The intent of the General Plan is implemented by the City's Development Code, which allows a "health club" use in the Mixed Use zone with approval of a site development permit. Since there is no land use category for a yoga studio, classification as a health club use is appropriate based upon the business description provided by the Applicant. Therefore, the proposed use is consistent with the General Plan.

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

The parking study provided by the Applicant and conducted by Linscott, Law, and Greenspan, Engineers determined the theoretical and actual parking demand for existing businesses at Plaza Del Lago, Laguna Hills Plaza, and the future Soka Gakkai International church and analyzed the impact approval of a 3,629 square foot yoga studio would have on these nearby uses. The study concluded that there is sufficient parking on-site to accommodate the proposed use, and a condition of approval has been added requiring the property owner to revisit the parking study should changes in use or occupancy be proposed at Plaza Del Lago.

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:

Plaza Del Lago has a parking supply of 259 spaces with an additional 124 spaces available at Laguna Hills Plaza and at the future Soka Gakkai International church due to the reciprocal access and parking agreement recorded in 1978. The provided parking study conducted parking counts on two weekdays and one weekend day to determine the actual parking demand at the center and concluded that the existing parking supply is adequate in size to accommodate the proposed yoga studio without impacting the existing businesses in the vicinity.

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

The primary development standard prescribed by the Development Code for this project is required parking. The

Code-required parking ratio for a health club is one parking stall for every 100 square feet of gross floor area in the tenant space. According to this standard, 36 parking spaces are required for the proposed use, which would increase an existing Code-based parking deficiency at Plaza Del Lago. However, the parking study provided by the Applicant and prepared by a registered traffic engineer demonstrates that the actual parking demand for the center is much less than the City's required theoretical parking demand. The parking study utilizes accepted principles of parking demand and forecasts a parking surplus of at least 29% (74 spaces) to be available at all times with the addition of a yoga studio. Therefore, the existing parking supply at the center is sufficient to accommodate the proposed business as described by the Applicant's study.

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 health, safety, and welfare in that:

The Conditions of Approval that have been added will ensure that the operation of the use at Plaza Del Lago will not negatively impact the parking supply for existing or future tenants at Plaza Del Lago, Laguna Hills Plaza, or Soka Gakkai International church. For example, doors leading into the studio will be required to remain closed during class instruction in order to minimize noise impacts to surrounding businesses. Additionally, a 30 minute buffer will be maintained between classes to ensure that the overlap of students arriving and departing for class do not adversely affect the available parking supply for other tenants.

Parking Use Permit:

1. That the proposed joint parking use permit is consistent with the intent and purpose of the Development Code:

The intent and purpose of the Development Code as it pertains to parking is to ensure that adequate parking is provided to serve the proposed uses. While direct application of the Development Code's parking requirements shows Plaza Del Lago operates with a parking deficiency and that approval of the use will increase that deficiency, the Applicant has demonstrated through completion of a parking study prepared by a registered traffic engineer utilizing accepted principles of parking demand that adequate parking exists for the proposed use and other surrounding uses that share Plaza Del Lago's parking supply. Therefore,

this project meets the Development Code's intent of ensuring that adequate parking is provided.

2. That the joint use parking permit provides a reasonable and enforceable means for all uses to share parking facilities:

Plaza Del Lago is subject to a shared parking agreement that allows for reciprocal access and parking between the center, Laguna Hills Plaza shopping center, and the future Soka Gakkai church that was recorded in 1978 and is still in effect. Approval of this project will not alter this agreement in any way and the Applicant has demonstrated through its parking study that the proposed use will not negatively impact parking availability for other tenants.

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

The parking study commissioned by the Applicant demonstrates that the available parking supply at Plaza Del Lago is sufficient to accommodate the proposed use at peak demand periods on any given day. Future changes in use that are outside the scope of the Applicant's parking study will require additional review to ensure that the parking demands for all participating users are continually met.

Site Development Permit:

1. That the site design complies with standards of the Development Code:

The proposed use will occupy an existing suite in a shopping center that was developed under County jurisdiction in compliance with the applicable zoning and development standards of the time. The property is in compliance with the Development Code's current development standards, such as building height, setbacks, lot coverage, and floor area ratio. All activities relating to the proposed yoga studio will take place indoors in an existing suite, so no modifications to the exterior of the building or overall property are proposed.

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

The Applicant has demonstrated that the proposed use can operate without negatively impacting surrounding businesses. For example, all activities will take place inside the subject suite and doors leading to the business will

remain closed to prevent noise impacts to adjacent businesses. Additionally, the Applicant has prepared a parking study that shows that adequate parking will be available on-site for patrons of the business and other businesses at any given time. All tenant improvements required for the use will be constructed in accordance with applicable California Building Codes. Finally, the proposed use will add expand the variety of services provided at the center in accordance with the General Plan's intent for the Mixed Use zone. Therefore, the subject site is suitable for the proposed development.

3. That the project is consistent with the General Plan and applicable design guidelines:

The General Plan designation for the project site is Mixed Use, which seeks to "provide for areas where a variety of goods and services can be obtained within an overall planned environment." A mix of retail, restaurant, office, and warehouses uses are currently located at Plaza Del Lago, and adding a yoga studio to this tenant mix will further increase the variety of goods and services available at the center. The intent of the General Plan is implemented by the City's Development Code, which establishes design standards for development within the Mixed Use zone. No modifications are proposed for the exterior of the subject tenant space, so the property will remain consistent with the General Plan and applicable design guidelines.

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

The proposed use will occupy an existing 3,600 square foot tenant space within Plaza Del Lago. A substantial tenant improvement will take place to create a reception area, locker room, and instruction space for the proposed yoga studio. No exterior modifications are proposed. All improvements to the suite will require building permits, which will ensure that the work is constructed according to the most recently adopted version of the California Building Code. As conditioned, the proposed site design and structural components will be appropriate for the site and function of the proposed use.

NOW, THEREFORE, based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve Conditional Use Permit, Parking Use Permit & Site Development Permit No. 05-13-2582 subject to the following Conditions of Approval:

Standard Conditions

1. The following Conditions of Approval shall be binding on and enforceable against, and, whenever used herein, the term "Applicant" shall mean and refer to, each of the following: the project Applicant, Terri Dickerhoff on behalf of CorePower Yoga, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns.
2. Unless the context dictates otherwise, whenever the term "this Permit" is used in these Conditions of Approval, it shall collectively refer to the Conditional Use Permit, Parking Use Permit, and Site Development Permit approved by the City of Laguna Hills Planning Agency pursuant to Conditional Use Permit, Parking Use Permit, and Site Development Permit No. 05-13-2582.
3. This Permit 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 finding as to compliance of the project with any other applicable ordinance, regulation, or requirement.
4. Failure to abide by and faithfully comply with any and all Conditions of Approval by the Applicant shall constitute grounds for the modification or revocation of this Permit.
5. To the fullest extent permitted by law, the Applicant shall, at its sole cost and expense, protect, defend, indemnify, and hold harmless the City, its elected and appointed officers and officials, employees, agents, departments, agencies, authorized volunteers, consultants, boards, commissions, and committees, and instrumentalities thereof ("Indemnitees"), from and against any and all claims, liabilities, losses, fines, demands, penalties, lawsuits, writs of mandamus, and any other claims or actions or proceedings of any kind whatsoever (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures), judgments, orders and decisions (collectively "Claims" and "Actions"), brought against the Indemnitees, which seek to attack, challenge, modify, set aside, void, or annul any action of or any permit or approval issued by the Indemnitees (including actions approved by the voters of the City) for, in connection with, or concerning the approval of this Permit. It is expressly understood and agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the defense of the Indemnitees for the Claims and Actions, and that the Applicant shall promptly reimburse

the City for all costs and expenses directly and necessarily incurred by the City in the course of the defense, including reasonable attorneys' fees. The City shall promptly notify the Applicant of any Claims and Actions brought against the Indemnitees and shall cooperate in the defense of any such Claims and Actions. If the Applicant fails to so defend the Claims and Actions, the City shall have the right but not the obligation to do so and, if it does, the Applicant shall promptly pay the City's full cost thereof.

6. Pursuant to Government Code Section 66020, the Applicant is informed that the 90-day period in which the Applicant may protest the fees, dedications, reservation or other exaction imposed on this Permit has begun.
7. This Permit shall not become effective unless and until the Applicant provides written acknowledgment to the Community Development Director that they have received a copy of, and accepted these conditions of approval. The signed acknowledgment and approval must be provided to the City within 14 days of final approval of this Permit.
8. The Applicant is responsible for paying all charges related to the processing of this Permit within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this Permit.
9. This Permit is valid for a period of two years from the date of final determination. If the project approved by this Permit is not established within such a period of time, this approval shall be terminated and shall be null and void.

Planning

10. Prior to occupancy, the Applicant shall apply for and obtain a Certificate of Use and Occupancy that has been reviewed and approved by the Community Development Director.
11. This Permit authorizes the operation of a commercial recreation yoga studio operating under the name CorePower Yoga to provide private indoor sports, exercise, and recreation activities. As determined by the Community Development Director, any significant physical change, modification, intensification or expansion of the use shall require an amendment of this Permit. All such occupancy of the use shall be in conformance with the limitations of Condition of Approval No. 12 as stated herein.
12. The number of participants per class shall be limited to a maximum of 34 people as required by the Building Code. As determined by the Community Development Director, any substantial change,

modification, or expansion in the number of occupants shall require an amendment of this Permit.

13. The Applicant shall comply with all applicable noise levels/standards provided in Chapter 5-24 of the L.H.M.C.
14. In the event of complaints regarding noise, the Community Development Director shall investigate and, if noise is found to exist outside of the Applicant's premises that substantially and adversely impacts one or more residential properties, or that substantially and adversely increases the ambient noise levels in the vicinity above levels existing without the project, the Community Development Director may bring this Permit back to the Planning Agency to consider additional conditions, amended conditions, or revocation.
15. There shall be a minimum of 30 minutes in between the end of one group class and the beginning of the next group class to prevent the overlap of students arriving and departing.
16. All doors leading into the yoga studio shall remain closed at all times during class sessions so as to minimize any potential adverse noise impacts on adjacent uses at the center.
17. All business activities and related services shall be conducted entirely within the enclosed subject tenant space.
18. The Applicant shall comply with all temporary and permanent sign requirements of the City's Sign Ordinance, as specified in Section 9-42.260 of the Laguna Hills Municipal Code.
19. The Applicant shall notify the Community Development Director in writing at least sixty (60) days in advance of recording any proposed agreement or other instrument that seeks to terminate or amend the 1978 Reciprocal Vehicular Access and Parking Easement Agreement. This Permit shall be subject to modification or revocation should the 1978 Reciprocal Vehicular Access and Parking Easement Agreement be modified if and when in the opinion of the City the modification materially affects the available parking supply.
20. If at any time in the future the Community Development Director determines, in his or her sole discretion, that a parking and circulation study is necessary to address parking and/or circulation insufficiencies, issues, complaints, or problems relative to insuring adequate parking and circulation on the subject property in connection with this Permit, the Applicant shall, at its sole cost and expense, be responsible for the cost of a parking and circulation study prepared by a licensed consultant selected by the City. The Applicant shall, at its sole cost and expense, be responsible for implementation of any reasonable mitigation measures deemed appropriate by the Community Development Director related to such impacts based on the findings of such study.

21. This Permit shall expire and be of no further force or effect if the use is discontinued or abandoned for a cumulative period of 90 days within a one-year period, unless the time period applicable to cessation of uses in the City is changed by Ordinance, in which case the period set forth in the Ordinance shall apply.
22. Prior to issuance of a building permit or Certificate of Use and Occupancy, whichever occurs first, the Applicant shall submit a final site plan and floor plan to the Community Development Director for administrative review and approval.

Building

23. The Applicant shall be responsible for ensuring applicable building permits are obtained as required by Section 105 of the 2010 California Building Code (see work exempt from permits) prior to commencement of any work for which a permit is required.
24. All required documents submitted for the purpose of obtaining a building permit shall be accurately labeled and reflect all work, as required by Section 107 of the 2010 California Building Code regarding construction documents.
25. The Applicant shall secure approvals from the Planning Department prior to issuance of a building permit.
26. The Applicant shall comply with all general construction water quality ordinances as required by the City of Laguna Hills, Ordinance No. 2003-12.
27. The Applicant shall comply with all California energy requirements as required by the California Energy Commission at the time of document submittal for the purpose of obtaining a building permit.
28. The Applicant shall comply with all California disabled accessibility requirements as required by Chapter 11 of the California Building Code at the time of document submittal for the purpose of permit issuance.
29. All construction shall comply with the 2010 California Building Code, California Plumbing Code, California Mechanical Code, and California Electrical Codes in regards to M and B occupancies.
30. Tenant improvement plans submitted after December 31, 2013, shall comply with the requirements of the 2013 California Building Code.
31. Notwithstanding the approval of this Permit, all necessary building permits must be obtained from the Building Department. The Applicant shall pay any and all fees due prior to the issuance of building permits.

Orange County Fire Authority

32. Prior to issuance of a building permit, the Applicant shall submit an architectural plan (service codes PR200-PR285) when required by the OCFA "Plan Submittal Criteria Form."
33. Prior to concealing interior construction, the Applicant shall submit to OCFA a fire sprinkler system plan (service codes PR430-PR455) if the building is currently sprinklered and system requires modification. For additional information or clarification, please contact Lynne Pivaroff at (714) 573-6133 or at lynnepivaroff@ocfa.org.

Public Services

No comments.

Police Services

No comments.

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PASSED, APPROVED, AND ADOPTED this 22th day of October 2013.

BARBARA D. KOGERMAN, 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. PA2013-10-22- adopted by the Planning Agency of the City of Laguna Hills,
California, at a Regular Meeting thereof held on the 22th day of October, 2013, by the
following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PEGGY J. JOHNS, CITY CLERK

The seal of the City of Laguna Hills is a circular emblem. It features a central illustration of a horse and rider in a field, with a fence and hills in the background. The words "CITY OF LAGUNA HILLS" are inscribed around the top inner edge of the seal, and "1991" is at the bottom. The seal is rendered in a light, faded gray.

CUP/PUP/SDP-05-13-2582
Attachment #2

Letter of Justification

CorePower Yoga – Laguna Hills
Site Address: 23052 Lake Forest Drive
Suite C-1
Applicant: CorePower Yoga

THE REQUEST

CorePower Yoga ("the Applicant") is seeking the following discretionary approval:

- **Pursuant To Section 9-92.080.G**, the Applicant requests approval of a Site Development Permit to allow for the construction, operation, use and maintenance of a 3,629 square foot yoga studio. The hours of operation will be 5 am to 10 pm, 7 days a week.

PROJECT DESCRIPTION

Proposed Yoga Studio

The proposed yoga studio will be approximately 3,629 square feet and will occupy a vacant space, in an existing commercial development, Plaza Del Lago. Plaza Del Lago is located in north Laguna Hills on the southwest corner of Lake Forest and Del Lago Drives. The commercial complex is made of a grouping of buildings that house uses ranging from retail to restaurant. The yoga studio will be in the northern building, along Lake Forest Drive.

CorePower Yoga offers a truly unique yoga practice based on intuition rather than tradition. CorePower Yoga heals, detoxifies and exhilarates the body and mind with emphasis on movement, balance and intention. Those who are new to yoga will find a physical path that harmonizes mind, body and soul. CorePower Yoga combines physical activity with breath to reduce stress, control weight, relieve lower back pain and enhance focus. CorePower Yoga has created a dynamic, challenging program that combines strength, sweat & spirituality.

The CorePower floor area is broken up into 3 distinct areas, entry/reception/retail sales, restrooms/showers and yoga studio. The yoga studio occupies 1,705 square feet. The retail sales area contains active wear and other yoga related supplies directed toward the Corepower yoga students. The retail sales area will be available to students prior to and after scheduled classes, but cannot be accessed randomly during all hours of operation. This space can only be used by the members or potential members attending class and/or interacting with the instructor. Once the class begins, the entry doors are secured so no one can enter the premise during class time. All exit doors will remain active for required exiting (all doors will have code required panic hardware and related hardware to allow safe exiting).

Unlike a health club, CorePower Yoga's classes are all limited to available space and the instructor's ability to give individual attention to each student. If the classes are too large it dilutes the customer experience and the Corepower Yoga brand. It has also been found that large classes are not safe to students as instructors may not be able to maintain visual contact on all students. This limits the number of cars that will be parked during any class hours. The class sizes depend on the time of day, popularity of the instructor and studio square footage, with average classes ranging from 10 to 20 students, with some classes as small as 3 or 4.

The studio schedule changes depending on client demand, but will not begin earlier than 5 am or end later than 10 pm. The studio will open half an hour before the first class starts and will close half an hour after the last class has ended. Classes are held every hour and a half, seven days a week. Typically classes are scheduled with a 30 minute time buffer to allow a transition between classes. Classes are typically one hour long, with a few select classes lasting one and a half hours. There is usually one yoga instructor on site when the class begins, checking in students. Once this instructor starts class, another instructor/staff person will be on site to check in the next scheduled class. There are rarely more than two staff/instructors on site at any time.

1. That the site design complies with standards of the Laguna Hills Development code:

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

To the north of the site is the City of Irvine. The parcels to the east are zoned MXU and are developed with commercial uses. The parcels to the south and west are zoned both MXU and OS-2 and are developed with commercial uses. The site is zoned MXU and is an existing commercial complex.

Per the development code, the "Mixed Use designation provides for areas where a variety of goods and services can be obtained within an overall planned environment. Within the Mixed Use designation, appropriate land uses include limited industrial and manufacturing uses, administrative and professional uses, institutional and government uses, business support uses, auto-related uses, eating and drinking establishments, personal services, and retail sales of durable goods and general retail sales."

As both a personal service and retail sales, the addition of a yoga studio meets the intent of the zoning code and with the approval of the Site Development Permit, will comply will all standards of the Laguna Hills Development Code.

The zoning and development of the site and the adjacent parcels are consistent with a yoga use, making this site a suitable for the proposed development.

3. That the project is consistent with the General Plan and applicable design guidelines.

The General Plan designation for the site is Mixed Use. The site is located in North Laguna Hills and will further the goals outlined in the General Plan for a mixed use designation. Below are goals and policies found in the General Plan that are met by the construction of this yoga studio.

Goal LU-6: Expand the variety of services, shopping, and entertainment opportunities in the community.

Policy LU-6.1: Encourage and promote the development of attractions desired by the community, such as upscale shopping, entertainment, cultural activities, and performing arts venues so that more needs are met locally.

Policy LU-6.3: Work with property owners, developers, and local business groups to upgrade, revitalize, and beautify the City's aging commercial centers to attract desired new tenants.

Policy LU-6.4: Consider the needs of specific groups (such as families, teens, and seniors) as future retail, dining, and entertainment venues are proposed.

Goal LU-7: Facilitate the creation and expansion of private sector businesses and associated local career choices for Laguna Hills residents.

Policy LU-7.3: Promote economically vital neighborhood commercial areas and mixed use areas that foster small business enterprises and entrepreneurship.

Policy LU-7.4: Encourage private property owners to revitalize, upgrade, and beautify aging and underperforming commercial and business areas.

Policy LU-7.5: Work with the business community to attract high end users to major commercial centers.

The addition of CorePower Yoga adds appropriately to the mix of uses already found at the Plaza Del Lago and the neighboring properties. Additionally, the yoga studio will occupy a vacant and therefore underutilized space and provide the community with a welcome amenity. This use will be a compliment to the existing businesses along Lake Forest and Del Lago Drives and will be an asset to the community.

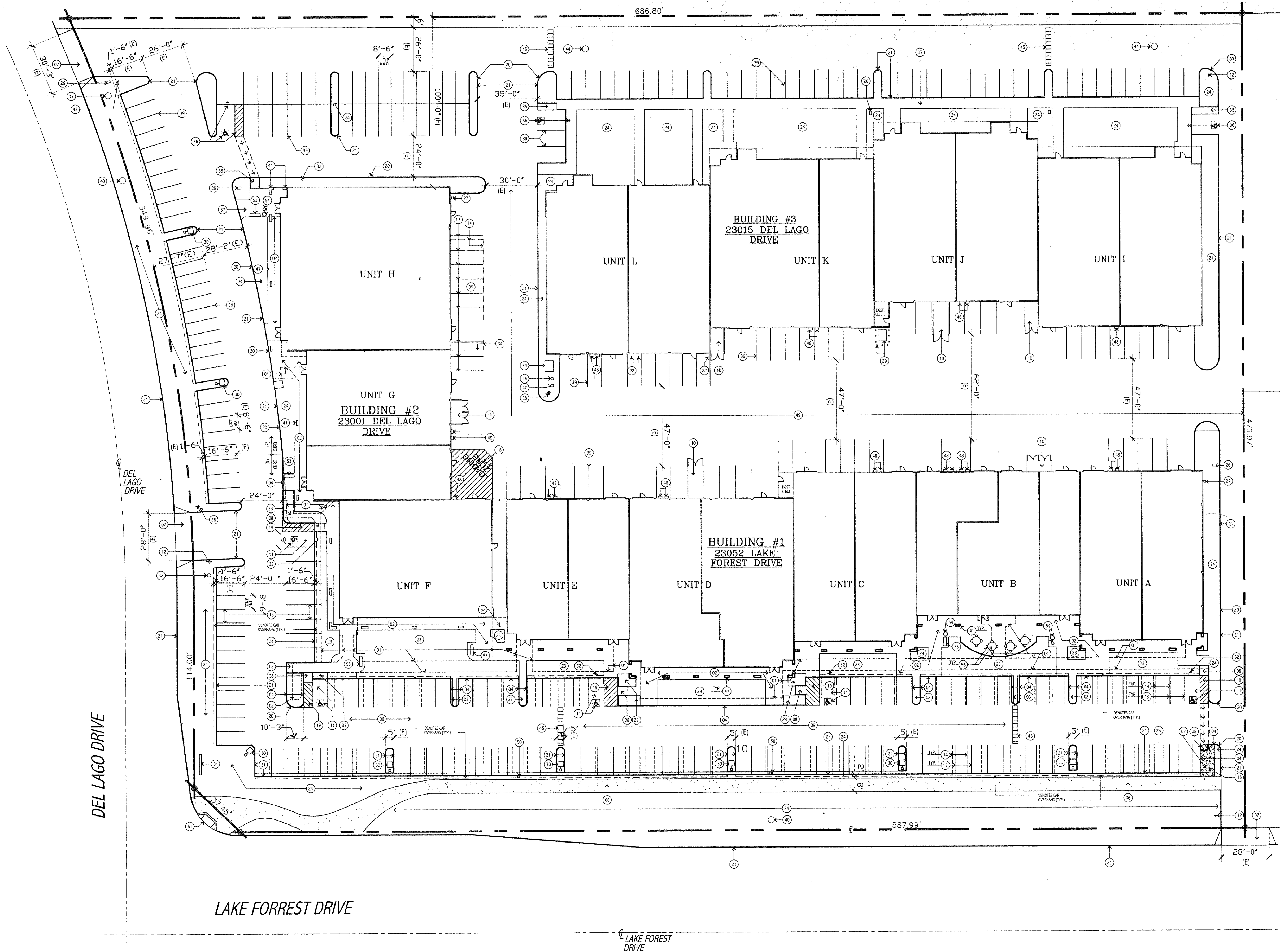
4. That the site design and structural components are appropriate for the site and function of the proposed uses.

The site and all structural components of the site were designed for retail and commercial use. Since the yoga studio will occupy an existing space within the complex and the use conforms to the zoning, this is an appropriate business for this location.

The seal of the City of Laguna Hills is a circular emblem. It features a central illustration of a horse and rider in a field, with a sun rising over hills in the background. The words "CITY OF LAGUNA HILLS" are inscribed around the top inner edge of the seal, and the year "1991" is at the bottom. The seal is rendered in a light, faded gray.

