



CITY OF LAGUNA HILLS CITY COUNCIL/PLANNING AGENCY

REGULAR MEETING AGENDA Tuesday, August 23, 2022 – 7:00 PM (Closed Session at 6:00 PM when scheduled)

Dave Wheeler, Mayor

Janine Heft, Mayor Pro Tempore
Erica Pezold, Council Member

Don Caskey, Council Member
Don Sedgwick, Council Member

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, CA 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.

Submission of Electronic Public Comments: While you may attend this meeting in person, those wishing to make electronic public comments may submit their comments by email to the City Clerk at publiccomments@lagunahillsCA.gov, by 5:00 p.m. on August 23, 2022. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. If you wish to submit a public comment on more than one agenda item, please send a separate email for each item you are commenting on. All comments received by 5:00 p.m. on the date of the meeting will be provided to the City Council in advance to allow time for the Council Members to read them.

Announcement of Electronic Public Comments: During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all email comments received by 5:00 p.m. on August 23, 2022. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted. The email comments, including your name, will become part of the record of the City Council meeting and will be public information.

GENERAL BUSINESS - CONVENING AT 7:00 PM**CALL TO ORDER**

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

INVOCATION: Pastor Dave Rolph of Calvary Chapel Pacific Hills

PLEDGE OF ALLEGIANCE: Council Member Sedgwick

ROLL CALL OF CITY COUNCIL MEMBERS**1. PRESENTATIONS AND PROCLAMATIONS****1.1 Proclamation for "Hunger Action Month"**

Recommendation: That the City Council issue a Proclamation declaring September as Hunger Action Month and that Mayor Wheeler present the Proclamation to Malia Cary, Government & Public Affairs Coordinator, Second Harvest Food Bank of Orange County.

1.2 Appointment of Laguna Hills High School Student Liaisons Ella Carnahan and Kia Arfania for the 2022 Fall Semester

Recommendation: That Mayor Wheeler present Certificates of Appointment to Laguna Hills High School Student Liaisons Ella Carnahan and Kia Arfania.

1.3 Laguna Hills High School Student Liaison

Recommendation: That the City Council receive an oral report from Laguna Hills High School 2022 Fall Student Liaison Ella Carnahan.

2. SCHEDULE OF FUTURE EVENTS**2.1 Schedule of Future Events**

Recommendation: That the Assistant City Clerk announce the upcoming City events.

3. PUBLIC COMMENTS

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

4. CONSENT CALENDAR

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

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

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

4.2 Approval of Minutes for July 12, 2022, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the July 12, 2022, Special Meeting.

4.3 Approval of Minutes for July 12, 2022, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the July 12, 2022, Regular Meeting.

4.4 Ratification of August 23, 2022, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from July 1, 2022, to August 11, 2022, in the amount of \$2,364,175.54.

4.5 Discussion of Laguna Hills Civic Center Suite 310 Occupancy

Recommendation: That the City Council direct staff to negotiate with potential tenants for occupancy of Civic Center Suite 310, located at 24031 El Toro Road, Suite 310.

4.6 Purchase or Lease of Two Alternative Fuel Vehicles for Use by the Community Development Department and Public Services Department Pursuant to Section 3-08.130 of the Laguna Hills Municipal Code

Recommendation: That the City Council: 1) Approve the purchase or lease of two alternative fuel vehicles pursuant to LHMC Sections 3-08.130 from the list of approved vehicles; 2) Authorize the appropriation of funds from the City's AB 2766 Subvention Fund for the purchase or lease of the approved vehicles; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure the vehicles from the list of approved vehicles.

4.7 Declaration Of, and Participation In, the 25Th Annual Inner-Coastal & Watershed Cleanup Day

Recommendation: That the City Council declare September 17, 2022, as Inner-Coastal & Watershed Cleanup Day and encourage volunteer participation in this event.

4.8 Approval of Final Parcel Map No. 2021-155

Recommendation: That the City Council approve Final Parcel Map No. 2021-155.

4.9 2022 Fourth of July Post Event Report

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

4.10 2022 Memorial Day Race Post Event Report and a Resolution Authorizing Community Assistance Funding for the 3/5 Marine Support Committee

Recommendation: That the City Council: 1) Receive and file the reports; and 2) Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, authorizing community assistance funding for the 3rd Battalion, 5th Marines, 1st Division Support Committee, a California nonprofit corporation."

ITEMS REMOVED FROM THE CONSENT CALENDAR

5. PLANNING AGENCY

There are no separate Planning Agency Business Items for this meeting.

6. CITY COUNCIL PUBLIC HEARINGS

7. ADMINISTRATIVE REPORTS**7.1. City Manager****7.2. Deputy City Manager/City Clerk****7.2.1 Adoption of a Resolution Amending the Memorandum of Understanding Between the City of Laguna Hills and the Laguna Hills City Employees Association**

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, amending employment classifications and salary ranges within the bargaining unit covered by the Memorandum of Understanding between the City and the Laguna Hills City Employees Association."

7.3. Deputy City Manager/Community Services Director**7.3.1 Community Center and Sports Complex Security Camera and Security Lighting Plan**

Recommendation: That the City Council: 1) Review and approve the Community Center and Sports Complex Security Camera and Security Lighting Plan as described in this staff report and direct staff to prepare a Budget Amendment in the amount of \$180,000 to fund the implementation of the plan; and 2) Direct staff to prepare a Budget Amendment in the amount of \$150,000 to install additional lighting throughout the Community Center and Sports Complex as described in this staff report.

7.4. Community Development Director**7.4.1 Temporary Outdoor Dining Permit Program**

Recommendation: That the City Council direct staff to continue to monitor the City's Temporary Outdoor Dining Permit Program and report back to City Council as warranted, including recommendations to consider establishment of permanent outdoor dining facilities.

7.4.2 Short-Term Rentals

Recommendation: That the City Council receive the staff report and direct staff to continue researching Short-Term Rentals, returning to the City Council for discussion at a later date.

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS**9. CITY COUNCIL MEMBER COMMITTEE REPORTS****9.1. Committee Assignment Reports**

Recommendation: That the City Council receive oral reports on the following City Council Committee Assignments:

1. OC Mosquito and Vector Control District Board of Trustees
(Council Member Pezold) - July 14, 2022, July 21, 2022, and August 18, 2022 meetings.
2. Association of California Cities - Orange County Legislative and Regulatory Commission Meeting
(Mayor Wheeler) - July 28, 2022 meeting.
3. Orange County Transportation Authority Citizens Advisory Committee
(Mayor Wheeler) July 19, 2022 meeting.
4. California Mayor's Coalition
(Mayor Wheeler) - August 5, 2022 meeting.
5. Orange County Mayors
(Mayor Wheeler)

10. CITY COUNCIL MEMBER COMMENTS**ADJOURNMENT**

The next Regular Meeting of the City Council/Planning Agency will be September 13, 2022, at 7:00 p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by August 19, 2022, at 5:00 p.m.



City Clerk

August 19, 2022

Date

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

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

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



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk

ISSUE: Appointment of Laguna Hills High School Student Liaisons Ella Carnahan and Kia Arfania for the 2022 Fall Semester

RECOMMENDATION: That Mayor Wheeler present Certificates of Appointment to Laguna Hills High School Student Liaisons Ella Carnahan and Kia Arfania.

SUMMARY:

By action of the City Council on July 27, 1993, the City of Laguna Hills and Laguna Hills High School established a Student Liaison Program to create a direct link between Laguna Hills High School and the City Council. Ella Carnahan and Kia Arfania were selected by the Laguna Hills High School Parent, Teacher and Student Association (PTSA) to serve as the 2022 Fall Student Liaisons. Ms. Carnahan and Ms. Arfania met with the City Clerk's Department prior to this meeting to administer the Oath of Office.