CUP/PUP/SDP-05-13-2582
Attachment #3

Site Plan & Floor Plans

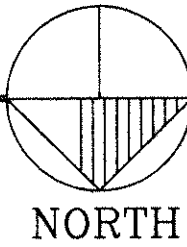


CONDITIONS OF APPROVAL

1. THIS APPROVAL CONSTITUTES APPROVAL OF THE PROPOSED PROJECT ONLY TO EXTENT THAT IT COMPLIES WITH THE CITY 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 REQUIREMENTS.
2. FAILURE TO ABIDE BY AND FAITHFULLY COMPLY WITH ANY AND ALL CONDITIONS OF APPROVAL SHALL CONSTITUTE GROUNDS FOR REVOCATIONS OF SAID SITE DEVELOPMENT PERMIT / MASTER SIGN PROGRAM AMENDMENT BY THE "LAGUNA HILLS" PLANNING AGENCY.
3. THE APPLICANT SHALL AGREE, AS A CONDITION OF ISSUANCE OF THIS PERMIT, TO AT ITS SOLE EXPENSE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS OFFICERS, EMPLOYEES, AGENTS AND CONSULTANTS FROM ANY CLAIM, ACTION, OR PROCEEDINGS AGAINST THE CITY, ITS OFFICERS, AND EMPLOYEES TO ATTACK, 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 APPLICANT SHALL PAY THE CITY DEFENSE COSTS AND SHALL REIMBURSE THE CITY FOR COURT COSTS AND ATTORNEY FEES WHICH THE CITY MAY BE REQUIRED BY A COURT TO PAY AS A RESULT OF SUCH DEFENSE. THE APPLICANT MAY AT ITS SOLE DISCRETION PARTICIPATE IN THE DEFENSE OF ANY SUCH ACTION UNDER THIS CONDITION.
4. THIS SITE DEVELOPMENT PERMIT / MASTER SIGN PROGRAMS SHALL EXPIRE AND BE OF NO FURTHER FORCE OR EFFECT IF THE PERMIT IS NOT ESTABLISHED WITHIN TWO YEARS OF MARCH 28, 2000. ESTABLISHMENT IS DEFINED AS SUBSTANTIAL CONSTRUCTION DILIGENTLY PURSUED TO COMPLETION.
5. THE APPLICANT SHALL OBTAIN NECESSARY BUILDING, GRADING, AND ENCRoACHMENT PERMITS, AS MAY BE REQUIRED BY THE UNIFORM BUILDING CODE OR MUNICIPAL CODE, FOR ALL IMPROVEMENTS.
6. PRIOR TO ISSUANCE OF GRADING, BUILDING, OR OTHER PERMITS AS APPROPRIATE, THE APPLICANT SHALL PAY ALL CITY FEES AND ALL FEES COLLECTED BY THE CITY FOR OTHER AGENCIES TO THE SATISFACTION OF THE CITY ENGINEER AND / OR COMMUNITY DEVELOPMENT DIRECTOR.
7. THIS SITE DEVELOPMENT PERMIT / MASTER SIGN PROGRAM AMENDMENT MAY BE MODIFIED OR REVOKED BY THE PLANNING AGENCY SHOULD THE AGENCY DETERMINE THAT THE PROPOSED USE OR CONDITIONS UNDER WHICH IT IS BEING OPERATED OR MAINTAINED IS DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE, OR MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.
8. THE APPLICANT SHALL AGREE IN WRITING TO THESE CONDITIONS OF APPROVAL WITHIN 30 DAYS OF PLANNING AGENCY ACTION.
9. THE APPLICANT SHALL REIMBURSE THE CITY FOR ANY OUTSTANDING STAFF TIME SPENT ON THE PROCESSING OF SITE DEVELOPMENT PERMIT / MASTER SIGN PROGRAM AMENDMENT NUMBER 99-059 WITHIN 60 DAYS OF PLANNING AGENCY ACTION.
10. THE APPLICANT SHALL RESURFACE AND RESTRIPE THE PARKING LOT. ALL PARKING SPACES LOCATED IN THE PARKING AREA ALONG LAKE FORREST DRIVE SHALL BE AT LEAST NINE FEET WIDE. ALL PARKING SPACES LOCATED IN THE PARKING AREA ALONG DEL LAGO DRIVE AND THE REAR PARKING AREA (LOCATED ALONG THE SOUTHERN PROPERTY LINE) SHALL BE AT LEAST EIGHT FEET SIX INCHES WIDE. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE SITE PLAN SHALL BE REVISED TO INDICATE THAT THESE PARKING LOT IMPROVEMENTS ARE PART OF THE PROPOSED RENOVATIONS. RESURFACING AND RESTRIPING SHALL BE COMPLETED PRIOR TO THE FINAL BUILDING PERMIT INSPECTION.
11. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE SITE PLAN SHALL BE REVISED TO SHOW MARKED RAMP NEXT TO EVERY DISABLED ACCESSIBLE PARKING SPACE. THESE REVISIONS WILL BE SUBJECT TO REVIEW AND APPROVAL BY AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE LANDSCAPING PLAN SHALL BE REVISED TO SHOW AT LEAST LEAST 10 ADDITIONAL LARGE - SCALE SHADE TREES PLANTED IN THE INTERIOR OF THE PARKING LOT AREA. THESE REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
13. THE APPLICANT SHALL REVISE THE SITE AND LANDSCAPE PLANS TO SHOW THE EXPANSION OF THE EXISTING LANDSCAPE PLANTERS IN ACCORDANCE WITH ATTACHMENT NO. 4. SPECIFICALLY, THIS SHALL INCLUDE THE ADDITION OF A FOUR - FOOT WIDE STRIP OF LANDSCAPING IN FRONT OF UNITS A - D OF BUILDING NO. 1 FACING DEL LAGO DRIVE AND THE EXPANSION OF TWO LANDSCAPE FINGERS AT EITHER END OF BUILDING NO. 1. THESE CHANGES SHALL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

SITE PLAN

SCALE: 1" = 30'-0"



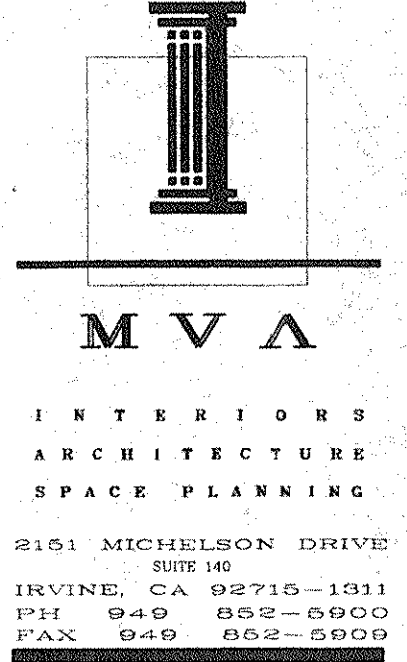
SITE LEGEND

- HANDICAP PATH OF TRAVEL TO WALKWAY AREAS
- PROJECT PROPERTY LINE
- CENTERLINE

SITE KEYNOTES

NO.	DETAIL REFER.	DESCRIPTION
01		EXISTING CONCRETE WALKWAYS SHALL BE REMOVED.
02		NEW CONCRETE WALKWAY - REFER TO ARCHITECTURAL BUILDING PLANS AND/OR LANDSCAPE PLANS.
03		CONSTRUCT 12" WIDE CONCRETE STRIPWALL ADDING PLANTER CURB ADJ TO PARKING STALL EXCEPT WHERE NET PLANTING WIDTH IS 5' 0" OR LESS.
04		CONSTRUCT CONCRETE CURB OR CURB AND GUTTER PER CITY OF LAGUNA HILLS CITY STANDARDS.
05		EXISTING CONCRETE DRAINAGE SHALE.
06		EXISTING PUBLIC CONCRETE WALKWAY.
07		EXISTING CONCRETE APRON AT DRIVEWAY ACCESS.
08		CONSTRUCT HANDICAPPED ACCESS RAMP AT CONCRETE WALKWAY.
09		RESURFACE EXISTING A.C. PAVING AND BASE PER CITY OF LAGUNA HILLS STANDARDS AND DEPARTMENT OF TRANSPORTATION STANDARDS.
10		EXISTING TRASH ENCLOSURE(S) TO REMAIN.
11		CONSTRUCT NEW HANDICAPPED PARKING STALL(S) AND STALL H.C. IDENTIFICATION SYMBOL.
12		INSTALL NEW HANDICAPPED "VIOLATOR" NOTICE SIGN AT SITE ENTRANCES ABOVE EXISTING TENANT VIOLATOR SIGNS ON NEW METAL POLE SIGNS.
13		NEW PAINTED PARKING STALL STRIPING - PER THE CITY OF LAGUNA HILLS STANDARDS.
14		EXISTING PARKING STALL STRIPING TO BE REMOVED.
15		EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED.
16		EXISTING CONCRETE WALKWAY TO BE REMOVED.
17		EXISTING "PAC BELL" HANDBOLE ACCESS COVER.
18		PAINT "LOADING ZONE" ORANGE ON PAVING W/ 4" W. DIAGONAL "WHITE" STRIPING AT 30' O.C.
19		PAINTED (2) COATS 4" WIDE (H.C. STANDARDS FEDERAL BLUE) DIAGONAL STRIPING AT 30' O.C.
20		PAINT FACE AND TOP OF CURB WITH TWO (2) COATS FIRE EQUIPMENT RED ADJACENT TO ALL DRIVEWAY ASILES AND PAINT THE WORDS "FIRE LANE" NO PARKING OR OBSTACLE EXCEPT TO BUILDING W/ 4" HIGH (H.C. WHITE) LETTERS.
21		EXISTING CONCRETE CURBS TO REMAIN.
22		EXISTING CONCRETE FILLER STEEL PIPE GUARDS, PAINT WITH TWO (2) COATS "TRAFFIC RESISTANT YELLOW".
23		NEW LANDSCAPE AND IRRIGATION PER LANDSCAPE PLANS.
24		EXISTING LANDSCAPE AREA.
25		INSTALL IRRIGATION WATER METER. REFER TO CIVIL DRAWING AND LANDSCAPE PLANS.
26		EXISTING LANDSCAPE IRRIGATION CONTROL BOXES.
27		EXISTING GAS METER LOCATION(S).
28		EXISTING FIRE HYDRANT.
29		EXISTING TRANSFORMER, CONCRETE VAULT PAD, AND PIPE GUARDS (WHERE OCCUR).
30		EXISTING PARKING LOT LIGHT STANDARD.
31		EXISTING MONUMENT SIGN TO REMAIN (N.I.C.).
32		RE-INSTALL EXISTING HANDICAP IDENTIFICATION STALL SIGN AND POLE.
33		INSTALL NEW HANDICAP VAN ACCESSIBLE IDENTIFICATION SIGN UNDER EXISTING HANDICAP STALL SIGN ON METAL POLE.
34		EXISTING CHAINLINK FENCE AND METAL SUPPORT POLES SHALL BE REMOVED. REMOVE / REPLACE DAMAGED A.C. PAVING WITH NEW TO MATCH EXISTING.
35		EXISTING CONCRETE ACCESS RAMP.
36		EXISTING HANDICAP STALL AND HANDICAP STALL IDENTIFICATION SIGN.
37		EXISTING CONCRETE WALKWAY TO REMAIN.
38		EXISTING PLUMBING CLEANSOUT IN LANDSCAPE AREA.
39		NEW PARKING STALL STRIPING APPLY AT SAME LOCATION AS EXISTING STALLS.
40		EXISTING STORMDRAIN MANHOLE ACCESS COVER.
41		NEW CANOPY COLUMNS - SEE ARCHITECTURAL PLANS FOR SIZE AND LOCATION.
42		EXISTING "PAC BELL" TELEPHONE ACCESS LID.
43		INSTALL NEW HANDICAPPED "VIOLATOR" NOTICE SIGN AT SITE ENTRANCES ON NEW METAL POLE SIGNS.
44		EXISTING SENIOR HANDBOLE ACCESS COVER.
45		EXISTING ASPHALT SPEED BUMPS TO BE REMOVED AND REPLACED W/ NEW ASPHALT SPEED BUMPS AND PAINTED W/ NEW REFLECTED WHITE STRIPING.
46		EXISTING "PAC BELL" PHONE STAND PIPE AND VAULT BOX BELOW.
47		EXISTING CABLE STAND PIPE.
48		EXISTING EXTERIOR ELECTRICAL METER CABINETS.
49		EXISTING A.C. PAVEMENT PATCH / RESURFACE ALL DAMAGED ASPHALT AREAS TO MATCH EXISTING.
50		EXISTING CATCH BASINS TO REMAIN.
51		EXISTING STREET ACCESS CURB RAMP.
52		EXISTING METAL PIPE TO BE REMOVED.
53		NEW DECORATIVE METAL PEDESTRIAN BENCHES - SEE LANDSCAPE PLANS.
54		NEW TRASH AND ASH BINS - SEE LANDSCAPE PLANS.
55		NEW BICYCLE RACK - SEE LANDSCAPE PLANS.
56		NEW FUTURE OUTDOOR DECORATIVE TABLES AND CHAIRS - SEE LANDSCAPE PLANS.
57		SPARE.
58		SPARE.
59		SPARE.
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74		SPARE.

PROGRESS PRINTS



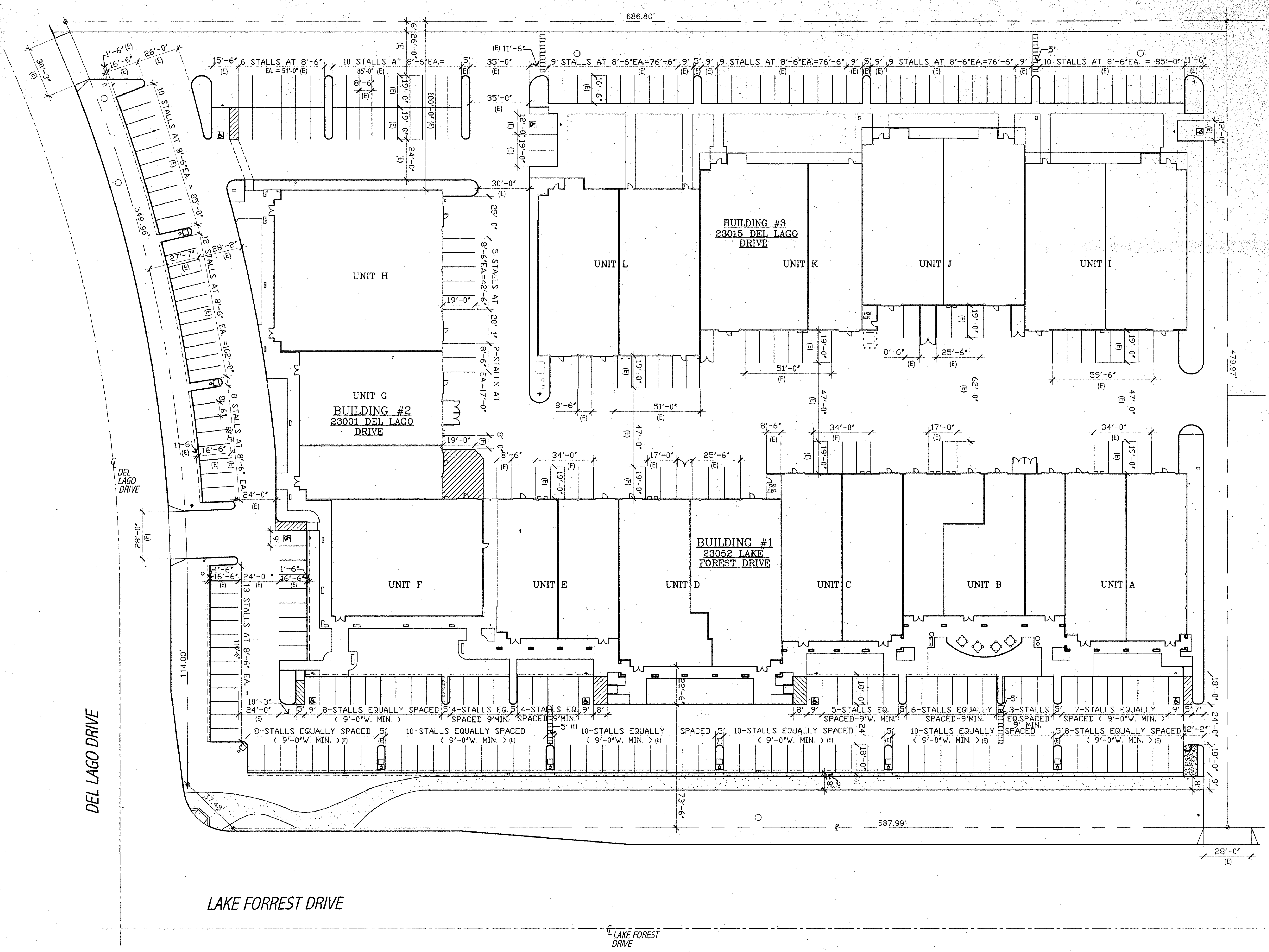
CANOPY / RESTROOM MODIFICATIONS FOR:
LAKE FOREST COMMERCE CENTER
23052 LAKE FOREST DRIVE
LAGUNA HILLS, CALIFORNIA 92630

FOR
PS BUSINESS PARKS, L.P.
22722 Lambert Street, Ste. 1707
Lake Forest, California 92630
Ph: (949) 454-7662 x206 Fax: (949) 454-6541

REVISIONS	BY
RESTROOM LAYOUT	T.B.
06/16/2000	
RESTROOM LAYOUT REV.	T.B.
08/20/2000	
RESTROOM LAYOUT REV.	T.B.
07/13/2000	
RESTROOM LAYOUT APR.	T.B.
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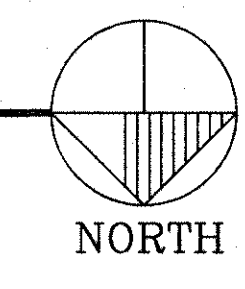
DRAWN BY: T.B.
CHECKED BY: M.V.
DATE: 6-21-2000
JOB NO.: 99183
FILE NO.: SA1-5W9

SITE PLAN AND KEYNOTES
SA-1
AUG 09 2000

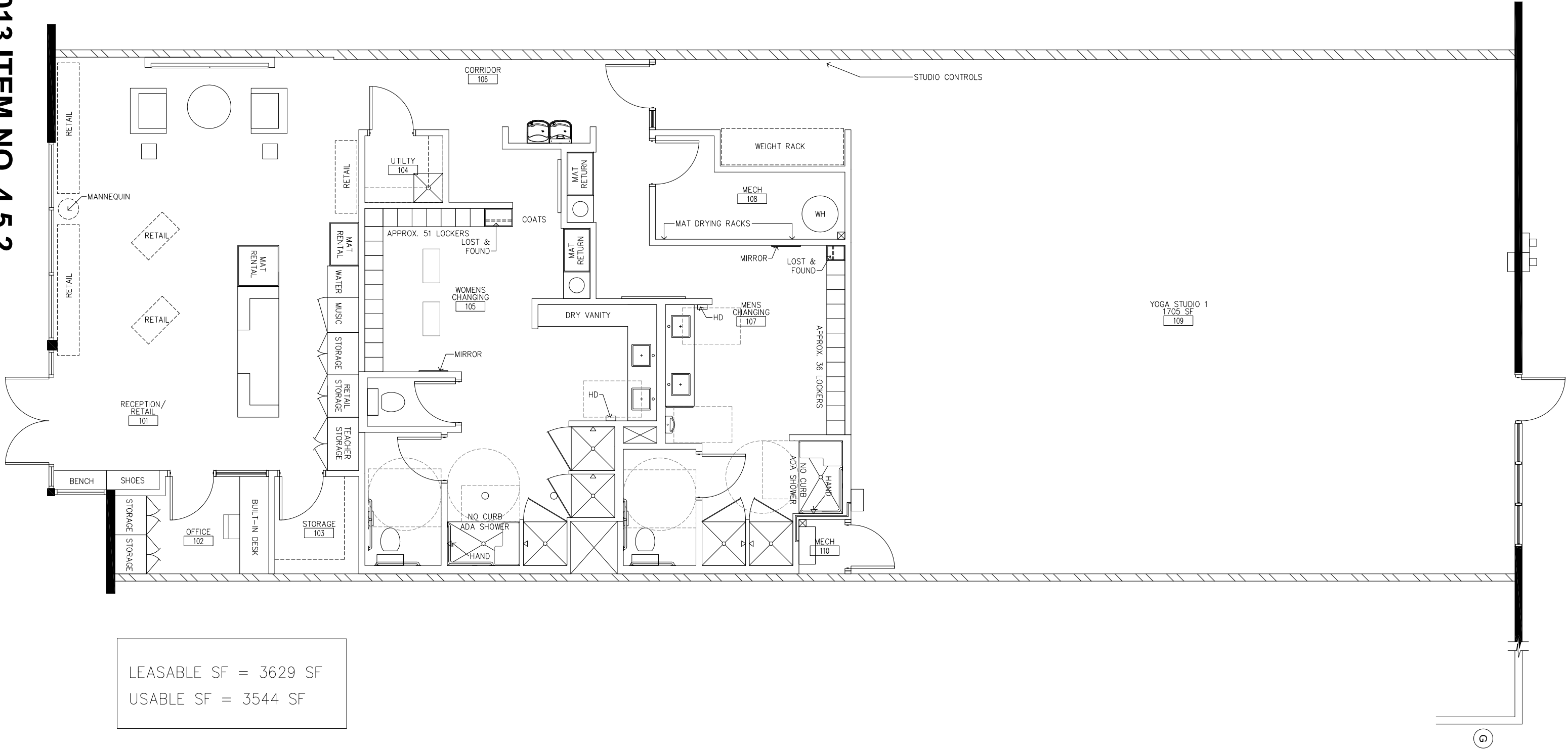


PARKING LOT STRIPING PLAN

SCALE: 1" = 30'-0"



NOTE:
(E) = DENOTES EXISTING DIMENSION TO REMAIN UNCHANGED (U.N.O.)
AND SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR WITH
ON-SITE EXISTING CONDITIONS.



The seal of the City of Laguna Hills is a circular emblem. It features a central illustration of a horse and rider in a field, with a sun rising over hills in the background. The words "CITY OF LAGUNA HILLS" are inscribed around the top inner edge of the seal, and "1991" is at the bottom. The seal is rendered in a light, faded gray.

CUP/PUP/SDP-05-13-2582
Attachment #4

Parking Study

REVISED PARKING DEMAND STUDY
CORE POWER YOGA AT PLAZA DEL LAGO
Laguna Hills, California
October 3, 2013
(original dated September 3, 2013)

October 3, 2013

Core Power Yoga
2434 West Caithness Place
Denver, CO 80211

c/o Ms. Terri Dickerhoff
CGR Development
1120 Manzanita Street
Los Angeles, CA 90029

LLG Reference: 2.13.3406.1

Subject: **Revised Parking Demand Study for the proposed Core Power
Yoga at Plaza Del Lago (updated to address City comments)**
Laguna Hills, California

Engineers & Planners

Traffic

Transportation

Parking

**Linscott, Law &
Greenspan, Engineers**

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Pasadena

Irvine

San Diego

Woodland Hills

Dear Ms. Dickerhoff:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this **Revised** Parking Demand Analysis for the proposed Core Power Yoga at Plaza Del Lago, a 100,812 square-foot (SF) business park / commercial center that is generally located south of Lake Forest Boulevard and west of Del Lago Drive in the City of Laguna Hills, California.

Based on our understanding, a parking study is required by the City of Laguna Hills to determine the parking demand for the existing business park with the occupation of a 3,648 square-foot (SF) of vacant suite with a yoga studio, as well as other vacant suites, to ensure that adequate parking is provided upon full occupancy of the site, as well as consider the parking implications of the two neighboring properties.

At the time of our parking demand field study, the business park had a current occupancy of 85,372 SF and a vacancy of 15,440 SF. The occupied suites consist of a mixture of complimentary land uses which includes warehousing, showroom, commercial retail and restaurant uses, while the vacancies consist of warehouse, showroom, restaurant, and the proposed Core Power Yoga studio.

A parking study has been required by the City of Laguna Hills to evaluate the parking requirements and operational needs of the center at future full occupancy. This report evaluates those needs based on actual field study of existing peak parking demands at the site, application of City code, and further application of the Urban Land Institute's (ULI) *Shared Parking* methodology.

Philip M. Linscott, PE (1924-2000)

Jack M. Greenspan, PE (Ret.)

William A. Law, PE (Ret.)

Paul W. Wilkinson, PE

John P. Keating, PE

David S. Shender, PE

John A. Boarman, PE

Clare M. Look-Jaeger, PE

Richard E. Barretto, PE

Keil D. Maberry, PE

An LG2WB Company Founded 1966

This study focused on the following tasks:

- a) Calculated the Code-based parking requirements for the business park based on the application of City Code parking ratios; identified any Code-based surplus or deficiency by comparing Code requirements against existing supply
- b) Conducted parking supply inventory and parking demand counts to determine whether there is an existing, actual operational surplus or deficiency
- c) Estimated the business park's parking demand generated by existing tenants through the application of the Shared Parking methodology; determined whether there is a surplus or deficiency by comparing current demand against existing supply
- d) Compared calculated demand against observed/actual demand to estimate parking contingencies inherent in the City Code and shared parking calculations
- e) Estimated the business park's future parking demand at full occupancy (with current vacancies presumed to be occupied by anticipated or proposed tenants) through the application of the Shared Parking methodology, and identified any parking surplus or deficiency under future conditions
- f) Added the incremental parking requirements of future tenants to the actual demand observed (based on parking demand surveys that were performed on a weekday and weekend day at the business park), and identified any parking surplus or deficiency under this scenario (considered to be a more realistic representation of parking conditions).

In addition, to account for the reciprocal parking and access agreements in place between the Plaza Del Lago, the subject property, Laguna Hills Plaza, which is located at 22972 Moulton Parkway, and the adjacent Church, located at 23002 Moulton Parkway, this updated analysis considers the parking needs of these two adjacent uses to determine the parking implications on the parking supply of Plaza Del Lago, and vis-a-versa. The Reciprocal Vehicular Access and Parking Easement Agreement between the subject properties was entered into on January 26, 1978.

Briefly, we conclude that based on the application of the Shared Parking methodology, and on empirical study of existing parking demand, the parking needs of the entire business park, including the proposed Core Power Yoga and proposed leases/future tenants, would be adequately served by the existing onsite parking supply on weekdays and weekends. Further, the parking requirements of Laguna Hills Plaza and the adjacent Church can be accommodated without impacting Plaza Del Lago.

Our method of analysis, findings, and recommendations are detailed in the following sections of this report.

PROJECT LOCATION AND DESCRIPTION

Plaza Del Lago is located south of Lake Forest Boulevard and west of Del Lago Drive in the City of Laguna Hills, California. Laguna Hills Plaza, located at 22972 Moulton Parkway, and a proposed Church, located at 23002 Moulton Parkway, borders the subject property on the west. **Figure 1**, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the Project site in the context of the surrounding street system.

Plaza Del Lago is an existing business park with a total of 100,812 square-feet (SF) of commercial and retail uses within three (3) buildings with street addresses of 23052 Lake Forest Drive, 23001 Del Lago Drive and 23015 Del Lago Drive. **Table 1-1**, located at the end of this letter report, following the figures, presents the tenant address, most recent development tabulation/tenant mix and associated floor areas for the business park, and hours of operations for the existing tenants. A review of **Table 1** indicates the current occupied floor area of 85,372 SF are a complimentary mix of tenants/land uses, consisting of 15,436 SF of retail shops, 4,080 SF of restaurants, 39,668 SF of furniture/home furnishing showroom uses, 15,168 SF of warehouse, a 3,060 SF beauty/nail salon, a 4,760 SF personal training facility, and a 3,200 SF software development firm. It should be noted that of the existing tenants, 13 businesses are closed on Saturday and/or Sunday. The vacant floor area, which totals 15,440 SF within four suites, consists of 4,848 SF of warehouse space, 3,584 SF of retail-designated floor area, a 3,360 SF restaurant suite that will be occupied by Pita Pita in the near future, and a 3,648 SF vacant suite that is proposed to be occupied by Core Power Yoga.

Figure 2 presents the existing site plan for Plaza Del Lago, and illustrates the existing buildings and parking areas, as well as the location of the proposed Core Power Yoga and existing vacant suites. **Figure 3** presents the proposed floor plan for Core Power Yoga

Based on a field assessment, the existing onsite parking supply for Plaza Del Lago totals 259 spaces, of which eight (8) are handicapped spaces. For detailed study purposes, the parking areas were divided into five (5) zones, as illustrated on **Figure 4**. The following provides a supply breakdown:

Zone A:	97 spaces	(includes 4 handicapped stalls)
Zone B:	47 spaces	(includes 1 handicapped stall)
Zone C:	31 spaces	(includes 1 handicapped stall)
Zone D:	45 spaces	(includes 2 handicapped stalls)
Zone E:	<u>39 spaces</u>	(spaces located behind buildings)
Total:	259 spaces	

The 259-space supply is used the baseline supply under future conditions with full tenant occupancy for Plaza Del Lago.

Relative to the two adjacent properties, a field assessment of Laguna Hills Plaza and the adjacent Church, which is now under remodel, indicates that 77 spaces and 47 spaces are provided on these neighboring parcels. Based on the reciprocal parking agreements between these properties, the 259 spaces located on the Plaza Del Lago are available for use by Laguna Hills Plaza and the Church, whereas the 77 spaces and 44 spaces on the adjacent properties are available for use by Plaza Del Lago, if necessary.

Table 1-2 presents the tenant address, most recent development tabulation/tenant mix and associated floor areas for Laguna Hills Plaza and the proposed Church. A review of **Table 1-2** indicates that Laguna Hills Plaza has a total floor area of 16,321 SF that consists of medical office, retail and restaurant uses (a 1,784 SF medical office suite is now vacant). Like Plaza Del Lago, several tenants at Laguna Hills Plaza, primarily the medical office uses, are closed for business on Saturday and/or Sunday. For the proposed Church, minimal use is expected during the weekday, whereas worship service is primarily on Sundays.

PARKING SUPPLY-DEMAND ANALYSIS

This parking analysis for Plaza Del Lago involves determining the expected parking needs, based on the size and type of proposed development components, versus the parking supply. In general, there are three methods that can be used to estimate the site's peak parking needs. These methods have been used in this analysis and include:

- Application of City code requirements (which typically treats each tenancy type as a “stand alone” use at maximum demand).
- Application of shared parking usage patterns by time-of-day (which recognizes that the parking demand for each tenancy type varies by time of day and day of week). The shared parking analysis starts with a code calculation for each tenancy type.
- Existing parking demand surveys to determine the aggregate parking demand of current tenants, combined with application of shared parking evaluation methodologies for all proposed or existing vacant floor areas in the center.

The shared parking methodology is concluded to be applicable to a development such as Plaza Del Lago because the individual complimentary land use types (i.e.,

warehouse, home furnishing showroom, eating establishments, retail, fitness center, etc.) experience peak demands at different times of the day.

CITY CODE PARKING ANALYSIS

As a benchmark, the number of parking spaces required to support the entire business park, including the proposed Core Power Yoga and proposed leases/future tenants at Plaza Del Lago, was calculated using the parking Code requirements outlined in the City of Laguna Hills Municipal Code (*Title 9: Zoning & Subdivisions, Chapter 9-44, Access and Parking, Section 9-44.050 Required Parking*) and comparing it to the Project's existing parking supply of as indicated in the site plan.

Existing Parking Supply

Based on information provided in the Project site plan combined with a field inventory of existing conditions, a total of 259 parking spaces is provided on surface lots located throughout the site.