ATTACHMENTS:

- Certificates of Appointment - 2022 Fall Student Liaisons



CITY OF LAGUNA HILLS

CERTIFICATE OF APPOINTMENT

be it known that

ELLA CARNAHAN

*on August 23, 2022, took the
Oath of Office
and on this date began serving as the*

STUDENT LIAISON

for the City of Laguna Hills

Dated this 23rd day of August 2022.

DAVE WHEELER, MAYOR



CITY OF LAGUNA HILLS

CERTIFICATE OF APPOINTMENT

be it known that

KIA ARFANIA

*on August 23, 2022, took the
Oath of Office
and on this date began serving as the*

STUDENT LIAISON

for the City of Laguna Hills

Dated this 23rd day of August 2022.

DAVE WHEELER, MAYOR



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: Jennifer Lee
Assistant City Clerk

ISSUE: Schedule of Future Events

RECOMMENDATION: That the Assistant City Clerk announce the upcoming City events.

SUMMARY:

The following is a list of upcoming events:

Association of California Cities – Orange County Summer Soiree

Friday, August 26, 2022, 6:00 p.m. – 9:00 p.m., Lyon Air Museum

Hawks Hail Our Heroes LHHS Football Pre-Game Event, Field Program, & Tribute Game

Friday, September 2, 2022, Pre-Game Event 5:00 p.m., Field Program 6:30 p.m., Football Game 7:00 p.m., Laguna Hills High School Hawks Stadium

2022 League of California Cities Annual Conference & Expo

September 7 – 9, 2022, Long Beach Convention Center

Moulton Museum Community Celebration

Saturday, September 3, 2022, 11:00 a.m. – 3:00 p.m., Moulton Museum

Rooted Volunteer Planting Event

Saturday, September 10, 2022, 9:00 a.m., location to be determined

Regular City Council Meeting

Tuesday, September 13, 2022, 7:00 p.m., Laguna Hills Civic Center Council Chamber

Events, Communication, and Beautification Committee Meeting

Wednesday, September 14, 2022, 3:00 p.m., Admin Conference Room

Schedule of Future Events

August 23, 2022

Page 2

Inner-Coastal & Watershed Cleanup Day

Saturday, September 17, 2022, 9:00 a.m. – 12:00 p.m., Laguna Hills Community Center and Sports Complex

Traffic Commission Meeting

Wednesday, September 21, 2022, 7:00 p.m., Laguna Hills Civic Center Council Chamber

Regular City Council Meeting

Tuesday, September 27, 2022, 7:00 p.m., Laguna Hills Civic Center Council Chamber

1st Annual Heritage Day

Sunday, October 2, 2022, 12:00 p.m. – 6:00 p.m., Laguna Hills Community Center and Sports Complex

Parks & Recreation Commission Meeting

Wednesday, October 5, 2022, 7:00 p.m., Laguna Hills Civic Center Council Chamber



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Approval of Minutes for July 12, 2022, Special Meeting

RECOMMENDATION: That the City Council approve the City Council Minutes for the July 12, 2022, Special Meeting.

ATTACHMENTS:

- July 12, 2022 CC Special Minutes

CITY OF LAGUNA HILLS
CITY COUNCIL

**SPECIAL MEETING
MINUTES
Tuesday, July 12, 2022**

CALL TO ORDER

The meeting was called to order at 4:56 p.m. by Mayor Wheeler.

ROLL CALL OF CITY COUNCIL MEMBERS

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

ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b)(1)

Public Employee Title: City Manager – Goals and Objectives for New City Manager

PUBLIC COMMENTS

There were no public comments on the closed session item.

ADJOURN TO CITY COUNCIL CONFERENCE ROOM OR COUNCIL CHAMBER

CONVENE INTO CLOSED SESSION

The City Council convened into closed session to consider the matter(s) listed above.

RECONVENE TO CITY COUNCIL CHAMBER

The City Council reconvened the City Council Meeting at 7:00 p.m. All Council Members were present with the exception of Council Member Sedgwick.

CLOSED SESSION REPORT

A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957(b)(1)

Public Employee Title: City Manager – Goals and Objectives for New City Manager

City Attorney Simonian stated that the City Council convened into closed session this evening pursuant to the authorities listed on the Agenda with no reportable action taken.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 7:00 p.m.

Melissa Au-Yeung, City Clerk

ATTEST:

Dave Wheeler, Mayor

Approved at meeting of August 23, 2022



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Approval of Minutes for July 12, 2022, Regular Meeting

RECOMMENDATION: That the City Council approve the City Council Minutes for the July 12, 2022, Regular Meeting.

ATTACHMENTS:

- July 12, 2022 CC Minutes

**CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY**

**REGULAR MEETING
MINUTES
Tuesday, July 12, 2022**

GENERAL BUSINESS - CONVENING AT 7:00 PM

CALL TO ORDER

The meeting was called to order at 7:01 p.m. by Mayor Wheeler.

INVOCATION: Pastor Brian Dagen of Calvary Chapel Mission Viejo

PLEDGE OF ALLEGIANCE: Council Member Pezold

ROLL CALL OF CITY COUNCIL MEMBERS

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

1. PRESENTATIONS AND PROCLAMATIONS

There were no presentations or proclamations.

2. SCHEDULE OF FUTURE EVENTS

2.1 Schedule of Future Events

Assistant City Clerk Lee announced the upcoming City events in the months of July and August 2022.

3. PUBLIC COMMENTS

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

Dawn Ford, a resident of Laguna Hills, expressed concerns over the lack of maintenance at the Laguna Hills Post Office.

Attachment: July 12, 2022 CC Minutes (2930 : Approval of Minutes for July 12, 2022 Regular Meeting)

4. CONSENT CALENDAR

Motion to approve the Consent Calendar with Council Member Caskey removing Item No. 4.2.

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

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

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

4.3 Ratification of July 12, 2022, Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from June 17, 2022, to June 30, 2022, in the amount of \$304,227.05.

4.4 Unscheduled Vacancy for Traffic Commission

Recommendation: That the City Council: 1) Accept the resignation of Anna Lisa Lukes, Traffic Commissioner, effective June 21, 2022; and 2) Direct Staff to proceed with the appointment process to fill the unscheduled vacancy on the Traffic Commission, per Government Code Section 54974 and Laguna Hills Municipal Code Section 2-28.080, during the regular biennial process.

4.5 Grant Application to OCTA for the Environmental Cleanup Program - Phase XI Catch Basin Debris Gate Project, CIP No. 412-K

Recommendation: That the City Council approve the submission of a Grant Application to the Orange County Transportation Authority for the Measure M2 Environmental Cleanup Program for the Phase XI Catch Basin Debris Gate Project and adopt Resolution No. 2022-07-12-1: "A Resolution of the City Council of the City of Laguna Hills, California, authorizing an Application for Funds for the Measure M2 Environmental Cleanup Tier 1 Grant Program, under Orange County Local Transportation Ordinance No. 3 for the Phase XI Catch Basin Debris Gate Project."

ITEMS REMOVED FROM THE CONSENT CALENDAR**4.2 Approval of Minutes for June 28, 2022, Regular Meeting**

Council Member Caskey removed Item No. 4.2 to abstain from voting on the item.

Recommendation: That the City Council approve the City Council/Planning Agency Minutes for the June 28, 2022, Regular Meeting.

RESULT:	APPROVED [3 TO 0]
MOVER:	Erica Pezold, Council Member
SECONDER:	Janine Heft, Mayor Pro Tempore
AYES:	Dave Wheeler, Mayor, Janine Heft, Mayor Pro Tempore, Erica Pezold, Council Member
ABSTAIN:	Don Caskey, Council Member
ABSENT:	Don Sedgwick, Council Member

5. PLANNING AGENCY

There were no separate Planning Agency Business Items for this meeting.