Project Parking Requirements

Per *Table 9-44.A – Number of Parking Stall Required* of the City's Municipal Code, the following parking ratios were used to calculate the parking requirements for the proposed Project:

- **Church:** one (1) space per 35 SF-GFA within main auditorium/sanctuary
- **Manufacturing:** one (1) space per 400 square-feet of gross floor area (SF-GFA)
- **Warehouse:** one (1) space per 1500 SF-GFA
- **Research and Development:** one (1) space per 250 SF-GFA
- **Business / Professional Office:** one (1) space per 300 SF-GFA
- **Medical and Dental Office:** one (1) space per 150 SF-GFA
- **Furniture / Home Furnishing Showrooms:** one (1) space per 500 SF-GFA
- **General Retail:** one (1) space per 200 SF-GFA.
- **Restaurants, Dine-In:** one (1) space per 200 SF-GFA for 1st 1,000 SF-GFA, plus one (1) space per 100 SF-GFA for floor area above 1,000 SF and up to 4,000 SF-GFA, plus one (1) space per 50 SF-GFA above 4,000 SF
- **Restaurants, Take-Out:** one (1) space per 250 SF-GFA
- **Beauty/Nail Salon :** three (3) spaces per beautician chair
- **Gym, Spa and Health Clubs:** one (1) space per 100 SF-GFA

Table 2-1 presents the existing code parking requirements for only occupied floor areas at the center, then for the total of existing vacancies including the proposed Core Power Yoga, and then combined for the total center. Existing occupied buildings/suites require 303 spaces. Accounting for current vacancies adds a requirement of 79 spaces. Combining the two, results in a calculated code requirement of 382 spaces. The existing site has a supply of 259 spaces, which translates to a theoretical deficiency of 123 spaces when compared to city code requirements.

These parking requirements reflect the total parking demand of the business center assuming each use is a “freestanding” development at maximum demand and does not consider the “sharing” of parking spaces or time of day parking demand needs.

Laguna Hills Plaza and Church Parking Requirements

Table 2-2 presents the code parking requirements for Laguna Hills Plaza and the Church. As shown, Laguna Hills Plaza’s current tenant mix, inclusive of 1,784 SF of vacant medical office space, would require 102 spaces. With an on-site parking supply of 77 spaces, this adjacent commercial property would have a theoretical deficiency of 25 spaces when compared to city code requirements.

For the Church, application of code parking ratios results in a parking requirement of 84 spaces. With an on-site parking supply of 47 spaces, the church property would have a theoretical deficiency of 37 spaces when compared to city code requirements.

However, as previously mentioned, there is an opportunity to share parking spaces based on the utilization profile of each land use component and the differing hours of operations of the existing mix of tenants at the Project site, as well as the adjacent properties. This approach is recognized by the reciprocal vehicular access and parking easement agreement between Plaza Del Lago and the two adjacent properties.

Consistent with *Section 9-44.070, Joint Use of Parking Facilities* of the Municipal Code, the following section calculates the parking requirements for the proposed project based on the shared parking methodology approach.

SHARED PARKING ANALYSIS

Shared Parking Rationale and Basis

Accumulated experience in parking demand characteristics indicates that a mixing of land uses results in an overall parking need that is less than the sum of the individual peak requirements for each land use. Due to the existing and proposed mixed-use characteristics of the Plaza Del Lago, as well as the two adjacent properties, opportunities to share parking can be expected. The objective of this shared parking analysis is to project the peak (existing) parking requirements for the project based on the combined demand patterns of different land uses at the site.

Shared parking calculations recognize that different uses often experience individual peak parking demands at different times of day, or days of the week, or even months of the year. When uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding parking profiles (by time of day, week, and year), rather than individual peak ratios as represented in the City of Laguna Hills Municipal Code.

There is an important common element between the traditional "code" and the Shared Parking calculation methodologies; the peak parking ratios, or "highpoint" for each land use's parking profile, typically equals the "code" parking ratio for that use. The analytical procedures for Shared Parking Analyses are well documented in the *Shared Parking, 2nd Edition* publication by the Urban Land Institute (ULI).

Shared parking calculations for the Plaza Del Lago utilize hourly parking accumulations developed from field studies of single developments in free-standing settings, where travel by private auto is maximized. These characteristics permit the means for calculating peak parking needs when land use types are combined. Further, the shared parking approach will result, at other than peak parking demand times, in an excess amount of spaces that will service the overall needs of the project.

Consistent with *Section 9-44.070, Joint Use of Parking Facilities* of the Municipal Code, the project applicant proposes the use of shared parking to demonstrate that sufficient parking will be provided at all times for all uses, using the guidelines published by the Urban Land Institute *Shared Parking, 2nd Edition* publication and the results of parking surveys conducted at the Project site .

Parking Surveys

To determine the existing parking demand of the existing uses at the Project site as well as Laguna Hills Plaza, parking surveys were conducted on two weekdays (Wednesday and Friday) and one weekend day (Saturday) by Transportation Studies Inc. under the guidance of LLG. The parking surveys were performed at hourly intervals between 6:00 AM and 10:00 PM on Wednesday, August 7, 2013, Friday, August 9, 2013 and Saturday, August 10, 2013; these periods essentially coincide with the hours of operation for tenants of the business park. Given several uses/tenants are closed on Sunday and the proposed Church is essentially “dark” during the weekdays and is now under remodel, parking surveys of the Church property were not conducted during the weekday, and Sunday surveys of the Project site and Laguna Hills Plaza were also excluded.

The parking surveys consisted of counting the number of parked vehicles within the entire business park site. This information reflects a more precise parking demand for the business park, specifically, the parking demand associated with 85,372 SF of occupied floor area at Plaza Del Lago. The parking surveys of Laguna Hills Plaza are representative of the parking demand associated with 14,537 SF of occupied floor area (as noted earlier, only a 1,784 SF medical office suite is vacant).

A summary of the results of the parking surveys that were performed at Plaza Del Lago and Laguna Hills Plaza on a recent Wednesday, Friday and Saturday is summarized in **Table 3, 4 and 5**, respectively. These tables present the parking demand at Plaza Del Lago and Laguna Hills Plaza for each hour during the count dates. As shown in *Tables 3 and 4*, the peak parking demand observed at the business center on Wednesday, August 7, 2013 and Friday, August 9, 2013, totaled *124 vehicles (48% utilization)* at 1:00 PM on both weekdays, while the peak parking demand on Saturday, August 10, 2013, was observed to total *93 vehicles (36% utilization)* at 11:00 AM.

The surplus of spaces observed at both these peak hours would be more than sufficient to accommodate the shared parking requirements of the existing and proposed mix of tenants at Plaza Del Lago and if necessary, accommodate any overflow parking from the two adjacent properties, as documented in the following analysis.

It is important to note that based on City code, the existing occupied uses would require 303 spaces where as the existing observed peak demand for the current tenant mix totals 124 spaces.

Laguna Hills Plaza and Church Parking Assessment

For Laguna Hills Plaza, the peak parking demand observed on Wednesday, August 7, 2013 and Friday, August 9, 2013, totaled 46 vehicles (60% utilization) and 53 vehicles (69% utilization) at 2:00 PM and 1:00 PM, respectively, while the peak parking demand on Saturday, August 10, 2013, was observed to total 17 vehicles (22% utilization) at 2:00 PM - 3:00 PM. With an existing minimum weekday parking surplus of 24 spaces (See *Table 4*), the 12-space parking demand required of 1,784 SF of vacant medical office space (as calculated based on City code) could easily be accommodated within the Laguna Hills Plaza property and is forecast to result in a parking surplus of 12 spaces upon full occupancy of Laguna Hills Plaza. Hence, we conclude that the parking requirements of Laguna Hills Plaza will not have an impact on the parking supply of Plaza Del Lago.

Further, given several tenants/businesses of the two commercial properties are closed on Sundays, we conclude that the “Sunday” parking demand for both Plaza Del Lago and Laguna Hills Plaza will be no more than that which was observed on a recent Saturday, thereby assuring adequate overflow parking on either the Plaza Del Lago site or Laguna Hills Plaza site will be provided for the Church to accommodate their 84-space parking requirement. In addition, given the peak parking demand of the Church is on a Sunday, we conclude that it will not have an impact on the parking supply of Plaza Del Lago as well.

Calculated Demand versus Observed/Actual Demand

Table 6 presents the shared parking summary for existing occupied uses at Plaza Del Lago during weekday conditions. As highlighted in yellow, based on the shared parking calculation, the existing peak demand is 261 spaces at 1:00 PM, which corresponds to a calculated deficiency of 2 spaces when compared against the existing 259-space supply.

The far right column of *Table 6* indicates that, based on LLG’s weekday parking counts on August 7, 2013, the observed/actual demand at 11:00 AM was 124 spaces. The bottom portion of *Table 6* summarizes that the difference between calculated demand and the observed demand is 173 spaces, corresponding to a 197% parking contingency inherent in the calculated demand. This underscores how conservative the calculation methodology is, and that it may likely overstate parking demand estimates based strictly on City parking ratios and applied to the shared parking methodology.

Table 7 presents the shared parking summary for existing occupied uses at the business center during weekend conditions. As highlighted in yellow, based on the shared parking calculation, the existing peak demand is 242 spaces at 5:00 PM, which

corresponds to a calculated surplus of 17 spaces when compared against the existing 259-space supply.

The far right column of *Table 7* indicates that, based on LLG's weekend parking counts on August 10, 2013, the observed/actual demand at 5:00 PM was 59 spaces. The bottom portion of *Table 7* summarizes that the difference between calculated demand and the observed demand is 183 spaces, corresponding to a 310% parking contingency inherent in the calculated demand. Again, this shows how much more conservative the calculation methodology is compared to empirical data.

Future Shared Parking Conditions

Tables 8 and **9** present the Shared Parking summaries for weekday and weekend conditions, respectively. The total size of each land use category, the City Code ratios applied to each column, hourly parking profiles per ULI, and the resultant hourly parking demand appear in the individual columns of *Tables 8* and *9*.

As indicated in *Table 8*, the resultant maximum or peak demand for the business park totals 325 spaces (occurring at 6:00 PM) under weekday conditions, corresponding to a calculated deficiency of 66 spaces when compared against the existing 259-space supply.

Table 9 indicates a peak demand of 303 spaces at 5:00 PM under weekend conditions. When compared against the existing supply of 259 spaces, the 303-space peak demand constitutes a deficiency of 44 spaces under weekend conditions. Therefore, there theoretically would be insufficient parking to meet the combined parking demand of existing tenants and proposed/future tenants at the business park under weekday and weekend conditions.

Existing Observed/Actual Demand Plus Shared Parking Conditions

In order to determine the peak-parking requirement for Plaza Del Lago upon full occupancy of the business park with the proposed uses, utilization of the survey data for the existing land uses that was collected in August 2013 is combined with the incremental parking demand within the shared parking model for the anticipated or proposed leases.

Tables 10 and **11** present the forecast parking demand for the Project for a weekday and weekend (Saturday) day based on the survey-shared parking methodology. These tables present an approach which applies the City code parking requirement and site-specific time of day parking profiles to the proposed uses (i.e. yoga studio, restaurant, retail and warehouse) for the weekday time frame while directly applying the parking survey results as a time of day parking profile for the occupied square-footage within the Project.

Column (1) of these tables presents a summary of the parking survey data collected at the site while the Columns (2) through (5) present the parking accumulation characteristics of the proposed uses for the hours of 6:00 AM to 10:00 PM. Column (6) presents the expected joint-use parking demand for the entire site on an hourly basis, while Column (7) summarizes the hourly parking surplus/deficiency for the Project compared to an existing parking supply of 259 spaces.

Based on our experience, the shared parking approach summarized in *Tables 10* and *11* are believed to be the most appropriate and most pragmatic approach to assessing future parking conditions at the business park. The results in these tables are the focus of this parking investigation and recommendations.

As indicated in **Table 10**, the peak parking demand on a weekday totals 185 spaces (at 1:00 PM), corresponding to a surplus of 74 spaces when compared to the existing supply of 259 spaces. Per **Table 11**, the weekend demand was lower (128 spaces at 12:00 PM) compared to weekday conditions, yielding a greater surplus of 131 spaces. These parking surpluses translate to 29% and 51% of total supply being available/unoccupied during a weekday and weekend, respectively. There would also be parking surpluses during all other hours of a weekday and weekend. Therefore, the future supply would be adequate in meeting the collective peak parking demand of all existing and proposed uses of the Project, inclusive of the requirements of the proposed Core Power Yoga.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. Plaza Del Lago is an existing business park with a total of 100,812 square-feet (SF) of commercial and retail uses within three (3) buildings and an inventoried parking supply of 259 spaces. At the time of our parking demand field study, the business park had a current occupancy of 85,372 SF. The vacant floor area, which totals 15,440 SF within four suites, consists of 4,848 SF of warehouse space, 3,584 SF of retail-designated floor area, a 3,360 SF restaurant suite that will be occupied by Pita Pita in the near future, and a 3,648 SF vacant suite that is proposed to be occupied by Core Power Yoga.
2. This parking demand analysis evaluates the existing tenancy condition as well as with full occupancy of the business park and a proposed yoga studio within 3,648 SF of vacant suite.
3. Direct application of City parking codes to the existing and proposed mix of uses of Plaza Del Lago results in a total parking requirement of 382 parking spaces. With

an existing parking supply of 259 spaces, a code deficiency of 123 spaces is calculated.

4. A “blended” analysis of actual parking demand for existing occupancies and a shared parking approach for proposed uses indicates that the future minimum functional surplus at Plaza Del Lago will total 74 spaces on a weekday. For the proposed tenancy mix, the weekend day condition is forecast to have a surplus of at least 131 spaces.
5. Based on the above findings, we conclude that based on the application of the Shared Parking methodology, and on empirical study of existing parking demand, the parking needs of the entire business park, including the proposed Core Power Yoga and other proposed leases/future tenants, would be adequately served by the existing parking supply on weekdays and weekends. The proposed occupancy of 3,648 SF of vacant floor area by Core Power Yoga will not have an adverse parking impact.
6. Further, an assessment of the parking requirements for Laguna Hills Plaza and the adjacent Church indicates that the parking requirements of these two neighboring properties can be accommodated without impacting the parking supply of Plaza Del Lago. The analysis shows that there is more than adequate parking on-site at Plaza Del Lago to accommodate the parking demand of the business center, and potential overflow parking for the Laguna Hills Plaza and the adjacent Church.

An assessment of Laguna Hills Plaza indicates that 65 spaces would be required upon full occupancy of the site. With an on-site parking supply of 77 spaces, a 12-space surplus during the weekday peak hour is forecast for Laguna Hills Plaza.

* * * * *

We appreciate the opportunity to work on this project. If you have any questions regarding this updated analysis, please contact me at (949) 825-6175.

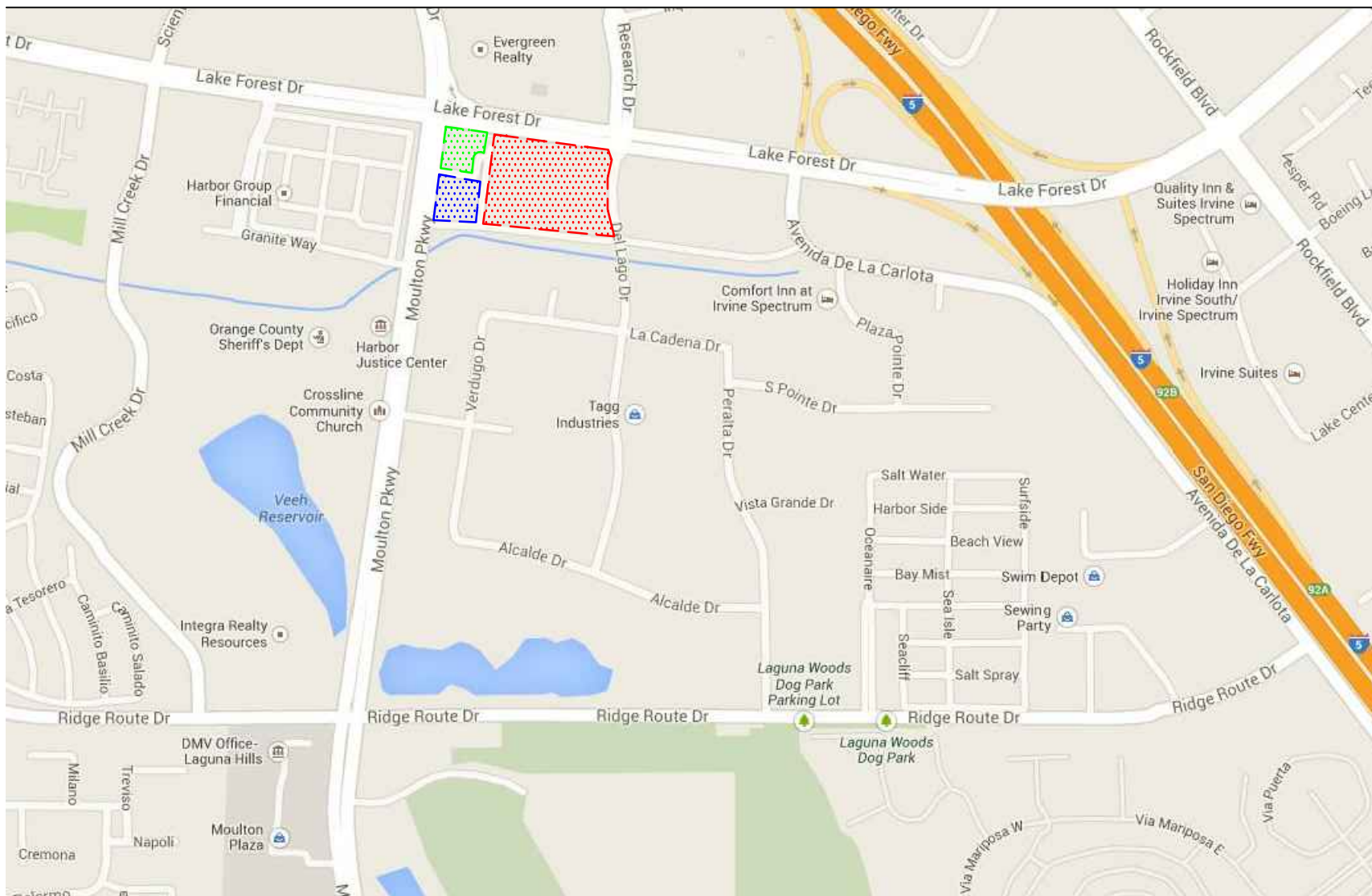
Sincerely,

Linscott, Law & Greenspan, Engineers



Richard E. Barretto, P.E.
Principal





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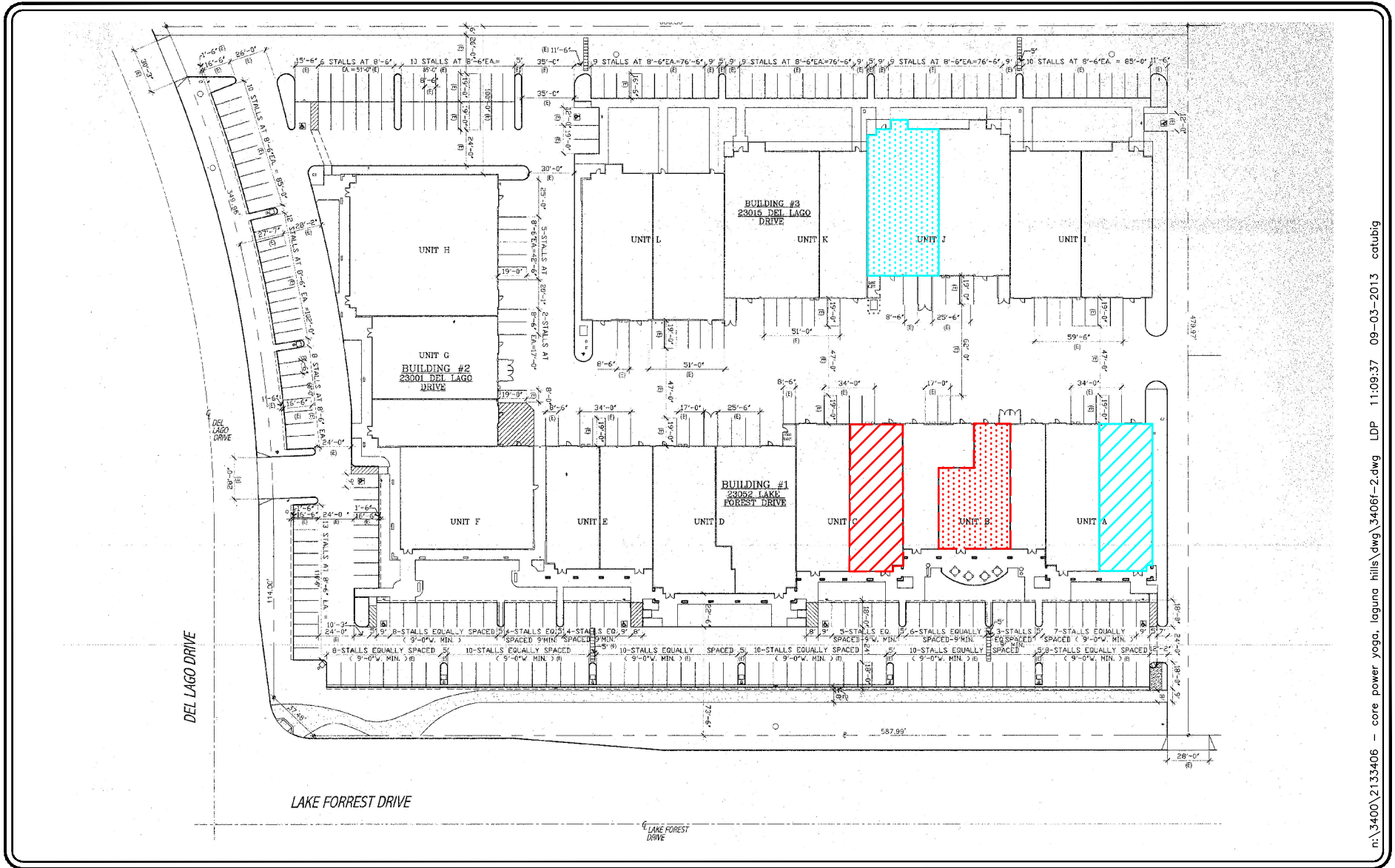
SOURCE: GOOGLE

KEY

- = PROJECT SITE
- = LAGUNA HILLS PLAZA
- = CHURCH SITE (NOW UNDER REMODEL)

FIGURE 1

VICINITY MAP
CORE POWER YOGA, LAGUNA HILLS



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LINSCOTT
LAW &
GREENSPAN
engineers



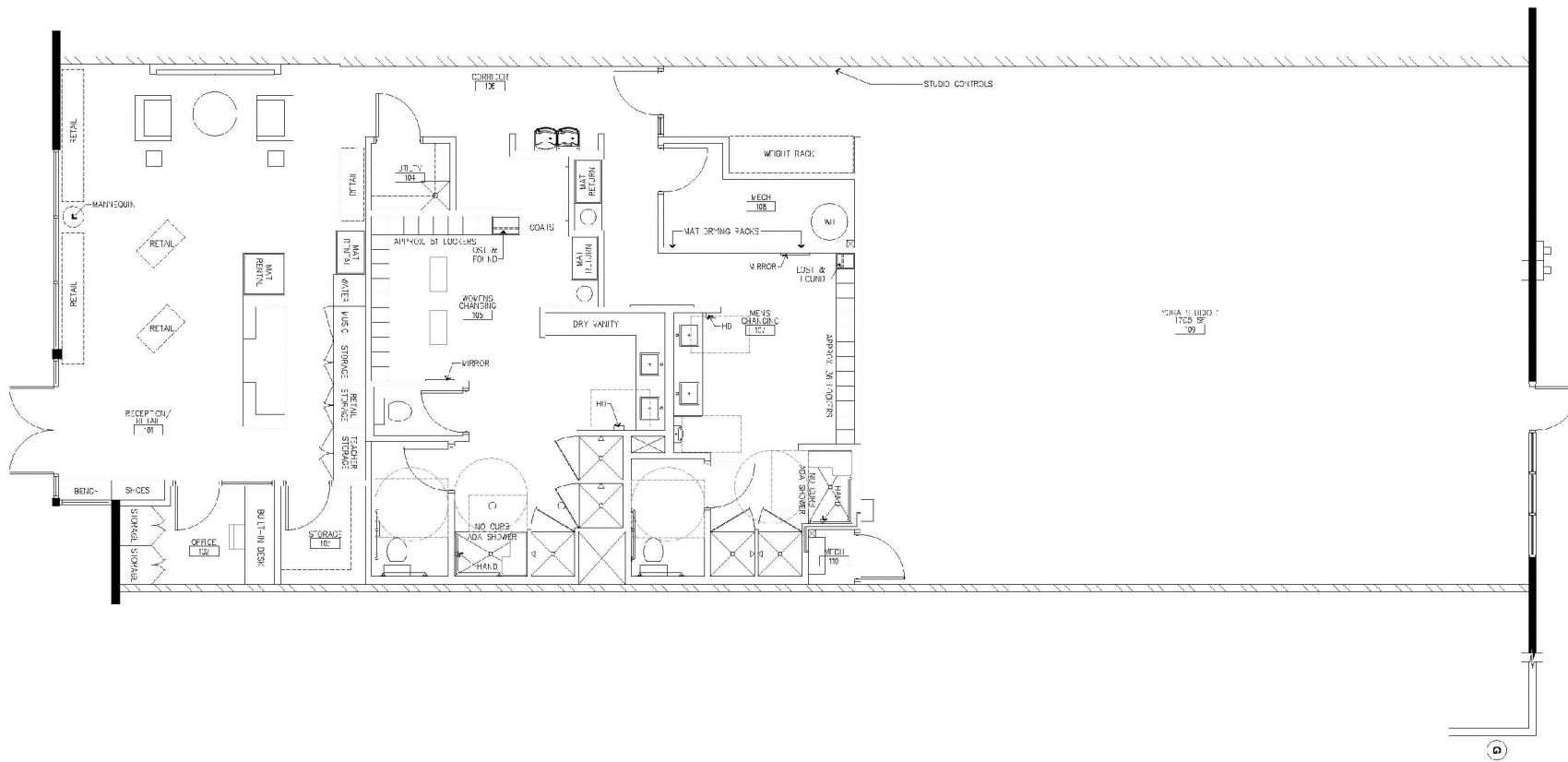
NO SCALE

SOURCE: MVA INTERIORS ARCHITECTURE SPACE PLANNING
KEY

-  = PROPOSED CORE POWER YOGA
-  = PROPOSED PITA PITA
-  = VACANT RETAIL
-  = VACANT WAREHOUSE

FIGURE 2

EXISTING SITE PLAN
CORE POWER YOGA, LAGUNA HILLS



n:\3400\2133406 - core power yoga, laguna hills\dwg\3406f-3.dwg LDP 15:08:19 09-03-2013 catubig

10/22/2013 ITEM NO. 4.5.2

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GREENSPAN
engineers

NO SCALE

SOURCE: MVA INTERIORS ARCHITECTURE SPACE PLANNING

FIGURE 3

PROPOSED FLOOR PLAN
CORE POWER YOGA, LAGUNA HILLS



n:\3400\2133406 - core power yoga, laguna hills\dwg\3406f-3.dwg LDP 11:08:19 09-03-2013 catubig