6. CITY COUNCIL PUBLIC HEARINGS**6.1 Confirmation of 2022 Weed Abatement Cost Report**

Acting Public Services Director Shah reviewed the information provided in the staff report.

Mayor Wheeler opened the public hearing and upon seeing no one rise, closed the public hearing.

Recommendation: That the City Council conduct a public hearing regarding the 2022 Weed Abatement Cost Report and adopt Resolution No. 2022-07-12-2: "A Resolution of the City Council of the City of Laguna Hills, California, confirming the 2022 Weed Abatement Cost Report and providing for the collection of weed abatement assessments on the next regular tax bill levied against the subject parcel for municipal purposes."

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

7. ADMINISTRATIVE REPORTS**7.1. City Manager**

The City Manager gave no Administrative Reports.

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

There were no matters agendized by City Council Members.

9. CITY COUNCIL MEMBER COMMITTEE REPORTS**9.1. Committee Assignment Reports**

Recommendation: That the City Council receive oral reports on the following City Council Committee Assignments:

1. California Mayor's Coalition
(Mayor Wheeler) July 1, 2022 meeting.

Mayor Wheeler provided no report.

2. OC Mosquito and Vector Control District Board of Trustees
(Council Member Pezold)

Council Member Pezold provided an oral report.

10. CITY COUNCIL MEMBER COMMENTS**Council Member Caskey**

Council Member Caskey reported on a conference he recently attended.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Wheeler declared the meeting adjourned at 7:15 p.m.

Melissa Au-Yeung, City Clerk

ATTEST:

Dave Wheeler, Mayor

Approved at meeting of August 23, 2022



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022
TO: Mayor and Council Members
FROM: Janice Reyes
Finance Director
ISSUE: Ratification of August 23, 2022, Warrant Register

RECOMMENDATION: That the City Council ratify the accompanying Warrant Register for the period from July 1, 2022, to August 11, 2022, in the amount of \$2,364,175.54.

SUMMARY:

The City issues accounts payable disbursements on a regular basis and presents it to City Council for ratification at its next regularly scheduled City Council Meeting. The attached Warrant Register containing checks and electronic funds transfers for the period from July 1, 2022, to August 11, 2022, is being presented for ratification by the City Council. Payments have been reviewed and approved by the appropriate departmental staff. The Director of Finance certifies to the accuracy of the attached register and to the availability of monies for payment thereof.

ATTACHMENTS:

- Warrant Register - August 23, 2022
- Payables Detail Report - August 23, 2022



City of Laguna Hills, CA

Warrant Register - August 23, 2022

By Check Number

Date Range: 07/01/2022 - 08/11/2022

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Regular				
8820950	K-1201	HEATHER KLUTER AND JAMES HENRY KRUSE	07/07/2022	65,000.00
8820951	D-0579	A DESI DJ PRODUCTION	07/07/2022	1,295.00
8820952	A-0233	ALISO CREEK PRINTING MINUTEMAN PRESS	07/07/2022	4,442.53
8820953	A-0138	ALL CITY MANAGEMENT, INC.	07/07/2022	1,949.60
8820954	C-1142	CARSON, ANTHONY D., 114 TC Celebrations	07/07/2022	200.00
8820955	C-0362	CITY OF LAKE FOREST	07/07/2022	5,938.76
8820956	C-0023	COX COMMUNICATION	07/07/2022	214.25
8820957	C-1122	CROSTOWN ELECTRICAL & DATA, INC.	07/07/2022	3,644.70
8820958	D-0461	DATA TICKET, INC.	07/07/2022	476.01
8820959	D-0561	DOCU-TRUST	07/07/2022	155.85
8820960	D-0575	DOG WASTE DEPOT	07/07/2022	619.45
8820961	E-0600	EWING IRRIGATION PRODUCTS, INC	07/07/2022	115.68
8820962	J-1071	JCTEES.COM CORPORATION	07/07/2022	543.02
8820963	Z-PS-0030	MAGIAR, LORETTA L	07/07/2022	42.00
8820964	M-1585	MCDONALD, KAYLE	07/07/2022	28.08
8820965	M-1513	MEEHAN, DANIEL	07/07/2022	115.23
8820966	M-1600	MERCY HOUSE LIVING CENTERS, INC.	07/07/2022	1,272.35
8820967	M-1302	MOULTON NIGUEL WATER DISTRICT	07/07/2022	83.09
8820968	N-1474	NIEVES LANDSCAPE, INC.	07/07/2022	88,102.01
8820969	N-1497	NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS	07/07/2022	692.50
8820970	O-1546	OFFICE SOLUTIONS	07/07/2022	657.89
8820971	P-1802	PACIFIC TRAFFIC CONTROL, INC.	07/07/2022	16,073.50
8820972	P-1839	PAPER DEPOT	07/07/2022	91.40
8820973	C-1003	PARKING VIOLATIONS OC TREASURER-TAX COLLECTOR	07/07/2022	1,762.50
8820974	P-1834	PLACEWORKS, INC.	07/07/2022	2,080.80
8820975	Q-1717	QUADIENT FINANCE USA, INC.	07/07/2022	1,000.00
8820976	S-2197	SAFECHECKS	07/07/2022	259.11
8820977	S-1902	SAN DIEGO GAS & ELECTRIC	07/07/2022	23,382.00
8820978	S-2296	SHUTE, MIHALY WEINBERGER LLP	07/07/2022	108.30
8820979	S-2250	SPARKLETTS	07/07/2022	172.27
8820980	S-2309	STRADLING YOCOA CARLSON & RAUTH	07/07/2022	2,160.00
8820981	S-2105	SYMQUEST SERVICES	07/07/2022	85.00
8820982	U-2165	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	07/07/2022	117.25
8820983	W-2448	WEST GATE CONTRACTOR	07/07/2022	11,000.00
8820984	W-2450	WEX BANK	07/07/2022	514.54
8820985	C-1203	CHRISTMAS KINGS, THE	07/07/2022	49,855.00
8820986	F-0714	FIREWORKS & STAGE FX AMERICA, INC.	07/07/2022	19,250.00
8820987	L-1205	LAUTZENHISER'S STATIONERY	07/07/2022	675.82
8820988	M-1475	MUSCO CORPORATION	07/07/2022	1,425.00
8820989	O-1528	OCTA	07/07/2022	3,125.00
8820990	S-2259	STRAIGHT 78	07/07/2022	2,100.00
8820991	W-2302	THOMSON REUTERS - WEST	07/07/2022	293.94
8820992	T-2712	TOTAL SOURCE OFFICEWORKS	07/07/2022	556.33
8820993	O-1568	OC COUNCIL OF GOVERNMENTS	07/13/2022	6,556.82
8820994	L-1387	THE LUKES NETWORK LLC	07/13/2022	6,750.00
8820995	Z-CD-0372	ALICIA CENTER COMPANY, LP	07/14/2022	7,261.89
8820996	A-0383	ALVARON ENTERTAINMENT & EVENTS, INC.	07/14/2022	2,880.00
8820997	B-0437	BRINKS, INCORPORATED	07/14/2022	211.28
8820998	B-0440	BUCKNAM INFRASTRUCTURE GROUP, INC.	07/14/2022	2,700.00
8820999	C-1133	CALIFORNIA YELLOW CAB	07/14/2022	258.00
8821000	C-1144	CHARLES ABBOTT ASSOCIATES, INC	07/14/2022	34,711.09

Attachment: Warrant Register - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Warrant Register - August 23, 2022