SOURCE: GOOGLE

FIGURE 4

PARKING ZONES

CORE POWER YOGA, LAGUNA HILLS

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NO SCALE

TABLE 1-1
EXISTING AND PROPOSED DEVELOPMENT SUMMARY FOR PLAZA DEL LAGO [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Address	Unit	Tenant	Business Type	Hours of Operation	Square-Footage (SF)
23052 Lake Forest Drive	A-1	VACANT	General Retail	N/A	3,584 SF
23052 Lake Forest Drive	A-2	Cycle Gear, Inc	General Retail	M-Th (10:00-7:00), Fri (10:00-8:00), Sat (9:00-6:00), Sun (10:00-5:00)	3,648 SF
23052 Lake Forest Drive	B-1	Quiznos	Restaurant	M-F (10:00-7:00), Sat (11:00-5:00), Sun (11:00-4:00)	2,040 SF
23052 Lake Forest Drive	B-2&3	Vacant - Pita Pita [2]	Restaurant	N/A	3,360 SF
23052 Lake Forest Drive	B-4	Gourmet Coffee & Bagel	Restaurant	M-F (4:00-4:00), Sat & Sun (4:00 - 2:00)	2,040 SF
23052 Lake Forest Drive	B-4A	Genuin Golf & Dress of America	Warehouse	M-F (10:00-7:00), <i>Sat-Sun (Closed)</i>	720 SF
23052 Lake Forest Drive	C-1	Proposed Core Power Yoga	Health Club	M-Th (5:30-10:00), Fri (5:30-8:30), Sat (7:00-7:00), Sun (8:30-7:30)	3,648 SF
23052 Lake Forest Drive	C-2	Gyro Hobbies	General Retail	M-F (11:00-6:00), Sat (10:00-6:00), Sun (10:00-5:00)	3,600 SF
23052 Lake Forest Drive	D-1	Genuin Golf & Dress of America	General Retail	M-F (10:00-7:00), <i>Sat-Sun (Closed)</i>	5,080 SF
23052 Lake Forest Drive	D-2	OC Mattress	Home Furnishing Showroom	M-Sun (10:00-7:00)	4,616 SF
23052 Lake Forest Drive	E-1	Salon Heavener [3]	Hair Salon	M (Closed), T-F (9:00-9:00), Sat (8:00-7:00), <i>Sun (Closed)</i>	3,060 SF
23052 Lake Forest Drive	E-2	Packaging Supplies, Inc	General Retail	M-F (9:00-5:00), Sat (9:00-3:00), <i>Sun (Closed)</i>	3,108 SF
23001 Del Lago Drive	A-1	Renewal by Anderson	Furniture Store	M-F (10:00-6:00), Sat (10:00-5:00), Sun (12:00-4:00)	6,444 SF
23001 Del Lago Drive	B-1	Glidden Pro (Formerly Azko Nobel Paints)	Home Furnishing Showroom	M-F (6:30 - 5:00), <i>Sat-Sun (Closed)</i>	2,768 SF
23001 Del Lago Drive	B-2	Crossfit Ethos	Personal Training	M-Th (6:00-8:00), F (6:00 - 7:00), Sat (8:00 - 11:00), Sun (10:00 - 12:00pm)	4,760 SF
23001 Del Lago Drive	C-1	Concept Framing International	Home Furnishing Showroom	M-F (8:00-5:30), <i>Sat-Sun (Closed)</i>	9,696 SF
23015 Del Lago Drive	A-1	Saddleback Memorial	Warehouse	M-F (8:00-5:00), <i>Sat-Sun (Closed)</i>	4,824 SF
23015 Del Lago Drive	A-2	Fast Undercar, Inc.	Warehouse	M-F (8:00-6:00), Sat (8:00-4:30), <i>Sun (closed)</i>	4,824 SF
23015 Del Lago Drive	B-1	Volutone	Home Furnishing Showroom	M-F (8:00-5:00), <i>Sat-Sun (Closed)</i>	4,848 SF
23015 Del Lago Drive	B-2	VACANT	Warehouse	N/A	4,848 SF
23015 Del Lago Drive	C-1&2	Takara Belmont	Home Furnishing Showroom	M-F (9:00-5:00), <i>Sat-Sun (Closed)</i>	6,448 SF
23015 Del Lago Drive	C-3	Microidea	Research & Development	M-F (10:00-5:00), <i>Sat-Sun (Closed)</i>	3,200 SF
23015 Del Lago Drive	D-1	Big D Floor Covering Supplies	Home Furnishing Showroom	M-F (6:30-5:00), Sat (7:30-11am), <i>Sun (Closed)</i>	4,848 SF
23015 Del Lago Drive	D-2	Bottom Line Utility Solutions	Warehouse	M-F (9:00-5:00), <i>Sat-Sun (Closed)</i>	4,800 SF
Plaza Del Lago Total Building Square-Footage:					100,812 SF

Notes:

[1] Source: PS Business Parks, as of August 2013.

[2] As of August 2013, existing suite is now vacant but is proposed to be occupied by Pita Pita Mediterranean Restaurant per information provided by PS Business Parks.

[3] Existing hair salon provides 15 stations.

TABLE 1-2
EXISTING DEVELOPMENT SUMMARY FOR LAGUNA HILLS PLAZA AND CHURCH [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Address	Unit	Tenant	Business Type	Hours of Operation	Square-Footage (SF)
<u>Laguna Hills Plaza</u>					
22972 Moulton Pkwy	103	Javatini	Restaurant	M-F (6:00-3:00), Sat (8:00 - 2:00), Sun (9:00-2:00)	1,071 SF
22972 Moulton Pkwy	103	Dominos	Restaurant - Take out	M-Th (10:00 - 12:00), F & Sat (10:00 - 1:00), Sun (10:00 - 12:00)	1,500 SF
22972 Moulton Pkwy	103	Flame Broiler	Restaurant	M-F (10:00-8:00), Sat (11:00-5:00), <i>Sun (Closed)</i>	1,100 SF
22972 Moulton Pkwy	103	Blink Optometry	Medical Office	M-Th (9:00-6:00), F & Sat (9:00 - 1:00), <i>Sun (Closed)</i>	1,116 SF
22972 Moulton Pkwy	105	Vacant	Medical Office	N/A	1,784 SF
22972 Moulton Pkwy	106-108	SoCal Pain Ctr	Medical Office	M-F (8:00-5:00), <i>Sat-Sun (Closed)</i>	7,480 SF
22972 Moulton Pkwy	109	FedEx Kinkos	General Retail	M-F (7:00 - 11:00), Sat & Sun (9:00 - 9:00)	2,270 SF
Laguna Hills Plaza Total Building Square-Footage:					16,321 SF
<u>Church</u>					
23002 Moulton Pkwy	A-1	Church	Church	<i>M-F (minimal use/no worship service) , Sunday open</i>	13,500 SF
Church Building Square-Footage:					13,500 SF

Notes:

[1] Source: PS Business Parks, as of August 2013.

TABLE 2
CITY CODE PARKING REQUIREMENTS FOR PLAZA DEL LAGO [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Address	Unit	Tenant	Business Type	Square-Footage (SF)	City of Laguna Hills Parking Code	Spaces Required
Existing Occupied Development						
23052 Lake Forest Drive	A-2	Cycle Gear, Inc	General Retail	3,648 SF	1 space / 200 SF-GFA	18
23052 Lake Forest Drive	B-1	Quiznos	Restaurant	2,040 SF	1 space / 200 SF for 1st 1000 SF plus 1 space / 100 SF-GFA above 1000 SF and less than 4000 SF	15
23052 Lake Forest Drive	B-4	Gourmet Coffee & Bagel	Restaurant	2,040 SF	1 space / 200 SF for 1st 1000 SF plus 1 space / 100 SF-GFA above 1000 SF and less than 4000 SF	15
23052 Lake Forest Drive	B-4A	Genuin Golf & Dress of America	Warehouse	720 SF	1 space / 1500 SF-GFA	1
23052 Lake Forest Drive	C-2	Gyro Hobbies	General Retail	3,600 SF	1 space / 200 SF-GFA	18
23052 Lake Forest Drive	D-1	Genuin Golf & Dress of America	General Retail	5,080 SF	1 space / 200 SF-GFA	25
23052 Lake Forest Drive	D-2	OC Mattress	Home Furnishing Showroom	4,616 SF	1 space / 500 SF-GFA	9
23052 Lake Forest Drive	E-1	Salon Heavener [2]	Hair Salon	3,060 SF	3 spaces / beautician chair	45
23052 Lake Forest Drive	E-2	Packaging Supplies, Inc	General Retail	3,108 SF	1 space / 200 SF-GFA	16
23001 Del Lago Drive	A-1	Renewal by Anderson	Furniture Store	6,444 SF	1 space / 500 SF-GFA	13
23001 Del Lago Drive	B-1	Glidden Pro (Formerly Azko Nobel Paints)	Home Furnishing Showroom	2,768 SF	1 space / 500 SF-GFA	6
23001 Del Lago Drive	B-2	Crossfit Ethos	Personal Training	4,760 SF	1 space / 100 SF-GFA	48
23001 Del Lago Drive	C-1	Concept Framing International	Home Furnishing Showroom	9,696 SF	1 space / 500 SF-GFA	19
23015 Del Lago Drive	A-1	Saddleback Memorial	Warehouse	4,824 SF	1 space / 1500 SF-GFA	3
23015 Del Lago Drive	A-2	Fast Undercar, Inc.	Warehouse	4,824 SF	1 space / 1500 SF-GFA	3
23015 Del Lago Drive	B-1	Volutone	Home Furnishing Showroom	4,848 SF	1 space / 500 SF-GFA	10
23015 Del Lago Drive	C-1&2	Takara Belmont	Home Furnishing Showroom	6,448 SF	1 space / 500 SF-GFA	13
23015 Del Lago Drive	C-3	Microidea	Research & Development	3,200 SF	1 space / 250 SF-GFA	13
23015 Del Lago Drive	D-1	Big D Floor Covering Supplies	Home Furnishing Showroom	4,848 SF	1 space / 500 SF-GFA	10
23015 Del Lago Drive	D-2	Bottom Line Utility Solutions	Warehouse	4,800 SF	1 space / 1500 SF-GFA	3
Plaza Del Lago Existing Occupied Floor Area				85,372 SF	Required Spaces	303
Vacant Development / Proposed Tenants						
23052 Lake Forest Drive	A-1	VACANT	General Retail	3,584 SF	1 space / 200 SF-GFA	18
23052 Lake Forest Drive	B-2&3	Vacant - Pita Pita [3]	Restaurant	3,360 SF	1 space / 200 SF for 1st 1000 SF plus 1 space / 100 SF-GFA above 1000 SF and less than 4000 SF, plus 1 space/400 SF of manufacturing space	22
23052 Lake Forest Drive	C-1	Proposed Core Power Yoga	Health Club	3,648 SF	1 space / 100 SF-GFA	36
23015 Del Lago Drive	B-2	VACANT	Warehouse	4,848 SF	1 space / 1500 SF-GFA	3
Plaza Del Lago Existing Vacant Floor Area				15,440 SF	Required Spaces	79
Plaza Del Lago Total Square-Footage				100,812 SF	Total Spaces Required	382
Existing Parking Supply						259
Total Parking Surplus / Deficiency (+ / -)						-123

Notes:

[1] Source: City of Laguna Hills Municipal Code, Chapter 9-44.050 Required Parking.

[2] Existing hair salon provides 15 stations.

[3] As of August 2013, existing suite is now vacant but is proposed to be occupied by Pita Pita Mediterranean Restaurant per information provided by PS Business Parks.

Parking calculation provided herein for this use is based on the methodology provided by City staff.

TABLE 2-2
CITY CODE PARKING REQUIREMENTS FOR LAGUNA HILLS PLAZA AND CHURCH [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Address	Unit	Tenant	Business Type	Square-Footage (SF)	City of Laguna Hills Parking Code	Spaces Required
<u>Laguna Hills Plaza</u>						
22972 Moulton Pkwy	103	Javatini	Restaurant	1,071 SF	1 space / 200 SF for 1st 1000 SF plus 1 space / 100 SF-GFA above 1000 SF and less than 4000 SF	6
22972 Moulton Pkwy	103	Dominos	Restaurant - Take out	1,500 SF	1 space / 200 SF for 1st 1000 SF plus 1 space / 100 SF-GFA above 1000 SF and less than 4000 SF	10
22972 Moulton Pkwy	103	Flame Broiler	Restaurant	1,100 SF	1 space / 200 SF for 1st 1000 SF plus 1 space / 100 SF-GFA above 1000 SF and less than 4000 SF	6
22972 Moulton Pkwy	103	Blink Optometry	Medical Office	1,116 SF	1 space / 150 SF-GFA	7
22972 Moulton Pkwy	105	Vacant	Medical Office	1,784 SF	1 space / 150 SF-GFA	12
22972 Moulton Pkwy	106-108	SoCal Pain Ctr	Medical Office	7,480 SF	1 space / 150 SF-GFA	50
22972 Moulton Pkwy	109	FedEx Kinkos	General Retail	2,270 SF	1 space / 200 SF-GFA	11
Laguna Hills Plaza Total Building Square-Footage:				16,321 SF	Required Spaces	102
<u>Church</u>						
23002 Moulton Pkwy	A-1	Church	Assembly, office, warehouse	13,500 SF	1 space / 35 SF-GFA , plus 1 space/300 SF-GA and 1 space / 1500 SF-GFA	84 [2]
Church Building Square-Footage:				13,500 SF	Required Spaces	84

Notes:

[1] Source: City of Laguna Hills Municipal Code, Chapter 9-44.050 Required Parking.

[2] Source: City of Laguna Hills, parking requirement based on staff calculations.

TABLE 3
ON-SITE PARKING SURVEYS [1]
Plaza Del Lago / Laguna Hills Center, Laguna Hills
Wednesday, August 7, 2013

Zone	A					B					C					D					E				PLAZA DEL LAGO TOTALS			[3] LAGUNA HILLS PLAZA (F)					
Parking Type	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	Total	% [2]	(+/-)				R	G/C	HC	Total	% [4]	(+/-)
Capacity	93	4	97			46	1	47			30	1	31			43	2	45			39	39			259	% [2]	(+/-)	54	20	3	77		
6:00 AM	3	0	3	3%	94	7	0	7	15%	40	4	0	4	13%	27	12	0	12	27%	33	7	7	18%	32	33	13%	226	2			2	3%	75
7:00 AM	7	0	7	7%	90	11	0	11	23%	36	5	0	5	16%	26	15	0	15	33%	30	8	8	21%	31	46	18%	213	3			3	4%	74
8:00 AM	14	0	14	14%	83	10	0	10	21%	37	6	0	6	19%	25	21	0	21	47%	24	13	13	33%	26	64	25%	195	11	4	1	16	21%	61
9:00 AM	17	0	17	18%	80	15	0	15	32%	32	8	0	8	26%	23	24	0	24	53%	21	21	21	54%	18	85	33%	174	24	10	1	35	45%	42
10:00 AM	23	0	23	24%	74	20	0	20	43%	27	6	0	6	19%	25	27	0	27	60%	18	29	29	74%	10	105	41%	154	27	3		30	39%	47
11:00 AM	32	0	32	33%	65	13	0	13	28%	34	6	0	6	19%	25	24	0	24	53%	21	31	31	79%	8	106	41%	153	28	10	1	39	51%	38
12:00 PM	32	0	32	33%	65	16	0	16	34%	31	8	1	9	29%	22	27	0	27	60%	18	31	31	79%	8	115	44%	144	37	8		45	58%	32
1:00 PM	39	0	39	40%	58	18	0	18	38%	29	9	0	9	29%	22	28	0	28	62%	17	30	30	77%	9	124	48%	135	33	10		43	56%	34
2:00 PM	27	0	27	28%	70	10	0	10	21%	37	7	0	7	23%	24	29	0	29	64%	16	26	26	67%	13	99	38%	160	34	10	2	46	60%	31
3:00 PM	28	0	28	29%	69	12	0	12	26%	35	8	0	8	26%	23	28	0	28	62%	17	22	22	56%	17	98	38%	161	30	12		42	55%	35
4:00 PM	23	0	23	24%	74	10	0	10	21%	37	7	0	7	23%	24	27	0	27	60%	18	17	17	44%	22	84	32%	175	32	9		41	53%	36
5:00 PM	24	0	24	25%	73	20	0	20	43%	27	4	0	4	13%	27	23	0	23	51%	22	17	17	44%	22	88	34%	171	23	7		30	39%	47
6:00 PM	23	0	23	24%	74	16	0	16	34%	31	3	0	3	10%	28	14	0	14	31%	31	18	18	46%	21	74	29%	185	20	5	2	27	35%	50
7:00 PM	15	0	15	15%	82	17	0	17	36%	30	3	0	3	10%	28	13	0	13	29%	32	10	10	26%	29	58	22%	201	9	2	1	12	16%	65
8:00 PM	9	0	9	9%	88	11	0	11	23%	36	2	0	2	6%	29	13	0	13	29%	32	5	5	13%	34	40	15%	219	7	3		10	13%	67
9:00 PM	0	0	0	0%	97	1	0	1	2%	46	3	0	3	10%	28	13	0	13	29%	32	3	3	8%	36	20	8%	239	4	5		9	12%	68
10:00 PM	0	0	0	0%	97	1	0	1	2%	46	4	0	4	13%	27	13	0	13	29%	32	3	3	8%	36	21	8%	238	2	2		4	5%	73

Notes:

R = Regular Parking

HC = Handicap

[1] On-site parking surveys conducted by Transporation Studies In represents "shared parking demand" of 85,372 SF of occupied floor area. A total of 15,440 SF of the existing business park is now vacant

[2] Parking utilization percentages calculated based on the existing zonal parking supply, with an overall parking supply of 259 spaces.

[3] On-site parking surveys conducted by Transporation Studies In represents "shared parking demand" of 14,537 SF of occupied floor area. A total of 1,784 SF is now vacant.

[4] Parking utilization percentages calculated based on a parking supply of 77 spaces.

TABLE 4
ON-SITE PARKING SURVEYS [1]
Plaza Del Lago / Laguna Hills Center, Laguna Hills
Friday, August 9, 2013

Zone	A					B					C					D					E				PLAZA DEL LAGO TOTALS			[3] LAGUNA HILLS PLAZA (F)					
Parking Type	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	Total	% [2]	(+/-)				R	G/C	HC	Total	%	(+/-)
Capacity	93	4	97			46	1	47			30	1	31			43	2	45			39	39			259	% [2]	(+/-)	54	20	3	77		
6:00 AM	3	0	3	3%	94	5	0	5	11%	42	4	0	4	13%	27	12	0	12	27%	33	5	5	13%	34	29	11%	230	3			3	4%	74
7:00 AM	5	0	5	5%	92	10	0	10	21%	37	5	0	5	16%	26	13	0	13	29%	32	9	9	23%	30	42	16%	217	13			13	17%	64
8:00 AM	12	0	12	12%	85	8	0	8	17%	39	6	0	6	19%	25	20	0	20	44%	25	18	18	46%	21	64	25%	195	25	5		30	39%	47
9:00 AM	22	0	22	23%	75	15	0	15	32%	32	6	0	6	19%	25	22	0	22	49%	23	14	14	36%	25	79	31%	180	30	4		34	44%	43
10:00 AM	21	2	23	24%	74	14	0	14	30%	33	6	0	6	19%	25	21	0	21	47%	24	20	20	51%	19	84	32%	175	31	3	3	37	48%	40
11:00 AM	30	1	31	32%	66	8	0	8	17%	39	7	0	7	23%	24	20	1	21	47%	24	30	30	77%	9	97	37%	162	31	5		36	47%	41
12:00 PM	43	0	43	44%	54	14	0	14	30%	33	9	0	9	29%	22	19	0	19	42%	26	34	34	87%	5	119	46%	140	36	14		50	65%	27
1:00 PM	44	1	45	46%	52	15	0	15	32%	32	13	0	13	42%	18	20	0	20	44%	25	31	31	79%	8	124	48%	135	37	16		53	69%	24
2:00 PM	42	0	42	43%	55	9	0	9	19%	38	11	0	11	35%	20	26	0	26	58%	19	23	23	59%	16	111	43%	148	24	10	1	35	45%	42
3:00 PM	41	1	42	43%	55	8	0	8	17%	39	11	0	11	35%	20	21	0	21	47%	24	31	31	79%	8	113	44%	146	20	6	1	27	35%	50
4:00 PM	35	2	37	38%	60	7	0	7	15%	40	8	0	8	26%	23	18	0	18	40%	27	22	22	56%	17	92	36%	167	13	8		21	27%	56
5:00 PM	22	0	22	23%	75	19	0	19	40%	28	5	0	5	16%	26	18	0	18	40%	27	17	17	44%	22	81	31%	178	16	10		26	34%	51
6:00 PM	24	0	24	25%	73	20	0	20	43%	27	5	0	5	16%	26	15	0	15	33%	30	12	12	31%	27	76	29%	183	17	5		22	29%	55
7:00 PM	15	0	15	15%	82	12	0	12	26%	35	5	0	5	16%	26	12	0	12	27%	33	9	9	23%	30	53	20%	206	17	11		28	36%	49
8:00 PM	9	0	9	9%	88	3	0	3	6%	44	3	0	3	10%	28	12	0	12	27%	33	7	7	18%	32	34	13%	225	12	3		15	19%	62
9:00 PM	2	0	2	2%	95	2	0	2	4%	45	3	0	3	10%	28	12	0	12	27%	33	5	5	13%	34	24	9%	235	6	2		8	10%	69
10:00 PM	1	0	1	1%	96	1	0	1	2%	46	4	0	4	13%	27	12	0	12	27%	33	5	5	13%	34	23	9%	236	4	5		9	12%	68

Notes:

R = Regular Parking

HC = Handicap

[1] On-site parking surveys conducted by Transporation Studies In represents "shared parking demand" of 85,372 SF of occupied floor area. A total of 15,440 SF of the existing business park is now vacant

[2] Parking utilization percentages calculated based on the existing zonal parking supply, with an overall parking supply of 259 spaces.

[3] On-site parking surveys conducted by Transporation Studies In represents "shared parking demand" of 14,537 SF of occupied floor area. A total of 1,784 SF is now vacant.

[4] Parking utilization percentages calculated based on a parking supply of 77 spaces.

TABLE 5
ON-SITE PARKING SURVEYS [1]
Plaza Del Lago / Laguna Hills Center, Laguna Hills
Saturday, August 10, 2013

Zone	A					B					C					D					E				PLAZA DEL LAGO TOTALS			[3] LAGUNA HILLS PLAZA (F)					
Parking Type	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	HC	Total	% [2]	(+/-)	R	Total	% [2]	(+/-)				R	G/C	HC	Total	% [4]	(+/-)
Capacity	93	4	97			46	1	47			30	1	31			43	2	45			39	39			259	% [2]	(+/-)	54	20	3	77		
6:00 AM	2	0	2	2%	95	1	0	1	2%	46	3	0	3	10%	28	12	0	12	27%	33	7	7	18%	32	25	10%	234	0			0	0%	77
7:00 AM	10	0	10	10%	87	1	0	1	2%	46	3	0	3	10%	28	12	0	12	27%	33	7	7	18%	32	33	13%	226	1	1		2	3%	75
8:00 AM	8	0	8	8%	89	5	0	5	11%	42	3	0	3	10%	28	14	0	14	31%	31	13	13	33%	26	43	17%	216	1	2		3	4%	74
9:00 AM	19	2	21	22%	76	16	0	16	34%	31	3	0	3	10%	28	9	0	9	20%	36	18	18	46%	21	67	26%	192	1			1	1%	76
10:00 AM	31	1	32	33%	65	20	0	20	43%	27	3	0	3	10%	28	9	0	9	20%	36	23	23	59%	16	87	34%	172	8	5		13	17%	64
11:00 AM	37	0	37	38%	60	16	0	16	34%	31	3	0	3	10%	28	10	0	10	22%	35	27	27	69%	12	93	36%	166	7	5		12	16%	65
12:00 PM	38	0	38	39%	59	10	0	10	21%	37	3	0	3	10%	28	9	0	9	20%	36	26	26	67%	13	86	33%	173	7	8		15	19%	62
1:00 PM	34	0	34	35%	63	6	0	6	13%	41	4	0	4	13%	27	9	0	9	20%	36	28	28	72%	11	81	31%	178	7	3		10	13%	67
2:00 PM	31	1	32	33%	65	4	0	4	9%	43	4	0	4	13%	27	8	0	8	18%	37	25	25	64%	14	73	28%	186	10	7		17	22%	60
3:00 PM	20	1	21	22%	76	6	0	6	13%	41	4	0	4	13%	27	8	0	8	18%	37	23	23	59%	16	62	24%	197	8	9		17	22%	60
4:00 PM	24	0	24	25%	73	5	0	5	11%	42	4	0	4	13%	27	9	0	9	20%	36	17	17	44%	22	59	23%	200	4	3		7	9%	70
5:00 PM	22	0	22	23%	75	3	0	3	6%	44	4	0	4	13%	27	13	0	13	29%	32	17	17	44%	22	59	23%	200	4	7		11	14%	66
6:00 PM	14	0	14	14%	83	2	0	2	4%	45	4	0	4	13%	27	12	0	12	27%	33	10	10	26%	29	42	16%	217	8	7		15	19%	62
7:00 PM	1	0	1	1%	96	3	0	3	6%	44	4	0	4	13%	27	12	0	12	27%	33	6	6	15%	33	26	10%	233	5	8		13	17%	64
8:00 PM	2	0	2	2%	95	2	0	2	4%	45	4	0	4	13%	27	12	0	12	27%	33	5	5	13%	34	25	10%	234	8	2		10	13%	67
9:00 PM	1	0	1	1%	96	1	0	1	2%	46	4	0	4	13%	27	12	0	12	27%	33	5	5	13%	34	23	9%	236	7	1		8	10%	69
10:00 PM	1	0	1	1%	96	1	0	1	2%	46	4	0	4	13%	27	12	0	12	27%	33	5	5	13%	34	23	9%	236	4	3		7	9%	70

Notes:

R = Regular Parking

HC = Handicap

[1] On-site parking surveys conducted by Transporation Studies In represents "shared parking demand" of 85,372 SF of occupied floor area. A total of 15,440 SF of the existing business park is now vacant

[2] Parking utilization percentages calculated based on the existing zonal parking supply, with an overall parking supply of 259 spaces.

[3] On-site parking surveys conducted by Transporation Studies In represents "shared parking demand" of 14,537 SF of occupied floor area. A total of 1,784 SF is now vacant.

[4] Parking utilization percentages calculated based on a parking supply of 77 spaces.

TABLE 6
EXISTING OCCUPIED WEEKDAY SHARED PARKING DEMAND VS PARKING COUNTS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	General Retail	Home Furnishings / Showroom	Hair Salon	Fine/Casual Dining	Fast-Food Restaurant	Health Club	Warehouse	R&D	Total Spaces = 303 Shared Parking Demand	Comparison w/ Parking Supply 259 Spaces Surplus (Deficiency)	Actual Demand Observed per LLG Parking Counts Aug. 7, 2013
Size	15.436 KSF	39.668 KSF	3.060 KSF	2.040 KSF	2.040 KSF	4.760 KSF	15.168 KSF	3.200 KSF			
Pkg Rate[2]	5.00 /KSF	2.00 /KSF	3.00 Station	7.50 /KSF	7.50 /KSF	10.00 /KSF	0.67 /KSF	4.00 /KSF			
Gross Spaces	77 Spc.	80 Spc.	45 Spc.	15 Spc.	15 Spc.	48 Spc.	10 Spc.	13 Spc.			
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces			
6:00 AM	2	2	1	0	1	34	0	0	40	219	33
7:00 AM	5	5	3	0	1	20	3	4	41	218	46
8:00 AM	14	15	8	1	4	20	7	9	78	181	64
9:00 AM	30	31	18	1	5	34	10	12	141	118	85
10:00 AM	49	50	28	4	9	34	10	13	197	62	105
11:00 AM	61	63	36	7	13	38	9	12	239	20	106
12:00 PM	67	69	39	11	15	29	8	11	249	10	115
1:00 PM	70	72	40	11	15	34	8	11	261	(2)	124
2:00 PM	67	69	39	10	14	34	10	13	256	3	99
3:00 PM	64	66	37	6	9	34	9	12	237	22	98
4:00 PM	64	66	37	7	8	38	8	11	239	20	84
5:00 PM	66	69	39	11	9	44	5	6	249	10	88
6:00 PM	66	69	39	13	13	48	2	3	253	6	74
7:00 PM	66	69	39	14	12	43	1	1	245	14	58
8:00 PM	57	59	33	14	8	38	1	1	211	48	40
9:00 PM	38	40	22	14	5	33	0	0	152	107	20
10:00 PM	22	23	13	13	4	17	0	0	92	167	21
11:00 PM	8	8	4	11	1	6	0	0	38	221	--
12:00 AM	0	0	0	4	1	0	0	0	5	254	--

Calculated Peak/Maximum Parking Demand: 261

Observed Demand during the same peak:

88

Difference in Demand (Calculated minus Observed):

173

Contingency (in Calculated Demand relative to Observed):

197%

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios.