Date Range: 07/01/2022 - 08/11/2022

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
8821001	C-1122	CROSSTOWN ELECTRICAL & DATA, INC.	07/14/2022	17,543.75
8821002	D-0461	DATA TICKET, INC.	07/14/2022	690.19
8821003	D-0578	DE NOVO PLANNING GROUP	07/14/2022	2,231.10
8821004	E-0554	ECONOMICS, INC.	07/14/2022	7,072.50
8821005	E-0504	EL TORO WATER DISTRICT	07/14/2022	16,806.29
8821006	Z-CD-0373	EMJ LIMITED	07/14/2022	138.16
8821007	G-0843	GRIEGO-SANDS, CINDY	07/14/2022	36.50
8821008	Z-CD-0374	HAN, HYUN	07/14/2022	5,814.22
8821009	I-0942	IRVINE RANCH WATER DISTRICT	07/14/2022	236.06
8821010	Z-CD-0328	LAGUNA VALENCIA, LLC	07/14/2022	2,916.77
8821011	Z-CD-0376	LOMAS LAGUNA HOA	07/14/2022	322.17
8821012	N-1474	NIEVES LANDSCAPE, INC.	07/14/2022	867.56
8821013	N-1487	NUVIS LANDSCAPE ARCHITECTURE	07/14/2022	400.00
8821014	O-1546	OFFICE SOLUTIONS	07/14/2022	21.87
8821015	O-1575	ORANGE COUNTY REGISTER-FREEDOM CA. NEWSPAPER PARTNERSHIP	07/14/2022	1,797.88
8821016	P-1834	PLACEWORKS, INC.	07/14/2022	367.20
8821017	R-1855	RICHARD FISHER ASSOCIATES	07/14/2022	506.44
8821018	Z-CD-0375	RISE PET CARE	07/14/2022	4,186.71
8821019	S-2250	SPARKLETTS	07/14/2022	155.30
8821020	S-2308	SPECTRUM SPORTS MANAGEMENT, INC.	07/14/2022	10,000.00
8821021	S-2201	SUNSET PROPERTY SERVICES JONSET CORPORATION	07/14/2022	17,287.48
8821022	W-2337	WEST COAST ARBORISTS, INC.	07/14/2022	1,790.00
8821023	W-2450	WEX BANK	07/14/2022	552.97
8821024	A-0365	AT&T - CALNET 3	07/14/2022	233.83
8821025	B-0377	BIG TOP RENTALS	07/14/2022	4,300.03
8821026	D-0541	DIAMOND ENVIRONMENTAL SERVICES	07/14/2022	955.83
8821027	H-0958	HEFT, JANINE	07/14/2022	800.00
8821028	J-1057	JAMEY CLARK, INC.	07/14/2022	736.00
8821029	J-1071	JCTEES.COM CORPORATION	07/14/2022	200.16
8821030	L-1205	LAUTZENHISER'S STATIONERY	07/14/2022	385.66
8821031	O-1546	OFFICE SOLUTIONS	07/14/2022	386.82
8821032	P-1796	PMC PLUMBING, INC.	07/14/2022	960.00
8821033	P-1695	PRESENTA PLAQUE, INC.	07/14/2022	179.12
8821034	R-1977	RJ ELECTRIC	07/14/2022	2,800.00
8821035	S-2298	SO CAL-RIDES, LLC	07/14/2022	6,250.00
8821036	S-2209	STUDIO TWO BLACK DIAMOND	07/14/2022	37.71
8821037	T-2682	THE LIFE TRENDS GROUP, TLTG, INC.	07/14/2022	336.51
8821038	A-0365	AT&T - CALNET 3	07/21/2022	22.43
8821039	B-0430	BASICS OF SKATEBOARDING	07/21/2022	735.00
8821040	B-0440	BUCKNAM INFRASTRUCTURE GROUP, INC.	07/21/2022	8,250.50
8821041	C-1179	CANON SOLUTIONS AMERICA	07/21/2022	87.85
8821042	C-1144	CHARLES ABBOTT ASSOCIATES, INC	07/21/2022	105,516.68
8821043	C-1191	COMMUNICATIONS CHGS- LAW ENF - COUNTY OF ORANGE	07/21/2022	3,443.83
8821044	D-0541	DIAMOND ENVIRONMENTAL SERVICES	07/21/2022	3,644.15
8821045	H-0960	HR GREEN PACIFIC, INC.	07/21/2022	26,000.00
8821046	M-1302	MOULTON NIGUEL WATER DISTRICT	07/21/2022	30,232.42
8821047	N-1497	NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS	07/21/2022	4,337.50
8821048	P-1834	PLACEWORKS, INC.	07/21/2022	9,515.32
8821049	S-2289	SANDS, CINDY	07/21/2022	175.19
8821050	S-1949	SMART & FINAL	07/21/2022	182.57
8821051	S-1904	SOUTHERN CALIFORNIA EDISON	07/21/2022	20.69
8821052	S-1904	SOUTHERN CALIFORNIA EDISON	07/21/2022	8,655.66
8821053	S-1904	SOUTHERN CALIFORNIA EDISON	07/21/2022	12,321.31
8821054	V-2224	VERIZON WIRELESS	07/21/2022	1,242.49
8821055	W-2337	WEST COAST ARBORISTS, INC.	07/21/2022	15,650.00
8821056	Z-CD-0316	BOVEE, SHAWN DBA BOVEE ROOFING	07/21/2022	690.00
8821057	C-0023	COX COMMUNICATION	07/21/2022	895.41
8821058	E-0588	ENVIRONMENTAL SYS RESEARCH, IND (ESRI)	07/21/2022	7,700.00
8821059	C-1190	FINGERPRINT ID (AFIS) LAW ENF. - COUNTY OF ORANGE	07/21/2022	1,188.00
8821060	H-0965	HARDY & HARPER, INC.	07/21/2022	7,145.00

Attachment: Warrant Register - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Warrant Register - August 23, 2022