TABLE 7
EXISTING OCCUPIED WEEKEND SHARED PARKING DEMAND VS PARKING COUNTS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	General Retail	Home Furnishings / Showroom	Hair Salon	Fine/Casual Dining	Fast-Food Restaurant	Health Club	Warehouse	R&D	Total Spaces = 303 Shared Parking Demand	Comparison w/ Parking Supply 259 Spaces Surplus (Deficiency)	Actual Demand Observed per LLG Parking Counts Aug. 10, 2013
Size Pkg Rate[2]	15.436 KSF	39.668 KSF	3.060 KSF	2.040 KSF	2.040 KSF	4.760 KSF	15.168 KSF	3.200 KSF			
Gross Spaces	5.00 /KSF	2.00 /KSF	3.00 /KSF [4]	7.50 /KSF	7.50 /KSF	10.00 /KSF	0.67 /KSF	4.00 /KSF			
Time of Day	77 Spc.	80 Spc.	45 Spc.	15 Spc.	15 Spc.	48 Spc.	10 Spc.	13 Spc.			
	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces			
6:00 AM	3	3	1	0	1	31	0	0	39	220	25
7:00 AM	5	5	3	0	1	18	0	0	32	227	33
8:00 AM	12	12	8	1	3	14	1	1	52	207	43
9:00 AM	30	31	18	1	5	20	1	1	107	152	67
10:00 AM	44	46	26	2	8	14	1	1	142	117	87
11:00 AM	54	57	32	4	12	20	1	1	181	78	93
12:00 PM	65	67	38	9	14	20	1	1	215	44	86
1:00 PM	71	74	41	9	14	13	1	1	224	35	81
2:00 PM	77	80	45	8	13	11	1	1	236	23	73
3:00 PM	77	80	45	8	8	13	0	0	231	28	62
4:00 PM	74	77	43	8	8	22	0	0	232	27	59
5:00 PM	70	73	41	10	8	40	0	0	242	17	59
6:00 PM	63	65	37	14	12	38	0	0	229	30	42
7:00 PM	59	61	34	14	12	24	0	0	204	55	26
8:00 PM	51	54	30	15	7	13	0	0	170	89	25
9:00 PM	41	42	24	14	5	4	0	0	130	129	23
10:00 PM	29	29	17	14	3	0	0	0	92	167	23
11:00 PM	11	12	6	14	1	0	0	0	44	215	--
12:00 AM	0	0	0	8	1	0	0	0	9	250	--

Calculated Peak/Maximum Parking Demand: 242

Observed Demand during the same peak:

59

Difference in Demand (Calculated minus Observed):

183

Contingency (in Calculated Demand relative to Observed):

310%

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios.

TABLE 8
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	General Retail	Home Furnishings / Showroom	Hair Salon	Fine/Casual Dining	Fast-Food Restaurant	Health Club	Warehouse	R&D	Total Spaces = 303 Shared Parking Demand	Vacant - General Retail	Proposed Pita Restaurant	Proposed Core Power Yoga	Vacant Warehouse	Total Spaces = 382 Shared Parking Demand	Comparison w/ Parking Supply 259 Spaces Surplus (Deficiency)
Size	15.436 KSF	39.668 KSF	3.060 KSF	2.040 KSF	2.040 KSF	4.760 KSF	15.168 KSF	3.200 KSF		3.584 KSF	3.360 KSF	3.648 KSF	4.848 KSF		
Pkg Rate[2]	5.00 /KSF	2.00 /KSF	3.00 Station	7.50 /KSF	7.50 /KSF	10.00 /KSF	0.67 /KSF	4.00 /KSF		5.00 /KSF [4]	6.50 /KSF	10.00 /KSF	0.67 /KSF		
Gross Spaces	77 Spc.	80 Spc.	45 Spc.	15 Spc.	15 Spc.	48 Spc.	10 Spc.	13 Spc.		18 Spc.	22 Spc.	36 Spc.	3 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	2	2	1	0	1	34	0	0	40	0	0	26	0	66	193
7:00 AM	5	5	3	0	1	20	3	4	41	1	1	16	1	60	199
8:00 AM	14	15	8	1	4	20	7	9	78	3	1	16	2	100	159
9:00 AM	30	31	18	1	5	34	10	12	141	7	2	26	3	179	80
10:00 AM	49	50	28	4	9	34	10	13	197	11	5	26	3	242	17
11:00 AM	61	63	36	7	13	38	9	12	239	15	9	29	3	295	(36)
12:00 PM	67	69	39	11	15	29	8	11	249	16	15	22	3	305	(46)
1:00 PM	70	72	40	11	15	34	8	11	261	17	15	26	3	322	(63)
2:00 PM	67	69	39	10	14	34	10	13	256	16	13	26	3	314	(55)
3:00 PM	64	66	37	6	9	34	9	12	237	15	9	26	3	290	(31)
4:00 PM	64	66	37	7	8	38	8	11	239	15	11	29	3	297	(38)
5:00 PM	66	69	39	11	9	44	5	6	249	16	16	33	2	316	(57)
6:00 PM	66	69	39	13	13	48	2	3	253	16	19	36	1	325	(66)
7:00 PM	66	69	39	14	12	43	1	1	245	16	20	33	0	314	(55)
8:00 PM	57	59	33	14	8	38	1	1	211	13	20	28	0	272	(13)
9:00 PM	38	40	22	14	5	33	0	0	152	9	20	24	0	205	54
10:00 PM	22	23	13	13	4	17	0	0	92	5	19	12	0	128	131
11:00 PM	8	8	4	11	1	6	0	0	38	1	15	3	0	57	202
12:00 AM	0	0	0	4	1	0	0	0	5	0	5	0	0	10	249

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios.

TABLE 9
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	General Retail	Home Furnishings / Showroom	Hair Salon	Fine/Casual Dining	Fast-Food Restaurant	Health Club	Warehouse	R&D	Total Spaces = 303 Shared Parking Demand	Vacant - General Retail	Proposed Pita Restaurant	Proposed Core Power Yoga	Vacant Warehouse	Total Spaces = 382 Shared Parking Demand	Comparison w/ Parking Supply 259 Spaces Surplus (Deficiency)
Size Pkg Rate[2]	15.436 KSF 5.00 /KSF	39.668 KSF 2.00 /KSF	3.060 KSF 3.00 /KSF [4]	2.040 KSF 7.50 /KSF	2.040 KSF 7.50 /KSF	4.760 KSF 10.00 /KSF	15.168 KSF 0.67 /KSF	3.200 KSF 4.00 /KSF		3.584 KSF 5.00 /KSF [4]	3.360 KSF 6.50 /KSF	3.648 KSF 10.00 /KSF	4.848 KSF 0.67 /KSF		
Gross Spaces	77 Spc.	80 Spc.	45 Spc.	15 Spc.	15 Spc.	48 Spc.	10 Spc.	13 Spc.		18 Spc.	22 Spc.	36 Spc.	3 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	3	3	1	0	1	31	0	0	39	0	0	23	0	62	197
7:00 AM	5	5	3	0	1	18	0	0	32	2	1	14	0	49	210
8:00 AM	12	12	8	1	3	14	1	1	52	3	1	11	0	67	192
9:00 AM	30	31	18	1	5	20	1	1	107	7	2	15	0	131	128
10:00 AM	44	46	26	2	8	14	1	1	142	10	2	11	0	165	94
11:00 AM	54	57	32	4	12	20	1	1	181	13	5	15	0	214	45
12:00 PM	65	67	38	9	14	20	1	1	215	15	12	15	0	257	2
1:00 PM	71	74	41	9	14	13	1	1	224	17	12	10	0	263	(4)
2:00 PM	77	80	45	8	13	11	1	1	236	18	11	8	0	273	(14)
3:00 PM	77	80	45	8	8	13	0	0	231	18	11	10	0	270	(11)
4:00 PM	74	77	43	8	8	22	0	0	232	17	11	16	0	276	(17)
5:00 PM	70	73	41	10	8	40	0	0	242	17	14	30	0	303	(44)
6:00 PM	63	65	37	14	12	38	0	0	229	14	20	29	0	292	(33)
7:00 PM	59	61	34	14	12	24	0	0	204	14	21	18	0	257	2
8:00 PM	51	54	30	15	7	13	0	0	170	12	22	10	0	214	45
9:00 PM	41	42	24	14	5	4	0	0	130	10	20	3	0	163	96
10:00 PM	29	29	17	14	3	0	0	0	92	7	20	0	0	119	140
11:00 PM	11	12	6	14	1	0	0	0	44	3	20	0	0	67	192
12:00 AM	0	0	0	8	1	0	0	0	9	0	12	0	0	21	238

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios.

TABLE 10
WEEKDAY EXISTING PLUS SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Existing Plaza Del Lago	Vacant - General Retail	Proposed Pita Pita Restaurant	Proposed Core Power Yoga	Vacant Warehouse	Total Spaces = 79 Shared Parking Demand	Comparison w/ Parking Supply 259 Spaces Surplus (Deficiency)	Percent Parking Surplus
Size	85.372 KSF	3.584 KSF	3.360 KSF	3.648 KSF	4.848 KSF			
Pkg Rate[2]	Actual	5.00 /KSF	6.50 /KSF	10.00 /KSF	0.67 /KSF			
Gross Spaces	Observed	18 Spc.	22 Spc.	36 Spc.	3 Spc.			
Time of Day	Hourly Parking Demand [3]	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	79 Shared Parking Demand	259 Spaces Surplus (Deficiency)	Percent Parking Surplus
6:00 AM	33	0	0	26	0			
7:00 AM	46	1	1	16	1			
8:00 AM	64	3	1	16	2			
9:00 AM	85	7	2	26	3			
10:00 AM	105	11	5	26	3			
11:00 AM	106	15	9	29	3			
12:00 PM	115	16	15	22	3			
1:00 PM	124	17	15	26	3			
2:00 PM	99	16	13	26	3			
3:00 PM	98	15	9	26	3			
4:00 PM	84	15	11	29	3			
5:00 PM	88	16	16	33	2			
6:00 PM	74	16	19	36	1			
7:00 PM	58	16	20	33	0			
8:00 PM	40	13	20	28	0			
9:00 PM	20	9	20	24	0			
10:00 PM	21	5	19	12	0			

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios.

[3] Wednesday's data set was found to be higher than Friday's. Therefore, the demand report is from Wednesday, August 7, 2013.

TABLE 11
WEEKEND EXISTING PLUS SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Existing Plaza Del Lago	Vacant - General Retail	Proposed Pita Pita Restaurant	Proposed Core Power Yoga	Vacant Warehouse	Total Spaces = 79 Shared Parking Demand	Comparison w/ Parking Supply 259 Spaces Surplus (Deficiency)	Percent Parking Surplus
Size	85.372 KSF Actual Observed Hourly Parking Demand [3]	3.584 KSF	3.360 KSF	3.648 KSF	4.848 KSF			
Pkg Rate[2]		5.00 /KSF	6.50 /KSF	10.00 /KSF	0.67 /KSF			
Gross Spaces		18 Spc.	22 Spc.	36 Spc.	3 Spc.			
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces			
6:00 AM	25	0	0	23	0	48	211	81%
7:00 AM	33	2	1	14	0	50	209	81%
8:00 AM	43	3	1	11	0	58	201	78%
9:00 AM	67	7	2	15	0	91	168	65%
10:00 AM	87	10	2	11	0	110	149	58%
11:00 AM	93	13	5	15	0	126	133	51%
12:00 PM	86	15	12	15	0	128	131	51%
1:00 PM	81	17	12	10	0	120	139	54%
2:00 PM	73	18	11	8	0	110	149	58%
3:00 PM	62	18	11	10	0	101	158	61%
4:00 PM	59	17	11	16	0	103	156	60%
5:00 PM	59	17	14	30	0	120	139	54%
6:00 PM	42	14	20	29	0	105	154	59%
7:00 PM	26	14	21	18	0	79	180	69%
8:00 PM	25	12	22	10	0	69	190	73%
9:00 PM	23	10	20	3	0	56	203	78%
10:00 PM	23	7	20	0	0	50	209	81%

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios.

[3] Existing counts were conducted on Saturday, August 10, 2013.

APPENDIX A
ULI SHARED PARKING CALCULATION WORKSHEETS

Appendix Table A-1

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Shopping Center (Typical Days)				
Size	15.436 KSF				Shared Parking Demand
Pkg Rate[2]	5.00 /KSF				
Gross	77 Spaces				
Spaces	62 Guest Spc.		15 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	1	9%	1	2
7:00 AM	5%	3	14%	2	5
8:00 AM	14%	9	36%	5	14
9:00 AM	32%	20	68%	10	30
10:00 AM	59%	37	77%	12	49
11:00 AM	77%	48	86%	13	61
12:00 PM	86%	53	90%	14	67
1:00 PM	90%	56	90%	14	70
2:00 PM	86%	53	90%	14	67
3:00 PM	81%	50	90%	14	64
4:00 PM	81%	50	90%	14	64
5:00 PM	86%	53	86%	13	66
6:00 PM	86%	53	86%	13	66
7:00 PM	86%	53	86%	13	66
8:00 PM	72%	45	81%	12	57
9:00 PM	45%	28	68%	10	38
10:00 PM	27%	17	36%	5	22
11:00 PM	9%	6	14%	2	8
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-2

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Shopping Center (Typical Days)				
Size	15.436 KSF				Shared Parking Demand
Pkg Rate[2]	5.00 /KSF				
Gross	77 Spaces				
Spaces	62 Guest Spc.		15 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	1	10%	2	3
7:00 AM	5%	3	15%	2	5
8:00 AM	10%	6	40%	6	12
9:00 AM	30%	19	75%	11	30
10:00 AM	50%	31	85%	13	44
11:00 AM	65%	40	95%	14	54
12:00 PM	80%	50	100%	15	65
1:00 PM	90%	56	100%	15	71
2:00 PM	100%	62	100%	15	77
3:00 PM	100%	62	100%	15	77
4:00 PM	95%	59	100%	15	74
5:00 PM	90%	56	95%	14	70
6:00 PM	80%	50	85%	13	63
7:00 PM	75%	47	80%	12	59
8:00 PM	65%	40	75%	11	51
9:00 PM	50%	31	65%	10	41
10:00 PM	35%	22	45%	7	29
11:00 PM	15%	9	15%	2	11
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-3

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Showroom Retail					Shared Parking Demand
Size	39.668 KSF					
Pkg Rate[2]	2.00 /KSF					
Gross	80 Spaces					
Spaces	64 Guest Spc.		16 Emp. Spc.			
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces		
6:00 AM	1%	1	9%	1	2	
7:00 AM	5%	3	14%	2	5	
8:00 AM	14%	9	36%	6	15	
9:00 AM	32%	20	68%	11	31	
10:00 AM	59%	38	77%	12	50	
11:00 AM	77%	49	86%	14	63	
12:00 PM	86%	55	90%	14	69	
1:00 PM	90%	58	90%	14	72	
2:00 PM	86%	55	90%	14	69	
3:00 PM	81%	52	90%	14	66	
4:00 PM	81%	52	90%	14	66	
5:00 PM	86%	55	86%	14	69	
6:00 PM	86%	55	86%	14	69	
7:00 PM	86%	55	86%	14	69	
8:00 PM	72%	46	81%	13	59	
9:00 PM	45%	29	68%	11	40	
10:00 PM	27%	17	36%	6	23	
11:00 PM	9%	6	14%	2	8	
12:00 AM	0%	0	0%	0	0	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-4

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Showroom Retail				
Size	39.668 KSF				Shared Parking Demand
Pkg Rate[2]	2.00 /KSF				
Gross Spaces	80 Spaces				
	64 Guest Spc.		16 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	1	10%	2	3
7:00 AM	5%	3	15%	2	5
8:00 AM	10%	6	40%	6	12
9:00 AM	30%	19	75%	12	31
10:00 AM	50%	32	85%	14	46
11:00 AM	65%	42	95%	15	57
12:00 PM	80%	51	100%	16	67
1:00 PM	90%	58	100%	16	74
2:00 PM	100%	64	100%	16	80
3:00 PM	100%	64	100%	16	80
4:00 PM	95%	61	100%	16	77
5:00 PM	90%	58	95%	15	73
6:00 PM	80%	51	85%	14	65
7:00 PM	75%	48	80%	13	61
8:00 PM	65%	42	75%	12	54
9:00 PM	50%	32	65%	10	42
10:00 PM	35%	22	45%	7	29
11:00 PM	15%	10	15%	2	12
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-5

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Service Retail / Salon					Shared Parking Demand
Size	3.060 KSF with 15 chairs					
Pkg Rate[2]	3.00 /Station					
Gross Spaces	45 Spaces					
	36 Guest Spc.		9 Emp. Spc.			
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces		
6:00 AM	1%	0	9%	1	1	
7:00 AM	5%	2	14%	1	3	
8:00 AM	14%	5	36%	3	8	
9:00 AM	32%	12	68%	6	18	
10:00 AM	59%	21	77%	7	28	
11:00 AM	77%	28	86%	8	36	
12:00 PM	86%	31	90%	8	39	
1:00 PM	90%	32	90%	8	40	
2:00 PM	86%	31	90%	8	39	
3:00 PM	81%	29	90%	8	37	
4:00 PM	81%	29	90%	8	37	
5:00 PM	86%	31	86%	8	39	
6:00 PM	86%	31	86%	8	39	
7:00 PM	86%	31	86%	8	39	
8:00 PM	72%	26	81%	7	33	
9:00 PM	45%	16	68%	6	22	
10:00 PM	27%	10	36%	3	13	
11:00 PM	9%	3	14%	1	4	
12:00 AM	0%	0	0%	0	0	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-6

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Service Retail / Salon				
Size	3.060 KSF with 15 chairs				Shared Parking Demand
Pkg Rate[2]	3.00 /Station				
Gross	45 Spaces				
Spaces	36 Guest Spc.		9 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	0	10%	1	1
7:00 AM	5%	2	15%	1	3
8:00 AM	10%	4	40%	4	8
9:00 AM	30%	11	75%	7	18
10:00 AM	50%	18	85%	8	26
11:00 AM	65%	23	95%	9	32
12:00 PM	80%	29	100%	9	38
1:00 PM	90%	32	100%	9	41
2:00 PM	100%	36	100%	9	45
3:00 PM	100%	36	100%	9	45
4:00 PM	95%	34	100%	9	43
5:00 PM	90%	32	95%	9	41
6:00 PM	80%	29	85%	8	37
7:00 PM	75%	27	80%	7	34
8:00 PM	65%	23	75%	7	30
9:00 PM	50%	18	65%	6	24
10:00 PM	35%	13	45%	4	17
11:00 PM	15%	5	15%	1	6
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-7

FINE/CASUAL DINING
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Fine/Casual Dining				
Size	2.040 KSF				Shared Parking Demand
Pkg Rate[2]	7.50 /KSF				
Gross	15 Spaces				
Spaces	13 Guest Spc.		2 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	18%	0	0
8:00 AM	0%	0	45%	1	1
9:00 AM	0%	0	68%	1	1
10:00 AM	14%	2	81%	2	4
11:00 AM	36%	5	81%	2	7
12:00 PM	68%	9	81%	2	11
1:00 PM	68%	9	81%	2	11
2:00 PM	59%	8	81%	2	10
3:00 PM	36%	5	68%	1	6
4:00 PM	45%	6	68%	1	7
5:00 PM	68%	9	90%	2	11
6:00 PM	86%	11	90%	2	13
7:00 PM	90%	12	90%	2	14
8:00 PM	90%	12	90%	2	14
9:00 PM	90%	12	90%	2	14
10:00 PM	86%	11	90%	2	13
11:00 PM	68%	9	77%	2	11
12:00 AM	23%	3	32%	1	4

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-8

FINE/CASUAL DINING
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Fine/Casual Dining				
Size	2.040 KSF				Shared Parking Demand
Pkg Rate[2]	7.50 /KSF				
Gross	15 Spaces				
Spaces	13 Guest Spc.		2 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	20%	0	0
8:00 AM	0%	0	30%	1	1
9:00 AM	0%	0	60%	1	1
10:00 AM	0%	0	75%	2	2
11:00 AM	15%	2	75%	2	4
12:00 PM	50%	7	75%	2	9
1:00 PM	55%	7	75%	2	9
2:00 PM	45%	6	75%	2	8
3:00 PM	45%	6	75%	2	8
4:00 PM	45%	6	75%	2	8
5:00 PM	60%	8	100%	2	10
6:00 PM	90%	12	100%	2	14
7:00 PM	95%	12	100%	2	14
8:00 PM	100%	13	100%	2	15
9:00 PM	90%	12	100%	2	14
10:00 PM	90%	12	100%	2	14
11:00 PM	90%	12	85%	2	14
12:00 AM	50%	7	50%	1	8

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-9

FAST-FOOD RESTAURANT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Fast-Food Restaurant				
Size	2.040 KSF				Shared Parking Demand
Pkg Rate[2]	7.50 /KSF				
Gross Spaces	15 Spaces				
	13 Guest Spc.		2 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	5%	1	15%	0	1
7:00 AM	10%	1	20%	0	1
8:00 AM	20%	3	30%	1	4
9:00 AM	30%	4	40%	1	5
10:00 AM	55%	7	75%	2	9
11:00 AM	85%	11	100%	2	13
12:00 PM	100%	13	100%	2	15
1:00 PM	100%	13	100%	2	15
2:00 PM	90%	12	95%	2	14
3:00 PM	60%	8	70%	1	9
4:00 PM	55%	7	60%	1	8
5:00 PM	60%	8	70%	1	9
6:00 PM	85%	11	90%	2	13
7:00 PM	80%	10	90%	2	12
8:00 PM	50%	7	60%	1	8
9:00 PM	30%	4	40%	1	5
10:00 PM	20%	3	30%	1	4
11:00 PM	10%	1	20%	0	1
12:00 AM	5%	1	20%	0	1

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-10

FAST-FOOD RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Fast-Food Restaurant				
Size	2.040 KSF				Shared Parking Demand
Pkg Rate[2]	7.50 /KSF				
Gross	15 Spaces				
Spaces	13 Guest Spc.		2 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	5%	1	14%	0	1
7:00 AM	9%	1	19%	0	1
8:00 AM	19%	2	28%	1	3
9:00 AM	28%	4	37%	1	5
10:00 AM	51%	7	70%	1	8
11:00 AM	79%	10	93%	2	12
12:00 PM	93%	12	93%	2	14
1:00 PM	93%	12	93%	2	14
2:00 PM	84%	11	89%	2	13
3:00 PM	56%	7	65%	1	8
4:00 PM	51%	7	56%	1	8
5:00 PM	56%	7	65%	1	8
6:00 PM	79%	10	84%	2	12
7:00 PM	75%	10	84%	2	12
8:00 PM	47%	6	56%	1	7
9:00 PM	28%	4	37%	1	5
10:00 PM	19%	2	28%	1	3
11:00 PM	9%	1	19%	0	1
12:00 AM	5%	1	19%	0	1

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-11

HEALTH CLUB
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Cross Fit Ethos Health Club				
Size	4.760 KSF				Shared Parking Demand
Pkg Rate[2]	10.00 /KSF				
Gross	48 Spaces				
Spaces	45 Guest Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	70%	32	75%	2	34
7:00 AM	40%	18	75%	2	20
8:00 AM	40%	18	75%	2	20
9:00 AM	70%	32	75%	2	34
10:00 AM	70%	32	75%	2	34
11:00 AM	80%	36	75%	2	38
12:00 PM	60%	27	75%	2	29
1:00 PM	70%	32	75%	2	34
2:00 PM	70%	32	75%	2	34
3:00 PM	70%	32	75%	2	34
4:00 PM	80%	36	75%	2	38
5:00 PM	90%	41	100%	3	44
6:00 PM	100%	45	100%	3	48
7:00 PM	90%	41	75%	2	43
8:00 PM	80%	36	50%	2	38
9:00 PM	70%	32	20%	1	33
10:00 PM	35%	16	20%	1	17
11:00 PM	10%	5	20%	1	6
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-12

HEALTH CLUB
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Cross Fit Ethos Health Club				
Size	4.760 KSF				Shared Parking Demand
Pkg Rate[2]	10.00 /KSF				
Gross	48 Spaces				
Spaces	46 Guest Spc.		2 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	66%	30	41%	1	31
7:00 AM	37%	17	41%	1	18
8:00 AM	29%	13	41%	1	14
9:00 AM	41%	19	41%	1	20
10:00 AM	29%	13	41%	1	14
11:00 AM	41%	19	41%	1	20
12:00 PM	41%	19	41%	1	20
1:00 PM	25%	12	41%	1	13
2:00 PM	21%	10	41%	1	11
3:00 PM	25%	12	41%	1	13
4:00 PM	45%	21	62%	1	22
5:00 PM	82%	38	82%	2	40
6:00 PM	78%	36	82%	2	38
7:00 PM	49%	23	62%	1	24
8:00 PM	25%	12	41%	1	13
9:00 PM	8%	4	16%	0	4
10:00 PM	1%	0	16%	0	0
11:00 PM	1%	0	16%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-13

OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Warehouse / Industrial Uses				
Size	15.168 KSF				Shared Parking Demand
Pkg Rate[2]	0.67 /KSF				
Gross	10 Spaces				
Spaces	1 Visitor Spc.		9 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	3%	0	0
7:00 AM	1%	0	30%	3	3
8:00 AM	20%	0	75%	7	7
9:00 AM	60%	1	95%	9	10
10:00 AM	100%	1	100%	9	10
11:00 AM	45%	0	100%	9	9
12:00 PM	15%	0	90%	8	8
1:00 PM	45%	0	90%	8	8
2:00 PM	100%	1	100%	9	10
3:00 PM	45%	0	100%	9	9
4:00 PM	15%	0	90%	8	8
5:00 PM	10%	0	50%	5	5
6:00 PM	5%	0	25%	2	2
7:00 PM	2%	0	10%	1	1
8:00 PM	1%	0	7%	1	1
9:00 PM	0%	0	3%	0	0
10:00 PM	0%	0	1%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-14

OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Warehouse / Industrial Uses				
Size	15.168 KSF				Shared Parking Demand
Pkg Rate[2]	0.67 /KSF				
Gross	10 Spaces				
Spaces	1 Visitor Spc.		9 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	2%	0	2%	0	0
8:00 AM	6%	0	6%	1	1
9:00 AM	8%	0	8%	1	1
10:00 AM	9%	0	9%	1	1
11:00 AM	10%	0	10%	1	1
12:00 PM	9%	0	9%	1	1
1:00 PM	8%	0	8%	1	1
2:00 PM	6%	0	6%	1	1
3:00 PM	4%	0	4%	0	0
4:00 PM	2%	0	2%	0	0
5:00 PM	1%	0	1%	0	0
6:00 PM	1%	0	1%	0	0
7:00 PM	0%	0	0%	0	0
8:00 PM	0%	0	0%	0	0
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-15

OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	R&D Office				
Size	3.200 KSF				Shared Parking Demand
Pkg Rate[2]	4 /KSF				
Gross	13 Spaces				
Spaces	1 Visitor Spc.		12 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	3%	0	0
7:00 AM	1%	0	30%	4	4
8:00 AM	20%	0	75%	9	9
9:00 AM	60%	1	95%	11	12
10:00 AM	100%	1	100%	12	13
11:00 AM	45%	0	100%	12	12
12:00 PM	15%	0	90%	11	11
1:00 PM	45%	0	90%	11	11
2:00 PM	100%	1	100%	12	13
3:00 PM	45%	0	100%	12	12
4:00 PM	15%	0	90%	11	11
5:00 PM	10%	0	50%	6	6
6:00 PM	5%	0	25%	3	3
7:00 PM	2%	0	10%	1	1
8:00 PM	1%	0	7%	1	1
9:00 PM	0%	0	3%	0	0
10:00 PM	0%	0	1%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-16

OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	R&D Office				
Size	3.200 KSF				Shared Parking Demand
Pkg Rate[2]	4 /KSF				
Gross	13 Spaces				
Spaces	1 Visitor Spc.		12 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	2%	0	2%	0	0
8:00 AM	6%	0	6%	1	1
9:00 AM	8%	0	8%	1	1
10:00 AM	9%	0	9%	1	1
11:00 AM	10%	0	10%	1	1
12:00 PM	9%	0	9%	1	1
1:00 PM	8%	0	8%	1	1
2:00 PM	6%	0	6%	1	1
3:00 PM	4%	0	4%	0	0
4:00 PM	2%	0	2%	0	0
5:00 PM	1%	0	1%	0	0
6:00 PM	1%	0	1%	0	0
7:00 PM	0%	0	0%	0	0
8:00 PM	0%	0	0%	0	0
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-15

SHOPPING CENTER (TYPICAL DAYS)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Vacant General Retail				
Size	3.584 KSF				Shared Parking Demand
Pkg Rate[2]	5.00 /KSF				
Gross	18 Spaces				
Spaces	15 Guest Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	0	9%	0	0
7:00 AM	5%	1	14%	0	1
8:00 AM	14%	2	36%	1	3
9:00 AM	32%	5	68%	2	7
10:00 AM	59%	9	77%	2	11
11:00 AM	77%	12	86%	3	15
12:00 PM	86%	13	90%	3	16
1:00 PM	90%	14	90%	3	17
2:00 PM	86%	13	90%	3	16
3:00 PM	81%	12	90%	3	15
4:00 PM	81%	12	90%	3	15
5:00 PM	86%	13	86%	3	16
6:00 PM	86%	13	86%	3	16
7:00 PM	86%	13	86%	3	16
8:00 PM	72%	11	81%	2	13
9:00 PM	45%	7	68%	2	9
10:00 PM	27%	4	36%	1	5
11:00 PM	9%	1	14%	0	1
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-16

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Vacant General Retail				
Size	3.584 KSF				Shared Parking Demand
Pkg Rate[2]	5.00 /KSF				
Gross Spaces	18 Spaces				
	14 Guest Spc.		4 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	1%	0	10%	0	0
7:00 AM	5%	1	15%	1	2
8:00 AM	10%	1	40%	2	3
9:00 AM	30%	4	75%	3	7
10:00 AM	50%	7	85%	3	10
11:00 AM	65%	9	95%	4	13
12:00 PM	80%	11	100%	4	15
1:00 PM	90%	13	100%	4	17
2:00 PM	100%	14	100%	4	18
3:00 PM	100%	14	100%	4	18
4:00 PM	95%	13	100%	4	17
5:00 PM	90%	13	95%	4	17
6:00 PM	80%	11	85%	3	14
7:00 PM	75%	11	80%	3	14
8:00 PM	65%	9	75%	3	12
9:00 PM	50%	7	65%	3	10
10:00 PM	35%	5	45%	2	7
11:00 PM	15%	2	15%	1	3
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-17

FINE/CASUAL DINING
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Proposed Pita Pita				
Size	3.360 KSF				Shared Parking Demand
Pkg Rate[2]	6.50 /KSF				
Gross	22 Spaces				
Spaces	19 Guest Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	18%	1	1
8:00 AM	0%	0	45%	1	1
9:00 AM	0%	0	68%	2	2
10:00 AM	14%	3	81%	2	5
11:00 AM	36%	7	81%	2	9
12:00 PM	68%	13	81%	2	15
1:00 PM	68%	13	81%	2	15
2:00 PM	59%	11	81%	2	13
3:00 PM	36%	7	68%	2	9
4:00 PM	45%	9	68%	2	11
5:00 PM	68%	13	90%	3	16
6:00 PM	86%	16	90%	3	19
7:00 PM	90%	17	90%	3	20
8:00 PM	90%	17	90%	3	20
9:00 PM	90%	17	90%	3	20
10:00 PM	86%	16	90%	3	19
11:00 PM	68%	13	77%	2	15
12:00 AM	23%	4	32%	1	5

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-18

FINE/CASUAL DINING
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Proposed Pita Pita				
Size	3.360 KSF				Shared Parking Demand
Pkg Rate[2]	6.50 /KSF				
Gross	22 Spaces				
Spaces	19 Guest Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	0%	0	20%	1	1
8:00 AM	0%	0	30%	1	1
9:00 AM	0%	0	60%	2	2
10:00 AM	0%	0	75%	2	2
11:00 AM	15%	3	75%	2	5
12:00 PM	50%	10	75%	2	12
1:00 PM	55%	10	75%	2	12
2:00 PM	45%	9	75%	2	11
3:00 PM	45%	9	75%	2	11
4:00 PM	45%	9	75%	2	11
5:00 PM	60%	11	100%	3	14
6:00 PM	90%	17	100%	3	20
7:00 PM	95%	18	100%	3	21
8:00 PM	100%	19	100%	3	22
9:00 PM	90%	17	100%	3	20
10:00 PM	90%	17	100%	3	20
11:00 PM	90%	17	85%	3	20
12:00 AM	50%	10	50%	2	12

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-19

HEALTH CLUB
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Proposed Core Power Yoga				
Size	3.648 KSF				Shared Parking Demand
Pkg Rate[2]	10.00 /KSF				
Gross Spaces	36 Spaces				
	34 Guest Spc.		2 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	70%	24	75%	2	26
7:00 AM	40%	14	75%	2	16
8:00 AM	40%	14	75%	2	16
9:00 AM	70%	24	75%	2	26
10:00 AM	70%	24	75%	2	26
11:00 AM	80%	27	75%	2	29
12:00 PM	60%	20	75%	2	22
1:00 PM	70%	24	75%	2	26
2:00 PM	70%	24	75%	2	26
3:00 PM	70%	24	75%	2	26
4:00 PM	80%	27	75%	2	29
5:00 PM	90%	31	100%	2	33
6:00 PM	100%	34	100%	2	36
7:00 PM	90%	31	75%	2	33
8:00 PM	80%	27	50%	1	28
9:00 PM	70%	24	20%	0	24
10:00 PM	35%	12	20%	0	12
11:00 PM	10%	3	20%	0	3
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-20

HEALTH CLUB
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Proposed Core Power Yoga				
Size	3.648 KSF				Shared Parking Demand
Pkg Rate[2]	10.00 /KSF				
Gross	36 Spaces				
Spaces	34 Guest Spc.		2 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	66%	22	41%	1	23
7:00 AM	37%	13	41%	1	14
8:00 AM	29%	10	41%	1	11
9:00 AM	41%	14	41%	1	15
10:00 AM	29%	10	41%	1	11
11:00 AM	41%	14	41%	1	15
12:00 PM	41%	14	41%	1	15
1:00 PM	25%	9	41%	1	10
2:00 PM	21%	7	41%	1	8
3:00 PM	25%	9	41%	1	10
4:00 PM	45%	15	62%	1	16
5:00 PM	82%	28	82%	2	30
6:00 PM	78%	27	82%	2	29
7:00 PM	49%	17	62%	1	18
8:00 PM	25%	9	41%	1	10
9:00 PM	8%	3	16%	0	3
10:00 PM	1%	0	16%	0	0
11:00 PM	1%	0	16%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table 21

OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Warehouse/Industrial Vacant Floor Area				Shared Parking Demand
Size	4.848 KSF				
Pkg Rate[2]	0.67 /KSF				
Gross Spaces	3 Spaces				
	0 Visitor Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	3%	0	0
7:00 AM	1%	0	30%	1	1
8:00 AM	20%	0	75%	2	2
9:00 AM	60%	0	95%	3	3
10:00 AM	100%	0	100%	3	3
11:00 AM	45%	0	100%	3	3
12:00 PM	15%	0	90%	3	3
1:00 PM	45%	0	90%	3	3
2:00 PM	100%	0	100%	3	3
3:00 PM	45%	0	100%	3	3
4:00 PM	15%	0	90%	3	3
5:00 PM	10%	0	50%	2	2
6:00 PM	5%	0	25%	1	1
7:00 PM	2%	0	10%	0	0
8:00 PM	1%	0	7%	0	0
9:00 PM	0%	0	3%	0	0
10:00 PM	0%	0	1%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table 22

OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
CORE POWER YOGA AT PLAZA DEL LAGO, LAGUNA HILLS

Land Use	Warehouse/Industrial Vacant Floor Area				
Size	4.848 KSF				Shared Parking Demand
Pkg Rate[2]	0.67 /KSF				
Gross	3 Spaces				
Spaces	0 Visitor Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	2%	0	2%	0	0
8:00 AM	6%	0	6%	0	0
9:00 AM	8%	0	8%	0	0
10:00 AM	9%	0	9%	0	0
11:00 AM	10%	0	10%	0	0
12:00 PM	9%	0	9%	0	0
1:00 PM	8%	0	8%	0	0
2:00 PM	6%	0	6%	0	0
3:00 PM	4%	0	4%	0	0
4:00 PM	2%	0	2%	0	0
5:00 PM	1%	0	1%	0	0
6:00 PM	1%	0	1%	0	0
7:00 PM	0%	0	0%	0	0
8:00 PM	0%	0	0%	0	0
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.



City of Laguna Hills City Council Meeting Agenda Staff Report

DATE: OCTOBER 22, 2013

TO: CHAIR AND AGENCY MEMBERS

**FROM: DAVID CHANTARANGSU, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT**

ISSUE: CONDITIONAL USE PERMIT NO. 03-13-2539, A REQUEST BY AARON ROSEN ON BEHALF OF DOCTOR'S AMBULANCE TO OPERATE A 1,000 SQUARE FOOT AMBULANCE SUBSTATION AT 25260 LA PAZ ROAD, SUITE 4A, IN THE (CC) COMMUNITY COMMERCIAL ZONING DISTRICT.

RECOMMENDATION: THAT THE PLANNING AGENCY: (1) CONDUCT A PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 03-13-2539; AND (2) ADOPT A RESOLUTION ENTITLED: "A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 03-13-2539, A REQUEST BY AARON ROSEN ON BEHALF OF DOCTOR'S AMBULANCE TO OPERATE A 1,000 SQUARE FOOT AMBULANCE SUBSTATION AT 25260 LA PAZ ROAD, SUITE 4A, IN THE (CC) COMMUNITY COMMERCIAL ZONING DISTRICT."

SUMMARY:

Conditional Use Permit No. 03-13-2539 is a request by Aaron Rosen on behalf of Doctor's Ambulance ("Applicant") to establish an ambulance substation in the La Paz Village shopping center at 25260 La Paz Road, Suite 4A, in the City's Community Commercial zoning district. The center is developed with a mix of retail, service and restaurant uses bordering a residential neighborhood. Conditions of approval have been added to address potential issues regarding noise, parking, and compatibility with the center and nearby residences.

Staff has reviewed this project for compliance with the California Environmental Quality Act (CEQA) and determined that this project will have no possibility of having a significant effect on the environment. Finally, conditions of approval have been added to ensure that this project will not result in any significant and adverse impacts to the public health, safety, and general welfare.

BACKGROUND:

The proposed ambulance substation will occupy a second floor tenant space in the shopping center commonly known as La Paz Village (formerly Mission Hills Plaza) at 25260 La Paz Road. The center is located in the Community Commercial (CC) zone which intends to “provide for areas where a variety of goods and services can be obtained within neighborhood related small scale commercial centers.” The center has a variety of retail, service, and restaurant businesses and is surrounded by retail businesses to the north, Courtyard at La Paz shopping center to the east, and Christ Community Church and single-family residences to the south and west. An ambulance service use is permitted in the CC zone subject to approval of a conditional use permit. The conditional use permit process allows the City to evaluate land uses that may have a moderate to high potential for adverse impacts to nearby land uses and the surrounding community. Conditions of approval may be applied when necessary to regulate the proposed use in order to ensure compatibility with adjacent uses and to mitigate adverse impacts to the community.

Doctor's Ambulance is the City's primary medical emergency response provider, responding to over 2,000 emergency calls per year on average. The company has a headquarters in north Laguna Hills and is seeking to establish a substation in the southern part of the city to provide a place for one ambulance crew to rest, complete administrative functions, and to decrease their response time in the southern Laguna Hills service area. As part of their service contract with Orange County Fire Authority, the company must provide acceptable response times to the community.



A response time between 10-15 minutes is the required response time range deemed adequate by OCFA. Doctor's Ambulance's current average response time in Laguna Hills is seven minutes, fifty seconds. The substation will primarily be assigned to respond to calls within Laguna Hills, but could also potentially respond to calls in neighboring cities due to its proximity to the I-5 Freeway.

PROJECT DESCRIPTION & ANALYSIS:

The Applicant is proposing to occupy an approximately 1,000 square foot tenant space at La Paz Village to operate an ambulance substation. The substation will operate 24 hours per day and will be used as a staging area for one ambulance crew to complete administrative duties, eat meals, and sleep when not responding to emergency service calls within the city. One ambulance and two Emergency Medical Technicians (EMTs) are proposed for this location. The provided floor plan shows the suite will consist of a rest area with two chairs, two tables, and two beds, and a work station and restroom at the rear of the suite.

Tenant Improvement Required:

The 2010 California Building Code requires a number of tenant improvements to be made to the subject suite prior to its occupancy by the ambulance substation due to its proposed use as sleeping quarters and due to its location in the shopping center. In general, commercial buildings are not appropriate for sleeping quarters because they are not subject to the same safety requirements (in terms of ingress/egress, fire protection, ventilation, separation, etc.) as residential uses. In order to be used as sleeping quarters, the 2010 California Building Code requires installation of a fire sprinkler system. Additionally, in order for sleeping quarters to be located next to the adjacent tenant in suite 4B, the 2010 California Building Code requires that the shared wall between the suites be constructed as a fire partition wall. **Condition No. 22** has been added to ensure that all necessary tenant improvements are completed in accordance with the 2010 California Building Code to the satisfaction of the City and Orange County Fire Authority prior to occupation of the suite.

Required Parking:

The City's Development Code does not provide a parking requirement for an ambulance service use. Pursuant to Section 9-44.020 of the Code, the Community Development Director has the ability to determine required parking for uses not listed in the City's parking regulations. Since the proposed substation will only be occupied by two EMTs for one ambulance, the parking demand is not expected to be greater than a typical office use. Applying the Development Code's parking requirement for an office use (1 parking space for every 300 square feet of gross floor area) to the subject 1,000 square foot tenant space shows that three parking spaces are required. Three parking spaces will account for the EMT's personal vehicles and for parking of the ambulance. The Applicant has indicated that the facility will be visited daily by a supervisor to conduct an inspection, so one additional parking space should be required. Therefore, the Community Development

Director has determined that the total required parking is four parking spaces. A retail use (allowed “by right” in the center) occupying the same 1,000 square foot suite would be required to provide five parking spaces. Given that the parking requirement for the proposed ambulance service is less than a retail use and that the most recent parking study¹ prepared for La Paz Village found a surplus of over 100 parking spaces at the center’s peak hour parking demand, staff is confident there is sufficient parking to accommodate the proposed use.

Neighborhood Compatibility:

As an ambulance service use, the proposed substation has the potential to receive emergency calls for service at any time of the day or night, which has the potential to impact nearby residences with noise should the stationed ambulance be dispatched with sirens on. While this noise can be considered incidental in many commercial areas, the nearest residences to the substation are approximately 170 feet away and the volume of an ambulance siren is approximately 120 decibels. Section 5-24.050(A) of the Municipal Code establishes noise decibel limits for residential zones², however, emergency vehicles are exempt from this ordinance pursuant to Section 5-24.070. According to the Applicant, the manner in which an ambulance is dispatched (sirens on versus off) is determined by the severity of the call for service and that the majority of their calls are non-emergency, meaning the ambulance is driven without lights or sirens on. Statistics provided by the Applicant show that over 90% of their calls for service within Laguna Hills fall into this category. For the small number of calls requiring a dispatch with lights and sirens (one call every other day on average), Doctor’s Ambulance has a policy of activating them only on major streets surrounding the substation, which is La Paz Road for this proposal. **Condition No. 14** has been added to ensure that the proposed substation adheres to this policy.

Given the small percentage of calls requiring a dispatch with sirens on and the condition of approval requiring the sirens to only be activated on a major street, staff believes that a small ambulance substation (one ambulance and crew) can be successfully integrated into the existing shopping center and surrounding area. **Conditions No. 11 & 12** have been added to ensure that the proposed ambulance substation does not expand beyond one ambulance, two EMTs, and one field supervisor without additional review and approval from the City.

PUBLIC COMMENT:

A total of 58 public hearing notices were mailed to surrounding property owners within a 300’ radius of the subject site. To date, no comments have been received.

¹ Prepared by Warrant Scott + Architecture for SDPA-04-12-2226 “Sway Ballroom Studio”

² 55 dB(A) from 7:00 AM-10:00 PM and 50 dB(A) from 10:00 PM-7:00 AM

CEQA FINDINGS:

Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and determined that this project is categorically exempt from CEQA pursuant to Section 15301 of Title 14, Chapter 3 of the California Code of Regulations (Class 1, Existing Facilities). A Class 1 categorical exemption applies to projects that consist of the licensing, permitting, leasing, or minor alteration to an existing structure.

CONCLUSION:

While an ambulance service is not a typical use for a commercial shopping center, approval of this project will allow Doctor's Ambulance to establish a substation that is centrally located in the City, which will improve response times for residents and the community at-large. Conditions of approval have been added which, in conjunction with Doctor's Ambulance's own "good neighbor" policies, will ensure that the substation is integrated with the shopping center and surrounding neighborhood without issue.

Staff has reviewed this project for compliance with the requirements of the City's Development Code and General Plan goals and strategies and determined that, subject to the attached conditions of approval, this project is in compliance with these regulations. Therefore, approval of Conditional Use Permit No. 03-13-2539 is warranted.

ATTACHMENTS:

1. Resolution of Approval
2. Letter of Justification submitted by the Applicant
3. Site and floor plans



CUP-03-13-2539

Attachment #1

Resolution of Approval

RESOLUTION NO. PA2013-

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 03-13-2539, A REQUEST BY AARON ROSEN ON BEHALF OF DOCTOR'S AMBULANCE TO OPERATE A 1,000 SQUARE FOOT AMBULANCE SUBSTATION AT 25260 LA PAZ ROAD, SUITE 4A, IN THE (CC) COMMUNITY COMMERCIAL 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 (CUP) No. 03-13-2539 has been received from Aaron Rosen on behalf of Doctor's Ambulance (collectively referred to as the "Applicant") for the establishment of an ambulance service use at 25260 La Paz Road, Suite 4A, in the (CC) Community Commercial zoning district; and

WHEREAS, CUP-03-13-2539 is hereby found to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with the Class 1, Existing Facilities exemption, Section 15301 of Title 14, Chapter 3 of the California Code of Regulations, since the project involves permitting, leasing, and minor alteration of an existing structure; 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 October 22, 2013.

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.

SECTION 2. That the required findings by the City for approval of CUP-03-13-2539 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 designation for the project site is Mixed Use, which seeks to provide "appropriately located areas for the general shopping and commercial service needs of area residents." The intent of the General Plan is implemented by the City's Development Code, which allows an "ambulance service" use in the Community Commercial zone with approval of a conditional use permit. In addition, the proposed use will provide emergency response services to

area residents and the surrounding community. Therefore, the proposed use is consistent with the General Plan.

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

Staff has reviewed the proposed conditional use for potential adverse effects on other tenants at La Paz Village, neighboring commercial businesses, and nearby residences. While the potential for noise impacts exist when an ambulance must be dispatched with its siren on, the percentage of calls received that necessitate this is relatively low (7% or approximately one every other day). Noise impacts will also be minimized by a condition of approval that has been added limiting the use of the siren until the ambulance is on a major street. A condition of approval has also been added to ensure the use does not expand without additional review and approval from the City. With these measures, the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.

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

The primary purpose of the ambulance substation is to provide a place for Emergency Medical Technicians to be able to rest and complete administrative functions when not responding to a call for service. The Applicant has adequately demonstrated that the subject tenant space can function as a rest and work area. In order to integrate the proposed use with the existing uses in the shopping center, a substantial tenant improvement will be required due to the change in occupancy of the suite (retail versus live/work unit) and due to its proximity to an equipment room servicing a wireless communications facility. Conditions of approval have been added that will ensure that the Applicant completes the required tenant improvement to the satisfaction of the City and Orange County Fire Authority prior to occupation of the suite.

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

The primary development standard prescribed by the Development Code for this project is required parking. There is no Code-required parking ratio for an ambulance service, however, pursuant to Section 9-44.020 of the Code, the Community Development Director has determined that the parking demand is similar to an office use with the addition of ambulance dispatch. If the office parking requirement (1 parking space for every 300 square feet of gross floor area) is applied to the subject 1,000 square foot tenant space and one additional parking space is factored in due to daily visits from a field supervisor, four parking spaces are required. This parking requirement is less than what a retail use would be required to provide, and a retail use is permitted by right in the center. Additionally, the most recent parking study conducted for the property indicates that there is a surplus of over 100 parking spaces available during the shopping center's peak hour demand. Therefore, the existing parking supply at the center is sufficient to accommodate the proposed ambulance service use.

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 health, safety, and welfare in that:

The conditions of approval that have been added will ensure that the operation of the use at La Paz Village will not negatively impact other tenants at the shopping center, or nearby businesses and residences. The conditions of approval will limit the ambulance service use to a maximum of one ambulance and two EMT's and prevent ambulance sirens from being activated until the vehicle is on a major street. An ambulance service use is not typical for a commercial shopping center, especially when located close to residences. Therefore, the attached conditions are necessary to ensure compatibility with the existing uses and to preserve the public health, safety, welfare, and existing character of the center and surrounding area.

NOW, THEREFORE, based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve Conditional Use Permit, Parking Use Permit & Site Development Permit No. 03-13-2539 subject to the following Conditions of Approval:

Standard Conditions

1. The following Conditions of Approval shall be binding on and enforceable against, and, whenever used herein, the term "Applicant" shall mean and refer to, each of the following: the

project Applicant, Aaron Rosen on behalf of Doctor's Ambulance, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns.

2. Unless the context dictates otherwise, whenever the term "this Permit" is used in these Conditions of Approval, it shall collectively refer to the Conditional Use Permit approved by the City of Laguna Hills Planning Agency pursuant to Conditional Use Permit No. 03-13-2539.
3. This Permit 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 of the project with any other applicable ordinance, regulation, or requirement.
4. Failure to abide by and faithfully comply with any and all Conditions of Approval by the Applicant shall constitute grounds for the modification or revocation of this Permit.
5. To the fullest extent permitted by law, the Applicant shall, at its sole cost and expense, protect, defend, indemnify, and hold harmless the City, its elected and appointed officers and officials, employees, agents, departments, agencies, authorized volunteers, consultants, boards, commissions, and committees, and instrumentalities thereof ("Indemnitees"), from and against any and all claims, liabilities, losses, fines, demands, penalties, lawsuits, writs of mandamus, and any other claims or actions or proceedings of any kind whatsoever (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures), judgments, orders and decisions (collectively "Claims" and "Actions"), brought against the Indemnitees, which seek to attack, challenge, modify, set aside, void, or annul any action of or any permit or approval issued by the Indemnitees (including actions approved by the voters of the City) for, in connection with, or concerning the approval of this Permit. It is expressly understood and agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the defense of the Indemnitees for the Claims and Actions, and that the Applicant shall promptly reimburse the City for all costs and expenses directly and necessarily incurred by the City in the course of the defense, including reasonable attorneys' fees. The City shall promptly notify the Applicant of any Claims and Actions brought against the Indemnitees and shall cooperate in the defense of any such Claims and Actions. If the Applicant fails to so defend the Claims and Actions, the City shall have the right but not the obligation to do so and, if it does, the Applicant shall promptly pay the City's full cost thereof.

6. Pursuant to Government Code Section 66020, the Applicant is informed that the 90-day period in which the Applicant may protest the fees, dedications, reservation or other exaction imposed on this Permit has begun.
7. This Permit shall not become effective unless and until the Applicant provides written acknowledgment to the Community Development Director that they have received a copy of, and accepted these conditions of approval. The signed acknowledgment and approval must be provided to the City within 14 days of final approval of this Permit
8. The Applicant is responsible for paying all charges related to the processing of this Permit within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this Permit.
9. This Permit is valid for a period of two years from the date of final determination. If the project approved by this Permit is not established within such a period of time, this approval shall be terminated and shall be null and void.

Planning

10. Prior to occupancy, the Applicant shall apply for and obtain a Certificate of Use and Occupancy that has been reviewed and approved by the Community Development Director.
11. This Permit authorizes the operation of a 24-hour ambulance service substation, operating under the name Doctor's Ambulance, to provide both emergency and non-emergency medical transportation by one ambulance crew (consisting of one ambulance unit and two (2) Emergency Medical Technicians (EMTs). As determined by the Community Development Director, any significant physical change, modification, intensification or expansion of the use shall require an amendment of this Permit. All such occupancy of the use shall be in conformance with the limitations of Condition of Approval No. 12 as stated herein.
12. The ambulance service use shall be limited to one ambulance crew (consisting of one ambulance unit and two (2) Emergency Medical Technician (EMTs), as well as any required supervisory support personnel. As determined by the Community Development Director, any substantial change, modification, or expansion in the number of occupants shall require an amendment of this Permit.
13. The Applicant shall comply with all applicable noise levels/standards provided in Chapter 5-24 of the L.H.M.C.

14. In order to alleviate any potentially significant adverse noise impacts on sensitive receptors, including but not limited to adjacent residential uses, and in accordance with the Applicant's established operations policy, the emergency medical service unit dispatched from this location shall not activate sirens unless and until the responding unit is on a public street or highway (e.g., La Paz Road).
15. In the event of complaints regarding noise, the Community Development Director shall investigate and, if noise is found to exist outside of the Applicant's premises that substantially and adversely impacts one or more residential properties, or that substantially and adversely increases the ambient noise levels in the vicinity above levels existing without the project, the Community Development Director may bring this Permit back to the Planning Agency to consider additional conditions, amended conditions, or revocation.
16. All business activities and related services shall be conducted entirely within the enclosed subject tenant space.
17. If at any time in the future the Community Development Director determines, in his or her sole discretion, that a parking and circulation study is necessary to address parking and/or circulation insufficiencies, issues, complaints, or problems relative to insuring adequate parking and circulation on the subject property in connection with this Permit, the Applicant shall, at its sole cost and expense, be responsible for the cost of a parking and circulation study prepared by a licensed consultant selected by the City. The Applicant shall, at its sole cost and expense, be responsible for implementation of any reasonable mitigation measures deemed appropriate by the Community Development Director related to such impacts based on the findings of such study.
18. This Permit shall expire and be of no further force or effect if the use is discontinued or abandoned for a cumulative period of 90 days within a one-year period, unless the time period applicable to cessation of uses in the City is changed by Ordinance, in which case the period set forth in the Ordinance shall apply.
19. Prior to issuance of a building permit or Certificate of Use and Occupancy, whichever occurs first, the Applicant shall submit a final site plan and floor plan to the Community Development Director for administrative review and approval.