Date Range: 07/01/2022 - 08/11/2022

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
8821061	Z-CD-0122	HOME DEPOT USA	07/21/2022	251.74
8821062	Z-CD-0380	J.L. RAY COMPANY INC.	07/21/2022	540.00
8821063	J-1057	JAMEY CLARK, INC.	07/21/2022	708.75
8821064	Z-CD-0147	JIM MURRAY ROOFING INC.	07/21/2022	1,290.00
8821065	G-0709	JOE A. GONSALVES & SON	07/21/2022	2,900.00
8821066	Z-CD-0379	LARA, JEREMY	07/21/2022	910.61
8821067	Z-CD-0378	SHELLEY, STEPHEN	07/21/2022	1,110.00
8821068	T-2042	TRAUMA INTERVENTION PROGRAMS, INC	07/21/2022	910.32
8821069	Z-CD-0137	VAZQUEZ, AGUSTIN	07/21/2022	1,710.00
8821070	Z-CD-0381	WESTERN ROOFING SYSTEMS	07/21/2022	1,320.00
8821071	Z-CD-0377	ZAHIRY, SHAHPOUR	07/21/2022	500.00
8821072	C-1177	CANON FINANCIAL SERVICES, INC.	07/28/2022	1,804.65
8821073	C-0362	CITY OF LAKE FOREST	07/28/2022	1.94
8821074	H-0934	HOME DEPOT	07/28/2022	67.66
8821075	C-1003	PARKING VIOLATIONS OC TREASURER-TAX COLLECTOR	07/28/2022	2,101.50
8821076	P-1840	PVP COMMUNICATIONS	07/28/2022	106.68
8821077	R-1830	RALPHS GROCERY COMPANY	07/28/2022	130.64
8821078	S-1902	SAN DIEGO GAS & ELECTRIC	07/28/2022	36,352.67
8821079	S-1904	SOUTHERN CALIFORNIA EDISON	07/28/2022	87.18
8821080	S-1904	SOUTHERN CALIFORNIA EDISON	07/28/2022	8,799.11
8821081	R-1801	WOODRUFF, SPRADLIN & SMART	07/28/2022	53,357.15
8821082	C-1177	CANON FINANCIAL SERVICES, INC.	07/28/2022	851.52
8821083	E-0553	CHRISTINA ELKINS	07/28/2022	3,194.10
8821084	C-0023	COX COMMUNICATION	07/28/2022	530.41
8821085	D-0541	DIAMOND ENVIRONMENTAL SERVICES	07/28/2022	1,825.90
8821086	E-0555	ERMAC	07/28/2022	37,934.00
8821087	H-0934	HOME DEPOT	07/28/2022	2,850.93
8821088	J-1071	JCTEES.COM CORPORATION	07/28/2022	296.96
8821089	K-1126	KNIGHT, LORNA	07/28/2022	1,332.80
8821090	Z-CS-0009	LAGUNA HILLS HIGH SCHOOL	07/28/2022	100.00
8821091	Z-CS-0392	MARTINEZ, ALICIA DE LEON	07/28/2022	250.00
8821092	M-1388	MOBILE MINI, INC.	07/28/2022	526.48
8821093	R-1830	RALPHS GROCERY COMPANY	07/28/2022	38.79
8821094	Z-CS-0168	SUAREZ, LUCY	07/28/2022	500.00
8821095	C-1102	CALIFORNIA BUILDING STANDARDS COMMISSION	08/04/2022	487.80
8821096	C-0362	CITY OF LAKE FOREST	08/04/2022	2,425.38
8821097	D-0453	DEPARTMENT OF CONSERVATION	08/04/2022	751.75
8821098	D-0423	DIVISION OF THE STATE ARCHITECT STATE OF CALIFORNIA	08/04/2022	180.40
8821099	M-1302	MOULTON NIGUEL WATER DISTRICT	08/04/2022	6,389.65
8821100	S-1904	SOUTHERN CALIFORNIA EDISON	08/04/2022	4,380.19
8821101	T-2002	TAB PRODUCTS COMPANY	08/04/2022	1,680.43
8821102	A-0317	ABRAHAM, MICHAEL	08/05/2022	2,812.50
8821103	C-0023	COX COMMUNICATION	08/05/2022	32.14
8821104	D-0541	DIAMOND ENVIRONMENTAL SERVICES	08/05/2022	177.84
8821105	D-0561	DOCU-TRUST	08/05/2022	125.00
8821106	J-1071	JCTEES.COM CORPORATION	08/05/2022	1,376.41
8821107	M-1302	MOULTON NIGUEL WATER DISTRICT	08/05/2022	83.09
8821108	P-1824	PACKET FUSION, INC.	08/05/2022	2,500.00
8821109	Z-CD-0347	PEREA, JUAN	08/05/2022	300.00
8821110	P-1832	PRINTEX PRINTING AND GRAPHICS INC.	08/05/2022	2,292.92
8821111	Q-1707	QUEST DIAGNOSTICS	08/05/2022	37.74
8821112	R-1984	RODRIGUEZ, RAYMOND	08/05/2022	500.00
8821113	S-2194	SECURE LIVE SCAN	08/05/2022	30.00
8821114	S-1904	SOUTHERN CALIFORNIA EDISON	08/05/2022	1,103.17
8821115	S-2250	SPARKLETTS	08/05/2022	199.25
8821116	W-2302	THOMSON REUTERS - WEST	08/05/2022	293.94
8821117	T-2639	TURF STAR, INC.	08/05/2022	1,575.15
8821118	E-0504	EL TORO WATER DISTRICT	08/11/2022	22,007.83
8821119	N-1474	NIEVES LANDSCAPE, INC.	08/11/2022	14,206.02
8821120	S-1904	SOUTHERN CALIFORNIA EDISON	08/11/2022	1,198.35
8821121	A-0359	ANDERSON PENNA PARTNERS, INC.	08/11/2022	5,400.00

Attachment: Warrant Register - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Warrant Register - August 23, 2022

Check Number	Vendor Number	Vendor Name
8821122	A-0365	AT&T - CALNET 3
8821123	A-0190	AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA
8821124	C-1214	CALIFORNIANS FOR HOMEOWNERSHIP
8821125	C-1179	CANON SOLUTIONS AMERICA
8821126	C-1139	COMPLETE OFFICE OF CALIFORNIA
8821127	C-0023	COX COMMUNICATION
8821128	C-1158	CREATIVE KIDS PLAYHOUSE CHILDRENS THEATRE OF OC
8821129	C-1122	CROSTOWN ELECTRICAL & DATA, INC.
8821130	D-0578	DE NOVO PLANNING GROUP
8821131	E-0554	ECONOMICS, INC.
8821132	I-0942	IRVINE RANCH WATER DISTRICT
8821133	J-1057	JAMEY CLARK, INC.
8821134	Z-CD-0147	JIM MURRAY ROOFING INC.
8821135	L-1388	LAGUNA HILLS INSTA PRINT, INC.
8821136	Z-CD-0226	MENDIRATTA, ARUNISH
8821137	N-1474	NIEVES LANDSCAPE, INC.
8821138	O-1575	ORANGE COUNTY REGISTER-FREEDOM CA. NEWSPAPER PARTNERSHIP
8821139	P-1755	P. W. GILLIBRAND CO., INC.
8821140	P-1779	PUBLIC STORAGE
8821141	Q-1716	QUADIENT LEASING USA, INC.
8821142	R-1977	RJ ELECTRIC
8821143	Z-CD-0173	ROOFING STANDARDS, INC.
8821144	S-1957	SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT
8821145	S-1902	SAN DIEGO GAS & ELECTRIC
8821146	S-2312	SIGNARAMA LAGUNA HILLS
8821147	S-2018	SKYHAWK ACADEMY
8821148	Z-CD-0322	SOUTH, ANDREW
8821149	S-1904	SOUTHERN CALIFORNIA EDISON
8821150	S-1904	SOUTHERN CALIFORNIA EDISON
8821151	S-2209	STUDIO TWO BLACK DIAMOND
8821152	L-1387	THE LUKES NETWORK LLC
8821153	T-2712	TOTAL SOURCE OFFICEWORKS
8821154	T-2698	TPX COMMUNICATIONS
8821155	U-2165	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
8821156	V-2224	VERIZON WIRELESS
8821157	V-2254	VITUITY - URGENT CARE SERVICES, PC
8821158	W-2337	WEST COAST ARBORISTS, INC.
8821159	W-2448	WEST GATE CONTRACTOR
8821160	Z-2615	ZIMPRICH ENGINEERING INC

Date Range: 07/01/2022 - 08/11/2022

Payment Date	Payment Amount
08/11/2022	278.34
08/11/2022	54.00
08/11/2022	25,000.00
08/11/2022	109.55
08/11/2022	366.90
08/11/2022	396.87
08/11/2022	7,644.00
08/11/2022	11,826.22
08/11/2022	4,350.00
08/11/2022	7,709.17
08/11/2022	232.78
08/11/2022	704.71
08/11/2022	2,490.00
08/11/2022	112.00
08/11/2022	229.80
08/11/2022	88,937.48
08/11/2022	2,198.72
08/11/2022	21,057.53
08/11/2022	9,012.00
08/11/2022	530.22
08/11/2022	825.00
08/11/2022	2,812.88
08/11/2022	240.00
08/11/2022	11,519.39
08/11/2022	105.60
08/11/2022	1,092.00
08/11/2022	660.00
08/11/2022	18.90
08/11/2022	11,106.89
08/11/2022	37.71
08/11/2022	3,375.00
08/11/2022	66.88
08/11/2022	1,366.39
08/11/2022	191.27
08/11/2022	1,056.88
08/11/2022	170.00
08/11/2022	19,570.00
08/11/2022	12,000.00
08/11/2022	2,036.08
Total Regular:	1,220,190.23