Building

20. The Applicant shall be responsible for ensuring applicable building permits are obtained as required by Section 105 of the 2010 California Building Code (see work exempt from permits) prior to commencement of any work for which a permit is required.

21. All required documents submitted for the purpose of obtaining a building permit shall be accurately labeled and reflect all work, as required by Section 107 of the 2010 California Building Code regarding construction documents.
22. All construction shall comply with the 2010 California Building Code, California Plumbing Code, California Mechanical Code, and California Electrical Codes in regards to R-2 occupancies (live/work units) and separation to adjacent occupancies. All tenant improvement work to address change in occupancy and separation requirements shall be completed to the satisfaction of the City and Orange County Fire Authority.
23. Tenant improvement plans submitted after December 31, 2013, shall comply with the requirements of the 2013 California Building Code.
24. Notwithstanding the approval of this Permit, all necessary building permits must be obtained from the Building Department. The Applicant shall pay any and all fees due prior to the issuance of building permits.

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PASSED, APPROVED, AND ADOPTED this 22th day of October 2013.

BARBARA D. KOGERMAN, 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. PA2013- adopted by the Planning Agency of the City of Laguna Hills, California, at
a Regular Meeting thereof held on the 22th day of October, 2013, by the following vote:

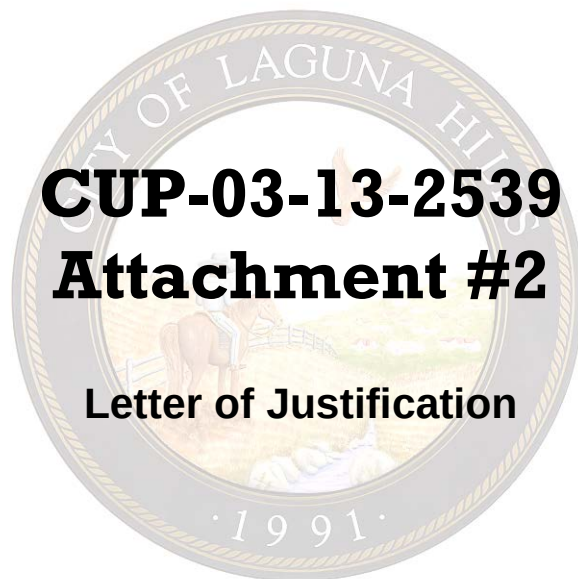
AYES:

NOES:

ABSENT:

ABSTAIN:

PEGGY J. JOHNS, CITY CLERK



CUP-03-13-2539

Attachment #2

Letter of Justification



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

Re: Conditional Use Permit

Dear Sirs:

As Doctor's Ambulance exists to meet the Emergency Medical Transport needs of the communities throughout Orange County, it is essential to our operation that we base ambulance units at sub-stations within each of our exclusive operating areas.

We are seeking a Conditional Use permit to occupy a suite 24-hours a day located at 25260 La Paz Road, Suite 4-A, Laguna Hills, CA 92653. The intended use of occupancy is to provide a centrally located 9-1-1 ambulance sub-station within the city limits as detailed in the 2004 OCFA RFP.

An ambulance sub-station consists of a location where the crew will "stage" during off-times when they are not running emergency service calls within the city. Specifically this location will be used to rest, eat, and watch television as well as complete basic administrative duties and paperwork.

This Station is assigned one (1) twenty-four hour emergency ambulance staffed by two (2) Emergency Medical Technicians (EMT's). This ambulance will be parked in an unassigned parking space in the general parking lot close to the second floor access stairs.

Our on duty Field Supervisor will conduct a daily 'station check' to ensure the station remains in compliance with our standards. When present the Field Supervisor drives one vehicle which will be parked on site for a very short period of time in the general lot.

The ambulance assigned to this location is one of three dedicated to the City. Since 2004 Doctor's Ambulance has responded to 19,922 emergency calls for service within the City of Laguna Hills. Of the total calls listed 1,419 were initially dispatched with lights and siren (Code 3) and 18,503 were not. It should be noted that although our Code 3 responses are comparatively small, the balance of these emergency calls still required an ambulance for a patient in need of care.

Our average 9-1-1 response time in the City of Laguna Hills is 7 minutes 50 seconds due in part to our ambulance deployment and station locations. This station plays a key role in coverage for the southern end of the City and without it calls for service would require using an alternate ambulance resulting in



extended response. Multiple factors are evaluated when choosing a location for an ambulance sub-station including, but not limited to overall system deployment, access to major surface streets and highways, traffic patterns, population growth and disbursement and healthcare access points (hospitals, extended care or elder care facilities).

We do not have a 'late night' policy however, when authorized use of the siren will only occur on the major streets surrounding the sub-station. Doctor's Ambulance believes in being a good community partner and local neighbor and as such siren testing will not be conducted on this property.

Should you have any questions, feel free to contact me at the number listed below. We appreciate your consideration to our request and look forward to working together in the near future.

Cordially,

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

Aaron Rosen
Operations Manager
Doctor's Ambulance Service
Work: (949) 583-2226
Cell: (714)317-0318



CUP-03-13-2539

Attachment #3

Site Plan & Floor Plan

The Attachments referenced in
the Agenda Report:

3. Site and Floor Plans

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



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: OCTOBER 22, 2013

TO: MAYOR AND COUNCIL MEMBERS

**FROM: BRUCE CHANNING
CITY MANAGER**

**ISSUE: SECOND AMENDMENT TO THE AMENDED ORANGE COUNTY FIRE
AUTHORITY JOINT POWERS AUTHORITY AGREEMENT RELATING TO
EQUITY ISSUES**

**RECOMMENDATION: THAT THE CITY COUNCIL: (1) APPROVE AND DIRECT
THE CITY MANAGER TO EXECUTE THE SUBMITTED SECOND AMENDMENT TO
THE AMENDED ORANGE COUNTY FIRE AUTHORITY JOINT POWERS AUTHORITY
AGREEMENT; AND (2) AUTHORIZE STAFF TO JOIN IN SUPPORTING THE ORANGE
COUNTY FIRE AUTHORITY'S VALIDATION ACTION, WHEN FILED, SEEKING TO
OBTAIN A JUDICIAL DECLARATION OF THE VALIDITY OF THE SECOND
AMENDMENT TO THE AMENDED JOINT POWERS AUTHORITY AGREEMENT.**

SUMMARY:

On September 26, 2013, the Orange County Fire Authority (OCFA) Board of Directors approved the proposed Second Amendment to address on-going equity concerns raised by the City of Irvine. In March 2012, the City of Irvine initiated efforts to explore and develop equity mitigation options, which could possibly be implemented in the Joint Powers Authority (JPA) Agreement in return for remaining in the OCFA until 2030. According to State law and pursuant to the Joint Powers statutes, member agencies are authorized to provide the methods of the provision of Fire Services, including the method of financing the provision of Fire Services. Approval by two-thirds or 16 of the 24 member agencies is required for the proposed amendment to become effective. The proposed amendment is included as an attachment to this staff report.

BACKGROUND:

In 1995, the Orange County Fire Authority (OCFA) was formed pursuant to a Joint Powers Authority (JPA) Agreement governing the delivery of fire and emergency medical services to 18 cities and unincorporated County areas. Subsequent to formation, five additional cities have become members of the OCFA bringing total membership in the OCFA to 23

cities and the County of Orange. The original JPA Agreement was amended on September 23, 1999, and renewed in 2010 by the First Amendment to the Amended JPA. The Authority currently operates under the Amended JPA Agreement, as modified by the First Amendment. The term of the JPA runs through 2030, though member cities currently have the option to withdraw in 2020.

OCFA Member Payment Structures

OCFA's member agencies pay for fire services through two different pay structures. Sixteen of OCFA's 24 member agencies pay for fire services through the structural Fire Fund and eight members pay through Cash Contracts. The City of Laguna Hills is a Structural Fire Fund member. The Structural Fire Fund is maintained by the County of Orange and was in place prior to Proposition 13. A fire tax (included in the 1% basic levy) is collected by the County from property owners in these 16 jurisdictions, accumulated in the Structural Fire Fund, and then paid to the OCFA for fire services.

Cash Contract cities were not originally part of the Structural Fire Fund prior to Proposition 13, and therefore these 8 jurisdictions do not have a fire tax as a portion of their 1% property tax levy. Instead, these 8 cities pay for fire services by contract with the Authority through payments from their general funds. The cash contract charges are based on the Authority's annual budget, and include a cap provision which governs the maximum amount the contract charge can increase each year.

Renewed Equity Concerns – Structural Fire Fund

The OCFA has a long history of studying equity concerns and has implemented prior actions to address equity through the JPA. Equity refers to the amount of funds each Cash Contract or Structural Fire Fund member provides to the OCFA measured against a reasonable relationship to the cost of services rendered.

In March 2012, the City of Irvine raised renewed concerns about equity to the OCFA Board of Directors. City representatives indicated a desire to mitigate Irvine's equity concerns in return for remaining in the OCFA until 2030. Irvine believes that is overfunding the Structural Fire Fund at a rate of 12.41%. According to OCFA, the average structural Fire Fund city rate is 11.56%. The City of Irvine, Laguna Woods, Rancho Santa Margarita, San Juan Capistrano and the County of Orange have higher Structural Fire Fund rates than the average rate of 11.56%. These cities are expected to generate additional funds in unrestricted revenues.

In response to Irvine's equity concerns, the OCFA Board formed an Ad Hoc Equity Committee to study the issue. Guiding principles of these discussions included:

- Identify a solution which is feasible within OCFA's financial framework
- Identify a solution which can be supported by OCFA member agencies, including Irvine

- Ensure excellent service to all OCFA members
- Achieve long-term organizational stability

The Equity Committee met over a period of 18 months, provided direction to staff to explore potential equity solutions and ultimately approved the proposed equity model for consideration by the OCFA Board of Directors and individual member agencies.

Proposed Solution- Second Amendment to Amended JPA

The proposed solution for addressing the equity concerns is referred to as the Enhanced Hybrid Model. This model requires equity payments to be issued by OCFA to Structural Fire Fund members deemed eligible under a specified formula. Key terms in the proposed amendment to the Joint Powers Authority (JPA) agreement include:

- Structural Fire Fund member agencies contributing more than the average share of the 1% property tax to OCFA will be eligible for equity payments.
- Eligibility for equity payments will be determined annually, based on a prescribed mathematical formula.
- The City of Irvine may receive additional equity payments if the amount of property tax revenue that OCFA receives from Irvine grows in excess of 3.5% annually.
- For all agencies except Irvine, a five-year phase-in period will apply for the value of equity payments, in order to ease the impact on OCFA's annual budget.
- Equity payments will be issued by OCFA using unrestricted revenue sources.
- Structural Fire Fund members and Cash Contract members not eligible for equity payments shall not be required to pay additional contributions to OCFA as a result of the equity payments.
- Irvine must commit to remain with OCFA through 2030 and not elect to withdraw from the Authority in 2020.

In addition to approving the above terms in the form of the Second Amendment, the OCFA Board of Directors approved two additional actions at its September 26, 2013 meeting:

1. Direct staff to pursue the delivery of in-kind services for agencies impacted by the five-year phase-in.
2. Authorize staff and General Counsel to commence a validation in the Orange County Superior Court to obtain a judicial declaration of the validity of the Second Amendment.

These actions will be pursued following approval of the amendment to the JPA agreement by two-thirds of the OCFA's individual member agencies, which is required for the amendment to become effective.

Validation Action

The concept to pursue a validation action resulted from a recommendation made by the OCFA's City Managers. The court validation process would determine the validity of using unrestricted revenue sources in the OCFA's budget for issuance of equity payments back to member agencies; and if the JPA amendment is determined to be valid, future challenges to the legality of the amendment would be precluded.

OCFA's General Counsel has advised that the appropriate time for submittal of this request to the court is after the Second Amendment to the Amended JPA becomes an enforceable contract, which is upon approval by 2/3 of OCFA's individual member agencies.

City Staff is recommending that the City Council approve the Second Amendment to the Amended Joint Powers Authority Agreement as it puts into effect a strong and equitable financial framework for OCFA member agencies and authorize the following terms:

1. Authorize the City Manager to execute the submitted Second Amendment to the Amended Orange County Fire Authority JPA Agreement (Attachment 1).
2. Authorize staff to join in supporting the Orange County Fire Authority's validation action, when filed, seeking to obtain a judicial declaration of the validity of the Second Amendment to the Amended Joint Powers Authority Agreement.

FISCAL IMPACT:

In the short term, staff does not foresee any fiscal impact, and in the long term, does not anticipate any material financial benefit to the City.

ATTACHMENTS:

- Second Amendment to Amended Joint Powers Authority Agreement.

**SECOND AMENDMENT TO AMENDED ORANGE COUNTY FIRE AUTHORITY
JOINT POWERS AGREEMENT**

This Second Amendment ("Second Amendment") to the Amended Joint Powers Authority Agreement is made and entered into by and between the following public entities (collectively referred to as "members"): Aliso Viejo, Buena Park, Cypress, Dana Point, Irvine, La Palma, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest, Los Alamitos, Mission Viejo, Placentia, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Santa Ana, Seal Beach, Stanton, Tustin, Villa Park, Westminster, and Yorba Linda (collectively referred to as "Cities" and individually as "City") and the County of Orange (referred to as the "County"), each of whom is a member of the Joint Powers Authority, Orange County Fire Authority ("the Authority"). This Second Amendment requires the approval of two thirds of the members to go into effect, and it shall be effective when executed by a sixteenth member; provided that if a sixteenth member has not executed this Second Amendment by June 30, 2014, then it shall be void and shall not go into effect.

RECITALS

WHEREAS, the Authority presently provides fire protection, prevention and suppression services and related and incidental services (collectively, "Fire Services") to Cities as well as to the unincorporated area of the County and State Responsibility Areas ("SRA"); and

WHEREAS, the County and several of the Cities entered into a Joint Powers Authority Agreement to form the Authority as of February 3, 1995 pursuant to the provisions of Article 1, Chapter 5, Division 7, Title I (commencing with Section 6500) of the Government Code of the State of California ("Joint Powers Statutes"); and

WHEREAS, pursuant to the Joint Powers Statutes the members are authorized to jointly provide for the methods of the provision of Fire Services, including the method of financing the provision of Fire Services; and

WHEREAS, on September 23, 1999, the members entered into an amended Joint Powers Authority Agreement ("1999 Amended Agreement") which superseded all prior agreements between the members and is incorporated herein by reference; and

WHEREAS, pursuant to the 1999 Amended Agreement the members provided for the provision of Fire Services and the joint financing of Fire Services; and

WHEREAS, on July 1, 2010, the members entered into the First Amendment to the Amended Joint Powers Agreement ("First Amendment") which amended several provisions of the 1999 Amended Agreement; and

WHEREAS, on April 20, 2012, the City of Santa Ana joined the Authority and became a party to the 1999 Amended Agreement and the First Amendment; and

WHEREAS, the members wish to amend the 1999 Amended Agreement and the First Amendment as set forth below to modify their joint financing of the Fire Services to promote financing equity among the members, to preserve the existing membership, to better assure future revenues that will continue to support the provision of high quality of Fire Services throughout the Authority's service area, and retain all other unamended terms of the 1999 Amended Agreement and First Amendment.

NOW THEREFORE, the members agree to amend the 1999 Amended Agreement and First Amendment as follows:

AGREEMENT

1. Article IV, Section 3, Subdivision A shall be amended to read as follows:

A. Structural Fire Fund; Cash Contract Cities. County receives Structural Fire Fund property taxes ("SFF") from the unincorporated area and from properties located within the following member Cities: Irvine, Dana Point, Laguna Hills, Laguna Woods, Laguna Niguel, La Palma, Mission Viejo, San Juan Capistrano, Villa Park, Yorba Linda, Cypress, Los Alamitos, Lake Forest, Rancho Santa Margarita, and Aliso Viejo. These cities and the County together make up the "SFF Jurisdictions." On behalf of the cities from which the County receives SFF, and the unincorporated area, County shall pay all SFF it receives to the Authority to meet budget expenses and fund reserves in accordance with the County's normal tax apportionment procedures pursuant to the California Revenue and Taxation Code and the County's tax apportionment schedules. The member Cities which the County does not receive SFF are Santa Ana, Stanton, Tustin, Buena Park, Placentia, Westminster, Seal Beach, and San Clemente (collectively, "Cash Contract Cities").

2. Article IV, Section 4 shall be deleted in its entirety and replaced with the following new Section 4:

4. **Equity.** The following calculations and actions shall be performed by the Authority each fiscal year:

A. Over-Funded Structural Fire Fund (SFF) Jurisdictions.

(1) The total estimated property tax revenue levied and allocated to the Authority, prior to accounting for delinquencies, and including secured, unsecured, nonoperating utility (SBE), and homeowner's exemptions shall be determined ("Total SFF Revenue Figure"). For the FY 2012/13 this amount was stated as \$179,768,901.52 in the Auditor-Controller Report titled

“AT68AD-73 Orange County Auditor Controller Accumulation of Combined Prior Year Levy and Current Year ATI” as the “Total SFF Revenue Figure.”

(2) The total Assessed Value, net of successor agency former project area incremental value, for all SFF jurisdictions shall be determined (the "Total AV Figure"). For the FY 2012/13 this amount was stated as \$155,506,390,761 in the Auditor-Controller report titled *“AT04VC-74 Orange County Auditor Controller District Values Used to Set Tax Rates”* and was identified as the “Total L&I (Land and Improvements), Total Secured and Unsecured Value for the Orange County Fire Authority Total Jurisdiction.”

(3) The Total AV Figure shall be multiplied by 1% (the basic levy tax rate) to determine the total value of the 1% basic levy for all SFF Jurisdictions for the fiscal year (the "SFF Basic Levy Figure"). For reference, in FY 2012/13, this calculated figure was \$1,555,063,907.61.

(4) The Total SFF Revenue Figure shall be divided by the SFF Basic Levy Figure for the same fiscal year and expressed as a percentage. The resulting percentage shall be referred to as the "Average SFF Rate" for the fiscal year. For reference, in FY 2012/13 the Average SFF Rate was 11.56%. The 2012/13 calculation is as follows:

$$\text{\$179,768,901.52} / \text{\$1,555,063,907.61} = \text{0.115602}$$

(5) A “Jurisdictional SFF Rate” shall be determined for each SFF Jurisdiction as follows:

- a. The total property tax revenue allocated from all tax rate areas in the SFF Jurisdiction to the Authority, prior to accounting for delinquencies, and including secured, unsecured, utility (SBE), and homeowner’s exemptions, but excluding revenue on successor

agency incremental value in tax rate areas assigned to former redevelopment agencies, shall be determined ("Jurisdictional SFF Revenue Figure"). By way of example, for FY 2012/13 this determination would be made by (1) taking, for each tax rate area in the SFF Jurisdiction, the total assessed value of the tax rate area as reported in the Auditor Controller TRA Summary Detail Reports for the secured, unsecured, SBE, and homeowner's exemptions, (2) multiplying the total assessed value by 1%, and (3) multiplying the product by the Authority's share of the general levy tax rate in the tax rate area as stated in the "*Auditor Controller Report AT68AH71 Section 99 Factor Report by TRA*," which would yield property tax revenue allocated from that tax rate area to the Authority. This calculation would be made for all tax rate areas within the SFF Jurisdiction, and the results would be added together to yield the Jurisdictional SFF Revenue Figure.

- b. The total Assessed Value, net of successor agency former project area incremental value (AV), for the SFF Jurisdiction shall be determined (the "Jurisdictional AV Figure").
- c. The Jurisdictional AV Figure shall be multiplied by 1% to determine the total value of the 1% basic levy of the SFF Jurisdiction for the fiscal year (the "Jurisdictional Basic Levy Figure").
- d. The Jurisdictional SFF Revenue Figure shall be divided by the Jurisdictional Basic Levy Figure for the

same fiscal year and expressed as a percentage. The resulting percentage shall be referred to as the "Jurisdictional SFF Rate" for the fiscal year.

(6) For those SFF Jurisdictions whose Jurisdictional SFF Rate is greater than the Average SFF Rate ("the Over-Funded SFF Jurisdictions"), a Jurisdictional Equity Adjustment Payment ("JEAP") shall be calculated using the data sources cited above and the following formula:

$$(\text{Jurisdictional SFF Rate} \times \text{Jurisdictional AV Figure} \times 0.01) - (\text{Average SFF Rate} \times \text{Jurisdictional AV Figure} \times 0.01)$$

(7) The JEAPs calculated in subdivision (6) shall be paid by the Authority in two equal payments in December and April each fiscal year, provided that the Authority has received its distribution of property tax revenues in or before such months.

(8) The JEAP payments in subdivision (6) shall be made according to the following phase-in schedule:

<u>Fiscal Year</u>	<u>Irvine</u>	<u>Other Jurisdictions</u>
FY 2013/14	100%	0%
FY 2014/15	100% (a)	25%
FY 2015/16	100% (b)	50%
FY 2016/17	100%	75%
FY 2017/18 and thereafter	100%	100%

a. The timing of payment for FY 2014/15 will be dependent on the Authority's Adopted Budget. If the General Fund is balanced in the Adopted Budget (Operating Revenues are equal to, or greater than, operating expenses), then 100% of the calculated JEAP will be paid to the City of Irvine as identified by the above schedule. (For purposes of this Agreement "Operating Revenues" includes Unrestricted General Fund Revenues and SFF revenues. If the General Fund is not

balanced, as defined above, then 25% of the calculated JEAP will be paid to the City of Irvine in FY 2014/15, and the remaining 75% will be paid to the City of Irvine no later than FY 2016/17. This delayed payment, if any, will be paid in addition to calculated JEAPs due and payable in the subsequent fiscal year(s) and shall not include interest.

b. The timing of payment for FY 2015/16 will be dependent on the Authority's Adopted Budget. If the General Fund is balanced in the Adopted Budget (operating revenues are equal to, or greater than, operating expenses), then 100% of the calculated JEAP will be paid to the City of Irvine as identified by the above schedule. If the General Fund is not balanced, as defined above, then 50% of the calculated JEAP will be paid to the City of Irvine in FY 2015/16, and the remaining 50% will be paid to the City no later than FY 2017/18. This delayed payment, if any, will be paid in addition to calculated JEAPs due and payable in the subsequent fiscal year(s) and shall not include any interest.

(9) Neither Cash Contract Cities nor SFF jurisdictions that are not determined to be Over-Funded SFF Jurisdictions by these calculations shall receive any JEAP, nor will they be required to make additional payments to the Authority due to these calculations. Annual service charges for Cash Contract Cities shall not be increased as a result of the JEAPs paid pursuant to this Section 4.

B. Additional Equity Adjustment for SFF Revenue from the City of Irvine. The following calculations and actions shall be performed by the Authority each fiscal year:

(1) Beginning with Fiscal Year 2013/14, the City of Irvine shall receive an additional JEAP equal to the amount, if any, that the

Jurisdictional SFF Revenue Figure for the City of Irvine, net of the JEAP payment calculated in Section 4.A(6), exceeds that year's corresponding annual Not-To-Exceed amount ("NTE") as set forth in Section 4.B(2) below.

(2) The NTE for Fiscal Year 2013/14 shall be the amount of base SFF revenue that the Authority received from properties located within the City of Irvine jurisdiction in the Fiscal Year 2012/13, which was \$59,635,863, plus 3.5%. The NTE shall increase each fiscal year by 3.5%. The NTE for each fiscal year from 2013/14 to 2029/30 for the City of Irvine is therefore as follows:

FY 2013/14 SFF Revenue NTE:	\$59,635,863 X 1.035 = \$61,723,118
FY 2014/15 SFF Revenue NTE:	\$61,723,118 X 1.035 = \$63,883,427
FY 2015/16 SFF Revenue NTE:	\$63,883,427 X 1.035 = \$66,119,347
FY 2016/17 SFF Revenue NTE:	\$66,119,347 X 1.035 = \$68,433,524
FY 2017/18 SFF Revenue NTE:	\$68,433,524 X 1.035 = \$70,828,697
FY 2018/19 SFF Revenue NTE:	\$70,828,697 X 1.035 = \$73,307,701
FY 2019/20 SFF Revenue NTE:	\$73,307,701 X 1.035 = \$75,873,471
FY 2020/21 SFF Revenue NTE:	\$75,873,471 X 1.035 = \$78,529,042
FY 2021/22 SFF Revenue NTE:	\$78,529,042 X 1.035 = \$81,277,558
FY 2022/23 SFF Revenue NTE:	\$81,277,558 X 1.035 = \$84,122,273
FY 2023/24 SFF Revenue NTE:	\$84,122,273 X 1.035 = \$87,066,553
FY 2024/25 SFF Revenue NTE:	\$87,066,553 X 1.035 = \$90,113,882
FY 2025/26 SFF Revenue NTE:	\$90,113,882 X 1.035 = \$93,267,868
FY 2026/27 SFF Revenue NTE:	\$93,267,868 X 1.035 = \$96,532,243
FY 2027/28 SFF Revenue NTE:	\$96,532,243 X 1.035 = \$99,910,872
FY 2028/29 SFF Revenue NTE:	\$99,910,872 X 1.035 = \$103,407,753
FY 2029/30 SFF Revenue NTE:	\$103,407,753 X 1.035 = \$107,027,024

(3) In any fiscal year in which the Jurisdictional SFF Revenue Figure for the City of Irvine, net of the JEAP calculated in Section 4.A(6), is greater than the NTE provided in Section 4.B.(2), the excess revenue shall be paid to the City of Irvine as an additional JEAP.

(4) Payment of this additional JEAP shall be made by the Authority to the City of Irvine in two equal payments in December and April of each fiscal year, provided that the Authority has received its distribution of the SFF in such months.

(5) Neither Cash Contract Cities nor SFF jurisdictions other than Irvine shall receive any additional JEAP as described in this Section 4.B., nor will they be required to make additional payments to the Authority due to these calculations or payments. Annual service charges for Cash Contract Cities shall not be increased as a result of the JEAPs or additional JEAPs paid pursuant to this Section 4.

C. Sources of JEAP Funds; Remedies; Amendment.

(1) Payments of JEAPs shall be made to the Over-Funded SFF jurisdictions from unrestricted revenues of the Authority (the "Unrestricted OCFA General Fund Revenues") provided that the use of said Unrestricted OCFA General Fund Revenues is not prohibited by any Federal or State law or regulation nor would the use violate the terms or restrictions contained in any grant or other agreement restricting the use of the designated revenue sources. For purposes of clarity, JEAPs shall be paid from the annual service charges paid by the Cash Contract Cities as well as from other non-property tax sources of unrestricted funds. SFF are restricted funds and shall not be used to pay JEAPs. No Cash Contract City annual service charges shall be increased to pay JEAPs.

(2) If a legal challenge is brought challenging this Second Amendment, the JEAPs shall continue to be calculated as provided in this Second Amendment. The Authority shall open a separate account into which the JEAPs shall be deposited, which shall bear interest at the same rate as the Authority's other authorized investments. The Authority shall provide an

accounting to the Over-Funded SFF Jurisdictions upon each JEAP deposit. The JEAPs so deposited into this account shall remain there until the resolution of the legal challenge. If this Second Amendment remains valid after the resolution of such legal challenge, all of the funds accumulated in such account shall be paid, with accrued interest, to the Over-Funded SFF Jurisdiction(s) and the Authority shall provide an accounting therefore.