Attachment: Warrant Register - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Warrant Register - August 23, 2022

Date Range: 07/01/2022 - 08/11/2022

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Bank Draft				
DFT0002078	B-0276	BANK OF AMERICA VISA CARD	07/15/2022	1,800.00
DFT0002079	B-0276	BANK OF AMERICA VISA CARD	07/15/2022	5,498.57
DFT0002080	B-0276	BANK OF AMERICA VISA CARD	07/15/2022	4,984.96
DFT0002081	B-0276	BANK OF AMERICA VISA CARD	07/15/2022	3,739.01
DFT0002082	B-0276	BANK OF AMERICA VISA CARD	07/15/2022	664.99
DFT0002083	B-0276	BANK OF AMERICA VISA CARD	07/15/2022	568.00
DFT0002088	C-1007	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX COLLECTOR	07/22/2022	289,985.59
DFT0002089	C-1007	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX COLLECTOR	08/01/2022	26,898.72
DFT0002090	C-1007	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX COLLECTOR	08/03/2022	809,845.47
Total Bank Draft:				1,143,985.31

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	252	211	0.00	1,220,190.23
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	1,143,985.31
EFT's	0	0	0.00	0.00
	261	220	0.00	2,364,175.54

Attachment: Warrant Register - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	252	211	0.00	1,220,190.23
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	1,143,985.31
EFT's	0	0	0.00	0.00
	261	220	0.00	2,364,175.54

Fund Summary

Fund	Name	Period	Amount
998	POOL	7/2022	1,203,393.24
998	POOL	8/2022	1,160,782.30
			2,364,175.54



City of Laguna Hills, CA

Payables Detail Report

By Fund

Payment Dates 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
Fund: 100 - GENERAL FUND					
07/07/2022	DOCU-TRUST	046839	Offsite Data Storage, Jun '22	100-155-700030	155.85
07/07/2022	CARSON, ANTHONY D., 114 TC Celebrations	05_22	Program Expense, 1/2 Marathon	100-310-695507	200.00
07/07/2022	SAFECHECKS	0542040	Printing, Finance Forms, Jun '22	100-155-623000	259.11
07/07/2022	SAN DIEGO GAS & ELECTRIC	060222	Street Lights, Traffic Control, May '22	100-356-631400	11,862.61
07/07/2022	QUADIENT FINANCE USA, INC.	062622	Postage Replenishment, Jun '22	100-195-625000	1,000.00
07/07/2022	COX COMMUNICATION	062622	WiFi, Community Center, Jun '22	100-195-630000	214.25
07/07/2022	MCDONALD, KAYLE	063022	Mileage Reimbursement, Jun '22	100-310-613000	28.08
07/07/2022	MEEHAN, DANIEL	063022	Petty Cash Replenishment, Community Services	100-310-622005	42.27
07/07/2022	MEEHAN, DANIEL	063022	Petty Cash Replenishment, Community Services	100-310-695500	72.96
07/07/2022	MOULTON NIGUEL WATER DISTRICT	063022	Water Usage, Public Services, Jun '22	100-355-635000	83.09
07/07/2022	SAN DIEGO GAS & ELECTRIC	063022	Street Lights, Traffic Control, Jun '22	100-356-631400	11,519.39
07/07/2022	FIREWORKS & STAGE FX AMERICA, INC.	070622	4th of July Event	100-310-695508	19,250.00
07/07/2022	STRAIGHT 78	070622	Program Expense, 4th of July Event	100-310-695508	2,100.00
07/07/2022	HEATHER KLUTER AND JAMES HENRY KRUSE	070622	Settlement Agreement and Release, Jun '22	100-600-790600	65,000.00
07/07/2022	SYMQUEST SERVICES	1098	Printer Repair, May '22	100-195-647000	85.00
07/07/2022	SPARKLETTTS	12194330 062222	Operating Supplies, Comm Ctr, Jun	100-310-622005	172.27
07/07/2022	LAUTZENHISER'S STATIONERY	12862	Operating Supplies, City Clerk, Jul '22	100-155-622000	675.82
07/07/2022	DATA TICKET, INC.	138995	Process Fee, Parking Citations, Apr	100-420-720823	476.01
07/07/2022	EWING IRRIGATION PRODUCTS, INC	17075643	Rooted Campaign Event, Jun '22	100-310-695500	115.68
07/07/2022	CHRISTMAS KINGS, THE	22-655-1	Special Events, Program Service, Holiday Lights	100-310-695500	49,855.00
07/07/2022	SHUTE, MIHALY WEINBERGER LLP	277320	Professional Services, Legal, May '22	100-155-700011	108.30
07/07/2022	PACIFIC TRAFFIC CONTROL, INC.	27971	Program Expense, 1/2 Marathon	100-310-695507	16,073.50
07/07/2022	TOTAL SOURCE OFFICEWORKS	28866	Office & Computer Supplies, Comm Ctr, Jul '22	100-195-621000	433.56
07/07/2022	TOTAL SOURCE OFFICEWORKS	28866	Office & Computer Supplies, Comm Ctr, Jul '22	100-310-620500	122.77
07/07/2022	ALISO CREEK PRINTING MINUTEMAN PRESS	30347	Operating Expenses, Jun '22	100-355-622000	4,442.53
07/07/2022	MUSCO CORPORATION	366550	Lighting Maintenance, Community Center, FY 22/23	100-310-622502	1,425.00
07/07/2022	WEST GATE CONTRACTOR	38	Graffiti Removal, Public Services, Jun '22	100-355-720500	11,000.00
07/07/2022	CROSSTOWN ELECTRICAL & DATA,	4296-22-006	Traffic Signal Maintenance, Jun '22	100-356-720420	3,644.70
07/07/2022	DOG WASTE DEPOT	492627	Operating Supplies, Jun '22	100-355-622000	619.45
07/07/2022	MERCY HOUSE LIVING CENTERS, INC.	5003-22-04	Contract Services - Homelessness, Apr '22	100-310-720302	1,272.35
07/07/2022	A DESI DJ PRODUCTION	53022	Program Expense, 1/2 Marathon	100-310-695507	1,295.00
07/07/2022	NIEVES LANDSCAPE, INC.	72159	Monthly and Misc Landscape, Jun '22	100-355-720700	87,636.69
07/07/2022	NIEVES LANDSCAPE, INC.	72437	Monthly and Misc Landscape, Jun '22	100-355-720700	139.81
07/07/2022	NIEVES LANDSCAPE, INC.	72438	Monthly and Misc Landscape, Jun '22	100-355-720700	51.75
07/07/2022	NIEVES LANDSCAPE, INC.	72439	Monthly and Misc Landscape, Jun '22	100-355-720700	153.41
07/07/2022	NIEVES LANDSCAPE, INC.	72441	Monthly and Misc Landscape, Jun '22	100-355-720700	120.35
07/07/2022	ALL CITY MANAGEMENT, INC.	78355	Crossing Guard Services, 5/29/22 - 6/11/22	100-420-720822	1,949.60
07/07/2022	JCTEES.COM CORPORATION	8104	Program Expense, 1/2 Marathon	100-310-695507	543.02
07/07/2022	WEX BANK	81790030 COMSVCS	Vehicle Fuel, Jun '22	100-310-613100	101.18
07/07/2022	WEX BANK	81790318 COMDEV	Vehicle Fuel, Jun '22	100-225-613100	174.24
07/07/2022	WEX BANK	81790351 POLSVCS	Vehicle Fuel, Jun '22	100-420-613100	239.12
07/07/2022	THOMSON REUTERS - WEST	846597291	Subscription, City Clerk, Jul '22	100-155-626000	293.94