(3) The City of Irvine may, notwithstanding Article VII, Section 1 of the 1999 Amended Agreement as amended by the First Amendment and this Second Amendment, withdraw from the Authority by transmitting written notice of its withdrawal to the Clerk of the Authority. Such notice shall provide at least two years' notice of the withdrawal, but the notice period may be more than two years, at the City of Irvine's discretion. The withdrawal shall be effective upon the expiration of the notice period in the notice of withdrawal, although in no case may the City of Irvine withdraw before June 30, 2020. This withdrawal provision applies to the following situations only: (1) a final judgment is entered declaring this Second Amendment to be void or otherwise affects a material term of this Second Amendment and the time in which to appeal such final judgment has passed; (2) the members approve any modification to this Second Amendment which the City of Irvine does not vote to approve; (3) there is a change in state legislation which prevents or reduces the payment of JEAPs to the City of Irvine as prescribed by this Second Amendment; or (4) the Authority materially breaches this Second Amendment. This provision shall not be interpreted to limit the remedies otherwise available to the City of Irvine if the Authority otherwise fails to make payment of the JEAPs when it is authorized to do so under this Second Amendment.

(4) This Second Amendment can only be amended if approved by two-thirds of the members of the Authority.

3. Article VII, Sections 1.A. and B. are deleted in their entirety and replaced with the following:

A. Term. Cities shall be members of the Authority for a 20-year term commencing July 1, 2010. For Structural Fire Fund cities, the initial 20-year term shall begin on July 1, 2010 and end on June 30, 2030. For a Cash Contract City, the first 20-year term shall begin on July 1, 2010, only upon the consent of such City. Cash contract Cities that do not give such approval by June 30, 2010 shall give notice of withdrawal to the Clerk of the Authority by June 30, 2010, to be effective July 1, 2010. Failure to provide such notice shall be deemed that City's consent to a 20-year term, beginning July 1, 2010 subject to the ability to withdraw after the first ten years as set forth in Section B. below.

B. Subsequent Terms. Twenty-year membership terms shall automatically renew, on the same terms and conditions as the prior term, and with the same cap in effect in the last year of the prior term, except under the following circumstances:

(1) Any City may give notice of withdrawal by transmitting written notice of such withdrawal to the Clerk of the Authority prior to July 1 of the second to last year of every ten-year interval of a twenty-year term (e.g., for the first ten-year interval, notice must be given by July 1, 2018 to withdraw by June 30, 2020).

(2) Notwithstanding the preceding subsection (B)(1), in exchange for the JEAPs described in Article IV, Section 4, the City of Irvine shall not have the option to withdraw in 2020, except as provided in Article IV, Section 4(C)(3), or if the number of withdrawing Cash Contract Cities in 2020 reduces the unrestricted general fund revenues of the Authority to the point that the JEAPs can no longer be made. In the event that the number of withdrawing Cash Contract Cities in 2020 reduces the unrestricted general fund revenues of the Authority to the point that the JEAPs can no longer be made, the City of Irvine will be notified in writing by the Authority of this

condition as soon after July 1, 2018 as practicable, and in no event later than January 1, 2019. In that event, the City of Irvine will be able to withdraw in 2020 by providing written notice of such withdrawal no later than July 1, 2019. For purposes of clarity, the City of Irvine shall have the option to withdraw in 2030 and every ten years thereafter by complying with the notice provisions in subsection (B)(1) above.

4. This Second Amendment amends, as set forth herein, the 1999 Amended Agreement and the First Amendment and except as specifically amended herein, the 1999 Amended Agreement and the First Amendment shall remain in full force and effect. To the extent there is any conflict between this Second Amendment and the 1999 Amended Agreement and First Amendment, the terms and conditions contained in this Second Amendment shall control.

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

Dated: _____

By: _____
Shawn Nelson
Chairman of its Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY
OF THIS DOCUMENT HAS BEEN
DELIVERED TO THE CHAIRMAN OF THE
BOARD

Susan Novak
Clerk of the Board of Supervisors
County of Orange, California

NOTICE TO COUNTY OF ORANGE TO BE
GIVEN TO:

Michael B. Giancola
County Executive Officer
10 Civic Center Plaza
Santa Ana, CA 92701

APPROVED AS TO FORM:

Nicholas S. Chrisos
County Counsel

By: _____

Dated: _____

CITY OF LAGUNA HILLS

Dated: _____

By: _____

Bruce E. Channing
City Manager

ATTEST:

Peggy J. Johns
City Clerk

NOTICE TO CITY TO BE GIVEN TO:

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

Phone: (949) 707-2600
Fax: (949) 707-2614

APPROVED AS TO FORM:

Woodruff, Spradlin & Smart

By: _____
Gregory E. Simonian
City Attorney



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: OCTOBER 22, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: PEGGY J. JOHNS
CITY CLERK

ISSUE: 2013 VETERANS DAY OBSERVANCE

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT A PROCLAMATION IN OBSERVANCE OF VETERANS DAY 2013.

SUMMARY:

At the July 9, 2013, City Council meeting, Mayor Kogerman requested that the City of Laguna Hills spear-head, along with other cities in South Orange County, the coordinating and encouraging of everyone to pause on Veteran's Day, the eleventh day, at the eleventh hour, and eleventh minute, for a two-minute remembrance to honor all Veterans. Mayor Kogerman also requested that staff bring back a Proclamation to the City Council in observance of Veterans Day.

On October 15, 2013, Mayor Kogerman, sent a letter and sample proclamation to all South Orange County Mayors encouraging them to issue a Proclamation, disseminate its message to all residents, business owners, and organizations within their City, and to encourage participation in the two-minute observance on November 11th at 11:11 AM.

ATTACHMENTS:

- Proclamation
- Letter to South County Cities

PROCLAMATION

VETERANS DAY, 2013

WHEREAS, *whether they fought in Salerno or Samarra, Heartbreak Ridge or Helmand, Khe Sanh or the Korengal, our Veterans are part of an unbroken chain of men and women who have served our country with honor and distinction. On Veterans Day, we show them our deepest thanks. Their sacrifices have helped secure more than two centuries of American progress, and their legacy affirms that no matter what confronts us or what trials we face, there is no challenge we cannot overcome, and our best days are still ahead; and*

WHEREAS, *last year, we marked the 200th anniversary of the War of 1812. Now we begin to commemorate the 50th anniversary of the Vietnam War. We have welcomed our Veterans back home from Iraq, and we continue to wind down operations in Afghanistan. These milestones remind us that, though much has changed since Americans first took up arms to advance freedom's cause, the spirit that moved our ancestors is the same spirit that has defined each generation of our service members. Our men and women in uniform have taught us about strength, duty, devotion, resolve -- cornerstones of a commitment to protect and defend that has kept our country safe for over 200 years. In war and in peace, their service has been selfless and their accomplishments have been extraordinary; and*

WHEREAS, *even after our Veterans take off the uniform, they never stop serving. Many apply the skills and experience they developed on the battlefield to a life of service here at home. They take on roles in their communities as doctors and police officers, engineers and entrepreneurs, mothers and fathers. As a grateful Nation, it is our task to make that transition possible -- to ensure our returning heroes can share in the opportunities they have given so much to defend. The freedoms we cherish endure because of their service and sacrifice, and our country must strive to honor our Veterans by fulfilling our responsibilities to them and upholding the sacred trust we share with all who have served; and*

WHEREAS, *on days like this, we are called to reflect on immeasurable burdens that have been borne by so few. We pay tribute to our wounded, our missing, our fallen, and their families -- men and women who have known the true costs of conflict and deserve our deepest respect, now and forever. We also remember that our commitments to those who have served are commitments we must honor not only on Veterans Day, but every day. As we do so, let us reaffirm our promise that when our troops finish their tours of duty, they come home to an America that gives them the benefits they have earned, the care they deserve, and the fullest opportunity to keep their families strong and our country moving forward; and*

WHEREAS, *with respect for and in recognition of the contributions our service members have made to the cause of peace and freedom around the world, the Congress has provided (5 U.S.C. 6103(a)) that November 11th of each year shall be set aside as a legal public holiday to honor our Nation's Veterans.*

NOW, THEREFORE, *I, Barbara D. Kogerman, Mayor, on behalf of the City Council of the City of Laguna Hills, California, do hereby proclaim Veterans Day, November 11, 2013, as a day for all residents and their children, businesses, agencies, visitors, civic and fraternal organizations, places of worship, and schools to recognize the valor and sacrifice of our Veterans. I call upon all those mentioned to display the flag of the United States and to participate in patriotic activities in the community. I call on all Veterans who are able, to wear their uniforms or insignia, and others mentioned to pause in their endeavors, whatever they may be, for the two minutes from 11:11 to 11:13 a.m., for public reverence and private prayers.*

Dated this 22nd day of October 2013.

BARBARA D. KOGERMAN, MAYOR

October 15, 2013

Dear Fellow South Orange County Mayors:

As leaders in our South Orange County communities, you are invited to join the City of Laguna Hills in creating a truly memorable and appreciative Veterans Day Celebration this year. Many of you already have services planned, and they will be fitting and memorable. But I propose we go further.

Those of you who attended the dedication of the Fifth Marines Memorial last spring will remember the stirring words of Gen. John Kelly, a father who lost his own son in defense of freedom, when he spoke about the way "Remembrance Day" – Great Britain's equivalent of our Veterans Day – is venerated in that nation.

He told how at 11 minutes after 11 a.m. on Nov. 11, EVERYBODY stops whatever they are doing – making a sale, sweeping the sidewalk, visiting with friends – and takes two minutes to remember those who have worn their country's uniform and defended it against all enemies, in whatever war. Cash registers stop. Pedestrians halt in mid-stride. Airplanes circle instead of landing. Veterans wear their uniforms if they can; otherwise they wear their medals and regalia. And poppies appear on every lapel.

As communities who have already demonstrated our patriotism by way of our wonderful support activities on behalf of "our" Camp Pendleton Marines, we have each demonstrated the heart and will to go one step further, and to honor the veterans among us whose sacrifices and bravery so deserve every modicum of appreciation we can muster.

So please, have your City issue the attached proclamation, or something in your own words, and disseminate its message via every avenue you can – your Chambers of Commerce, your mall management, your agencies and employees, your churches, your various civic organizations.

Let's start a tradition that pays a most fitting tribute to all our veterans. Let me know your progress!

Sincerely,

Barbara Kogerman, Mayor
Wife of Lt. Col. William Kogerman, USMC (Ret.)



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: OCTOBER 22, 2013

TO: MAYOR AND COUNCIL MEMBERS

FROM: COUNCIL MEMBER CARRUTH

ISSUE: CITY COUNCIL CONSIDERATION OF RIDGE ROUTE DRIVE RIGHT-OF-WAY UTILIZATION AS PUBLIC TRAIL ACCESS TO LAGUNA COAST WILDERNESS PARK

RECOMMENDATION: THAT THE CITY COUNCIL DIRECT STAFF TO: (1) OUTLINE THE PROCEDURE FOR FACILITATING PUBLIC ACCESS FROM RIDGE ROUTE DRIVE INTO THE LAGUNA COAST WILDERNESS PARK; (2) COMMENCE COMMUNICATION WITH OC PARKS COUNTY OF ORANGE, CITY OF IRVINE, THE IRVINE COMPANY, LAGUNA CANYON FOUNDATION, LAGUNA WOODS, AND THE LAGUNA TERRACE HOMEOWNER ASSOCIATION; (3) DETERMINE WHAT COSTS TO THE CITY OF LAGUNA HILLS MIGHT BE ASSOCIATED WITH THE CONSTRUCTION AND MAINTENANCE OF A TRAILHEAD AT RIDGE ROUTE DRIVE AND/OR COMMUNITY GARDEN OPTION; AND (4) CONSIDER AMENDING THE BUDGET AND ALLOCATE FUNDING FOR CIP NO. 618.

SUMMARY:

Capital Improvement Project No. 618 Ridge Route Open Space has been listed as a future project in the City of Laguna Hills' budget since 2004. Located in North Laguna Hills, Ridge Route originates at Avenida de la Carlota, traverses Moulton Parkway to the west and ends at Santa Vittoria Drive. Located within the City of Laguna Hills, the road right-of-way is situated between Laguna Village condominiums. Ridge Route Drive is no longer included in the Orange County Master Plan of Arterial Highways which creates an opportunity for Laguna Hills to access the urban coastal park system. Opening up Ridge Route Drive as a trailhead would provide Laguna Hills residents with a scenic view of Orange County's rugged, natural terrain and promote the public enjoyment of a County asset.

BACKGROUND:

For many years Ridge Route Drive had been identified by the County of Orange as an arterial which would extend past Santa Vittoria Drive and connect with Bake Parkway

allowing access to future Irvine Company housing developments off Laguna Canyon Road (133). Alterations in land use in Planning Areas 18, 39 and the acquisition of Laguna Laurel parcels by Laguna Woods, have altered the future use of Ridge Route Drive and the surrounding open space.

The purchase of Laguna Laurel in 1993 created a link between Crystal Cove State Park, Aliso and Wood Canyons Wilderness Park and Irvine's open space reserve. This urban coastal park system consists of more than 22,000 acres. The State of California, County of Orange, City of Laguna Beach and the City of Laguna Woods cooperatively own the Laguna Coast Wilderness Park, with the County managing the park under a lease agreement. The Coastal Wilderness Park is open to the public for recreational opportunities which do not endanger wildlife and natural habitat: hiking, horseback riding, bicycling, bird watching, photography and nature study.

Restoration of land in Planning Area 18, located immediately west of the Ridge Route Drive right-of-way, includes native sycamores, coastal live oaks, chaparral, coastal sage scrub brush and grasslands. Providing a connection to this more rugged, Orange County "natural habitat" adds value to the City, residential property values, creates an authentic outdoor experience and promotes the values cited in the City's General Plan.

Previous conversations with the Nature Conservancy and OC Parks regarding a trail opening at Santa Maria Drive or Ridge Route Drive resulted in unresolved issues, specifically the need for increased park management to control gate entry points. One example of city linkage to the Park outside the borders of the City of Laguna Hills is located at Wood's End, a trailhead in Laguna Woods near the El Toro Road and Aliso Creek intersection.

FISCAL IMPACT:

It is estimated that the impact to the Operating Budget for annual landscape maintenance will cost \$3,000, and annual utility costs of \$2,000.

ATTACHMENTS:

- Letter of Request
- Maps
- CIP Description

Date: October 16, 2013

Subject: Establishing a Hiking Trail Gateway in North Laguna Hills

To: The Laguna Hills City Council Members

Madam Mayor and City Council Members,

As a 26 year resident in the North Laguna Hills area, I am requesting that you pursue the necessary action required to establish a trailhead gateway to be developed just past the intersection of Santa Victoria Drive and the end of Ridge Route Drive located in North Laguna Hills.



The quality of life is a priority to the residents in the City of Laguna Hills, and establishing a trailhead to the open wilderness area that is attached to the Laguna Coast Wilderness Park would provide an opportunity for Laguna Hills Residents to explore this open area without driving to an alternate location.

Any North Laguna Hills wilderness hiking activity currently requires driving a car outside the City of Laguna Hills to an alternate entrance, in another location.

As a supporter of several community outdoor activities as well as City improvement projects, I believe that the addition of a trailhead at the end of Ridge Route would encourage healthy living, improve the quality of city life, and become a big hit to any business wanting to relocate and support their employees in our community.

Additionally, the proposed Ridge Route gateway could be the beginning of a North Laguna Hills Hiking trail to other adjoining trails, as well as, a continued trail to the Pacific Ocean. There is no other Land Locked City in Southern California, that I know of, who has this feature.

I believe that a significant majority of the near 31,000 Laguna Hills residents will support your leadership to pursue this request, and then they will enjoy this hiking trail.

Thank you for your consideration.

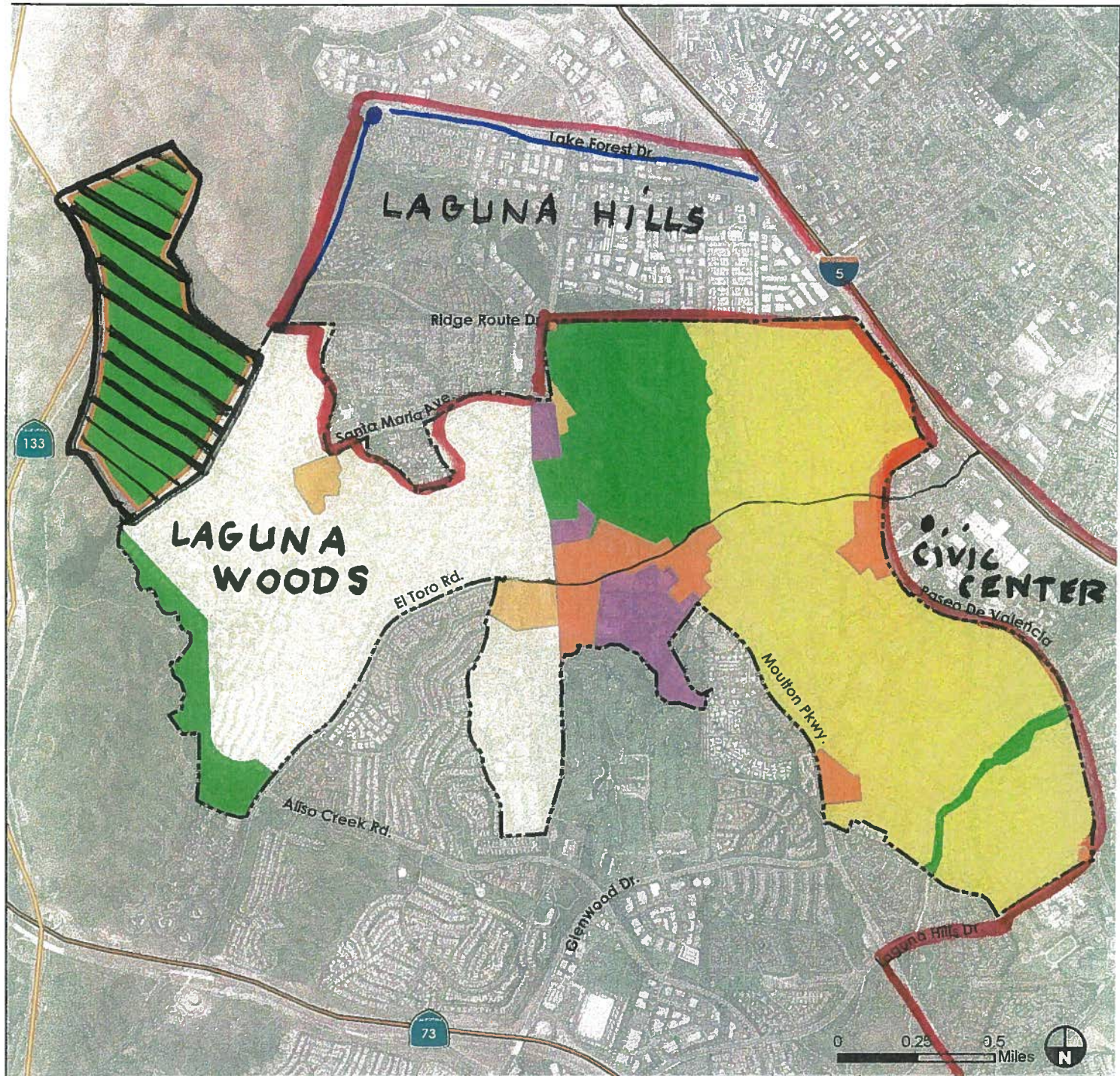
Very Respectively,

Bob Greenough
23532 Milano,
Laguna Hills, CA 92653
949-206-1020



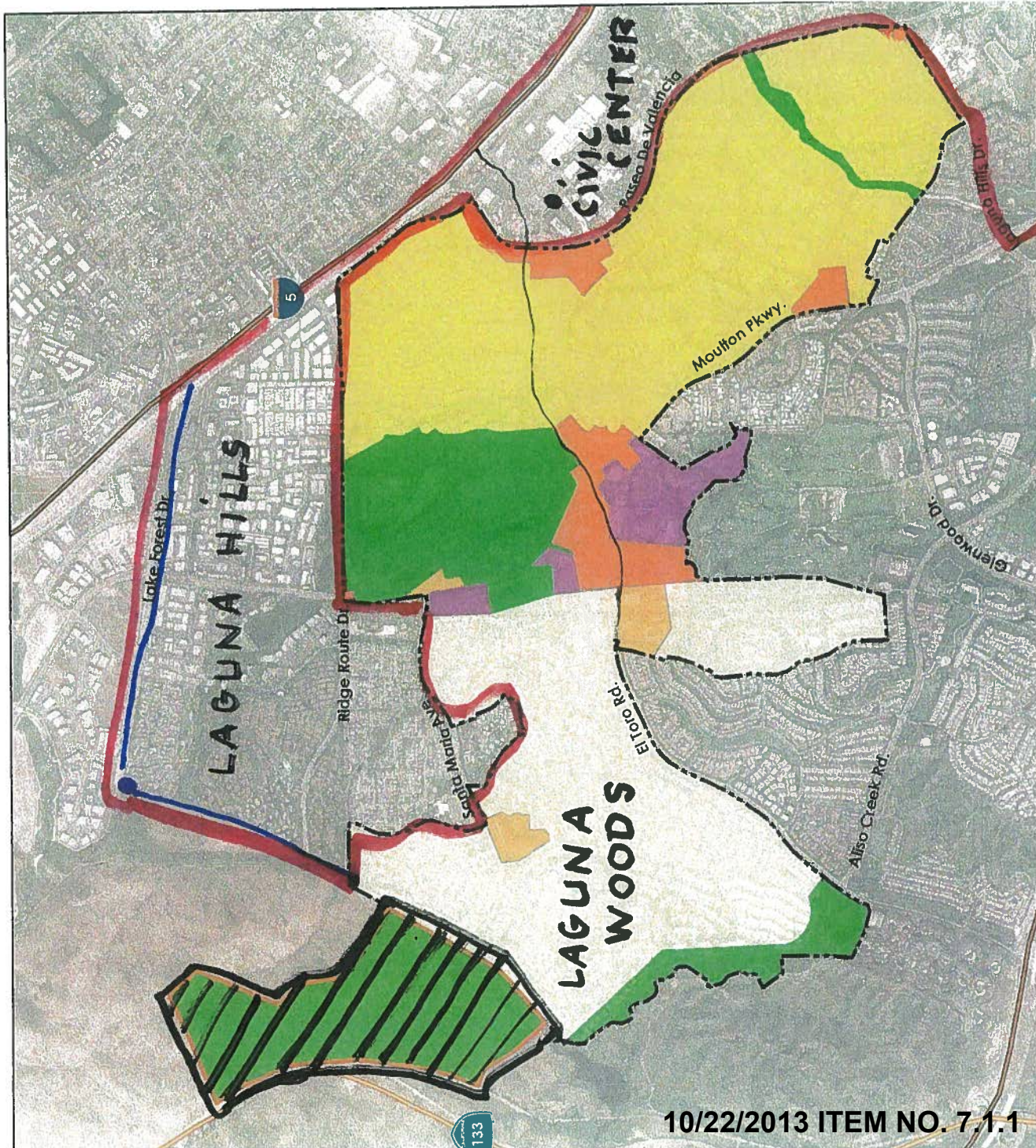


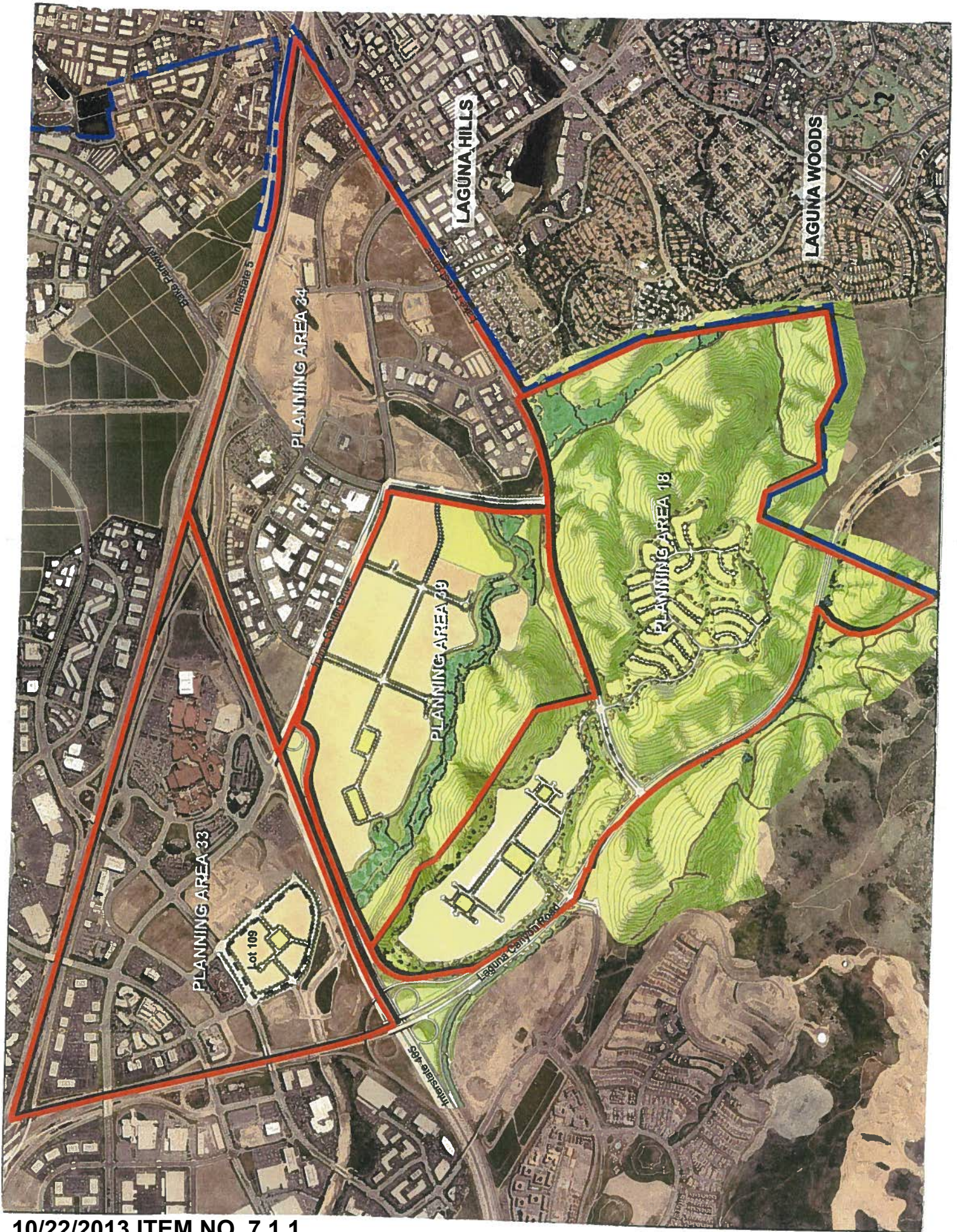
Laguna Laurel Annexation





Laguna Laurel Annexation





**City of Laguna Hills
Capital Improvement Project**

Program: Trails and Open Space

Project Name: Ridge Route Open Space

Project No.: 618

Description: Temporary conversion of road right of way to alternate uses of trail, passive park, community garden and/or RV storage/parking lot.

Purpose / Justification: Temporary utilization of future road right of way.

Other Agencies Involved: None

Outside Agencies/Entities Clearance or Coordination Needs: None

Operating Budget Impact: Annual landscape maintenance cost of \$3,000 and utility costs of \$2000.

Source of Cost Estimates: Preliminary ☒ Based on Design ☐ Actual Bid ☐

Schedule: Future

Project Name: Ridge Route Open Space
 Project Number: 618

Map



Project Costs and Project Funding

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Future	Total
Project Costs:								
Planning/Design							75,000	75,000
Construction/Inspection							50,000	50,000
Acquisition								-
Construction							675,000	675,000
Maintenance								-
Cost	-	-	-	-	-	-	800,000	800,000
Project Funding:								
Local Fund								-
State Tax								-
Measure M2 - Local Fair Share								-
Measure M2 - Competitive								-
State's								-
Local Reserve Funds								-
Federal Grant								-
								-
Funding	-	-	-	-	-	-	800,000	800,000