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
07/07/2022	OCTA	AR143399	Annual Lease, FY 22/23	100-356-700100	3,125.00
07/07/2022	OFFICE SOLUTIONS	I-01997020	Computer Supplies, Apr '22	100-420-621000	657.89
07/07/2022	PAPER DEPOT	IN17412-8483	Professional Services, City Clerk, Jun '22	100-155-700030	91.40
07/07/2022	PARKING VIOLATIONS OC	MAY 22	Parking Fee Surcharge, May '22	100-420-720823	1,762.50
07/07/2022	TREASURER-TAX COLLECTOR				
07/07/2022	MAGIAR, LORETTA L	PSV-0030	Refund, Citation #LH111428	100-000-460100	42.00
07/13/2022	THE LUKES NETWORK LLC	071322	Heritage Day Program, 2022	100-310-695531	6,750.00
07/13/2022	OC COUNCIL OF GOVERNMENTS	2022-181	OCCOG Membership Dues, FY 22/23	100-155-610003	6,556.82
07/14/2022	AT&T - CALNET 3	000018450678	Alarm, Com Ctr & City Hall Lines, Jul '22	100-195-630000	146.92
07/14/2022	AT&T - CALNET 3	000018450678	Alarm, Com Ctr & City Hall Lines, Jul '22	100-310-630100	86.91
07/14/2022	ORANGE COUNTY REGISTER-FREEDOM CA. NEWSPAPER	0000545281	Legal Advertising, Jun '22	100-155-624001	1,797.88
07/14/2022	DIAMOND ENVIRONMENTAL	0004053776	Program Expense, 1/2 Marathon	100-310-695507	955.83
07/14/2022	GRIEGO-SANDS, CINDY	063022	Mileage Reimbursement, Gen Gov, Jun '22	100-155-613000	36.50
07/14/2022	EL TORO WATER DISTRICT	063022	Water Usage, Public Services, Jun '22	100-355-635000	16,806.29
07/14/2022	IRVINE RANCH WATER DISTRICT	063022	Water Usage, Public Services, Jun '22	100-355-635000	236.06
07/14/2022	HEFT, JANINE	071222	Electronic Device Reimbursement, Jul '22	100-195-940000	800.00
07/14/2022	SO CAL-RIDES, LLC	071422	Program Expense, 4th of July Event	100-310-695508	6,250.00
07/14/2022	BRINKS, INCORPORATED	11990514	Courier Fee, Armored Transport, Jun '22	100-155-625000	201.69
07/14/2022	LAUTZENHISER'S STATIONERY	12865	Operating Supplies, City Clerk, Jul '22	100-155-622000	385.66
07/14/2022	DATA TICKET, INC.	139991	Process Fee, Parking Citations, Jun '22	100-420-720823	690.19
07/14/2022	WEST COAST ARBORISTS, INC.	187712	Tree Trimming Services, Jun '22	100-355-720702	1,790.00
07/14/2022	ALVARON ENTERTAINMENT & EVENTS, INC.	2022-019	Program Expense, 1/2 Marathon	100-310-695507	2,880.00
07/14/2022	SPECTRUM SPORTS MANAGEMENT, INC.	2022-42	Event Management Services, 1/2 Marathon	100-310-695507	10,000.00
07/14/2022	PMC PLUMBING, INC.	220627-004	Parks Contract Repair, Jul '22	100-355-720701	960.00
07/14/2022	NUVIS LANDSCAPE ARCHITECTURE	25673	Plan Check Fee, Lomas Laguna, 0006-2022, Apr '22	100-225-700201	400.00
07/14/2022	PRESENTA PLAQUE, INC.	27549	Office Supplies, Jul '22	100-155-620000	179.12
07/14/2022	THE LIFE TRENDS GROUP, TLTG, INC.	28630	AED Supplies, Jul '22	100-310-645500	336.51
07/14/2022	DE NOVO PLANNING GROUP	3506	Hazard Mitigation Plan, Jun '22	100-355-700300	2,231.10
07/14/2022	BUCKNAM INFRASTRUCTURE GROUP, INC.	361-02.14	City Engineer Services, Jun '22	100-356-700100	2,700.00
07/14/2022	CROSSTOWN ELECTRICAL & DATA, SPARKLETTES	4029 - 4060	Traffic Signal Maintenance, Jun '22	100-356-720420	17,543.75
07/14/2022	RICHARD FISHER ASSOCIATES	4228482 061722	Operating Supplies, Jun '22	100-195-622000	155.30
07/14/2022		4498	Professional Services, Public Services, Jun '22	100-355-700000	506.44
07/14/2022	BRINKS, INCORPORATED	4990537	Courier Fee, Armored Transport, Jun '22	100-155-625000	9.59
07/14/2022	RJ ELECTRIC	60851	Program Expense, 4th of July	100-310-695508	2,800.00
07/14/2022	CHARLES ABBOTT ASSOCIATES, INC	64424	Professional Services, Jun '22	100-225-700000	34,711.09
07/14/2022	NIEVES LANDSCAPE, INC.	72436	Rooted Campaign, Jun '22	100-310-695500	740.00
07/14/2022	NIEVES LANDSCAPE, INC.	72440	Rooted Campaign, Jun '22	100-310-695500	127.56
07/14/2022	JAMEY CLARK, INC.	73224	Program Expense, 4th of July	100-310-695508	360.00
07/14/2022	JAMEY CLARK, INC.	73225	Graffiti Removal, Public Services, Jul '22	100-355-720500	376.00
07/14/2022	PLACEWORKS, INC.	78737	Professional Services, USE-0055-2021, May '22	100-000-223000	367.20
07/14/2022	PLACEWORKS, INC.	78737	Professional Services, USE-0055-2021, May '22	100-000-452000	(367.20)
07/14/2022	PLACEWORKS, INC.	78737	Professional Services, USE-0055-2021, May '22	100-225-700201	367.20
07/14/2022	JCTEES.COM CORPORATION	8135	Program Expense, 1/2 Marathon	100-310-695507	200.16
07/14/2022	WEX BANK	81790520 PUBWKS	Vehicle Fuel, Jun '22	100-356-613100	552.97
07/14/2022	BIG TOP RENTALS	91479	Program Expense, 4th of July	100-310-695508	4,300.03
07/14/2022	STUDIO TWO BLACK DIAMOND	98894	Printing Services, Jul '22	100-195-623000	37.71

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
07/14/2022	EMJ LIMITED	CD-0857-USE-0063-2021	Refund, Plan Fees, R #8836	100-000-223000	138.16
07/14/2022	LAGUNA VALENCIA, LLC	CD-0858-TM-0003-2021	Refund, Plan Fees, REC-005518-2021	100-000-223000	2,916.77
07/14/2022	HAN, HYUN	CD-0859-USE-0077-2021	Refund, Plan Fees, REC-005688-2021	100-000-223000	5,814.22
07/14/2022	ALICIA CENTER COMPANY, LP	CD-0860-USE-0027-2022	Refund, Plan Fees, R #6959	100-000-223000	(1,344.06)
07/14/2022	ALICIA CENTER COMPANY, LP	CD-0860-USE-0027-2022	Refund, Plan Fees, R #6959	100-000-452001	8,605.95
07/14/2022	RISE PET CARE	CD-0861-USE-0089-2022	Refund, Plan Fees, R #9545	100-000-223000	4,186.71
07/14/2022	LOMAS LAGUNA HOA	CD-0862-LEG-0006-2022	Refund, Plan Fees, R #9458	100-000-452001	322.17
07/14/2022	OFFICE SOLUTIONS	I-02016369	Office Supplies, Jun '22	100-195-620000	21.87
07/14/2022	OFFICE SOLUTIONS	I-02021834	Office Supplies, Jul '22	100-195-620000	386.82
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMDEV	Departmental Expenditure, Jun '22	100-225-610000	39.99
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMDEV	Departmental Expenditure, Jun '22	100-225-611000	625.00
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-195-940000	1,768.52
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-611000	314.31
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-622500	17.22
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-624500	384.00
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-646100	45.99
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-695500	1,383.20
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-695501	114.96
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-695502	9.99
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-695507	715.46
07/15/2022	BANK OF AMERICA VISA CARD	062022 COMSVCS	Departmental Expenditure, Jun '22	100-310-695508	231.31
07/15/2022	BANK OF AMERICA VISA CARD	062022 GENGOV1	Departmental Expenditure, Jun '22	100-000-140000	1,200.00
07/15/2022	BANK OF AMERICA VISA CARD	062022 GENGOV1	Departmental Expenditure, Jun '22	100-155-612000	600.00
07/15/2022	BANK OF AMERICA VISA CARD	062022 GENGOV2	Departmental Expenditure, Jun '22	100-155-622000	157.95
07/15/2022	BANK OF AMERICA VISA CARD	062022 GENGOV2	Departmental Expenditure, Jun '22	100-155-626000	53.86
07/15/2022	BANK OF AMERICA VISA CARD	062022 GENGOV2	Departmental Expenditure, Jun '22	100-310-695530	5,286.76
07/15/2022	BANK OF AMERICA VISA CARD	062022 POLSVCS	Departmental Expenditure, Jun '22	100-420-695000	568.00
07/15/2022	BANK OF AMERICA VISA CARD	062022 PUBWKS	Departmental Expenditure, Jun '22	100-355-611000	350.00
07/15/2022	BANK OF AMERICA VISA CARD	062022 PUBWKS	Departmental Expenditure, Jun '22	100-355-720500	56.96
07/15/2022	BANK OF AMERICA VISA CARD	062022 PUBWKS	Departmental Expenditure, Jun '22	100-355-720700	2,952.35
07/15/2022	BANK OF AMERICA VISA CARD	062022 PUBWKS	Departmental Expenditure, Jun '22	100-355-720701	354.70
07/15/2022	BANK OF AMERICA VISA CARD	062022 PUBWKS	Departmental Expenditure, Jun '22	100-356-646100	25.00
07/21/2022	AT&T - CALNET 3	000018443287	Traffic Signal, Public Services, Jun '22	100-356-630000	22.43
07/21/2022	DIAMOND ENVIRONMENTAL	0003883774 (2)	Program Expense, 1/2 Marathon	100-310-695507	3,644.15
07/21/2022	SOUTHERN CALIFORNIA EDISON	052422 - Acct #70016247	Street Lights, Traffic Control, Mar '22	100-356-631900	4,327.83
07/21/2022	SANDS, CINDY	063022	Petty Cash Replenishment, Jun '22	100-155-620000	7.75
07/21/2022	SANDS, CINDY	063022	Petty Cash Replenishment, Jun '22	100-155-622000	167.44
07/21/2022	BASICS OF SKATEBOARDING	063022	Contract Instructor Services, Skateboard Instr	100-310-721500	735.00
07/21/2022	SOUTHERN CALIFORNIA EDISON	063022 - Acct #70016247	Street Lights, Traffic Control, Apr '22	100-356-631900	4,327.83
07/21/2022	SOUTHERN CALIFORNIA EDISON	063022 - Acct #7002345C	Street Lights, Traffic Control, Oct '21 - Jun '22	100-355-631000	1,127.93
07/21/2022	SOUTHERN CALIFORNIA EDISON	063022 - Acct #7002345C	Street Lights, Traffic Control, Oct '21 - Jun '22	100-356-631400	11,193.38
07/21/2022	SOUTHERN CALIFORNIA EDISON	063022 - Acct #7006973C	Street Lights, Traffic Control, Mar - Jun '22	100-355-631000	20.69
07/21/2022	MOULTON NIGUEL WATER DISTRICT	063022a	Water Usage, Public Services, Jun '22	100-355-635000	30,232.42
07/21/2022	COX COMMUNICATION	070522	T-1 Line, Jul '22	100-195-630000	895.41
07/21/2022	HR GREEN PACIFIC, INC.	153985	Inspection Services, Jun '22	100-356-700255	26,000.00
07/21/2022	JOE A. GONSALVES & SON	160016	Legislative Services, Aug '22	100-155-700020	2,900.00
07/21/2022	WEST COAST ARBORISTS, INC.	184938	Tree Trimming Services, Apr '22	100-355-720702	15,650.00
07/21/2022	TRAUMA INTERVENTION PROGRAMS, INC	2472	Community Program, TIP, 7/1/22 - 9/30/22	100-420-720821	910.32
07/21/2022	NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS	263134	Luna Bonita Slope Renovation, CIP	100-600-790600	4,337.50
07/21/2022	BUCKNAM INFRASTRUCTURE GROUP, INC.	361-01.27	Computer Consulting Services, Jun	100-195-700090	8,250.50
07/21/2022	SMART & FINAL	3831400020403	Office & Operating Supplies, Jun '22	100-155-622000	65.83
07/21/2022	SMART & FINAL	3831400020403	Office & Operating Supplies, Jun '22	100-195-620000	45.52
07/21/2022	SMART & FINAL	3831400020403	Office & Operating Supplies, Jun '22	100-195-622000	71.22

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
07/21/2022	CANON SOLUTIONS AMERICA	6001059200	Copier Usage, Community Services, Jun '22	100-195-641200	87.85
07/21/2022	CHARLES ABBOTT ASSOCIATES, INC	64436-A PARKS BILLING	Parks Contract Repair, Jun '22	100-355-720701	175.96
07/21/2022	JAMEY CLARK, INC.	73228	Park Repairs, Public Services, Jul '22	100-355-720701	708.75
07/21/2022	PLACEWORKS, INC.	78865	Housing Element, Jun '22	100-225-700225	9,515.32
07/21/2022	ENVIRONMENTAL SYS RESEARCH, IND (ESRI)	94279424	GIS Maintenance Agreement, FY	100-195-720050	7,700.00
07/21/2022	VERIZON WIRELESS	9909694486	Communication Expense, Jun '22	100-195-630000	1,242.49
07/21/2022	HOME DEPOT USA	CD-0863-BLDR-0930-202	Refund, Permit Fees, REC-005505-2021	100-000-221011	1.00
07/21/2022	HOME DEPOT USA	CD-0863-BLDR-0930-202	Refund, Permit Fees, REC-005505-2021	100-000-221012	4.00
07/21/2022	HOME DEPOT USA	CD-0863-BLDR-0930-202	Refund, Permit Fees, REC-005505-2021	100-000-227001	100.00
07/21/2022	HOME DEPOT USA	CD-0863-BLDR-0930-202	Refund, Permit Fees, REC-005505-2021	100-000-442000	146.74
07/21/2022	JIM MURRAY ROOFING INC.	CD-0864-BLDR-1231-202	Refund, C&D Deposit, REC-007526-2022	100-000-227001	1,290.00
07/21/2022	VAZQUEZ, AGUSTIN	CD-0866-BLDR-1268-202	Refund, C&D Deposit, REC-007812-2022	100-000-227001	870.00
07/21/2022	VAZQUEZ, AGUSTIN	CD-0867-BLDR-1267-202	Refund, C&D Deposit, REC-007811-2022	100-000-227001	840.00
07/21/2022	ZAHIRY, SHAHPOUR	CD-0868-POOLR-0101-20	Refund, Pool Bond, REC-007292-	100-000-228001	500.00
07/21/2022	SHELLEY, STEPHEN	CD-0869-BLDR-1280-202	Refund, C&D Deposit, REC-007910-2022	100-000-227001	1,110.00
07/21/2022	LARA, JEREMY	CD-0870-BLDR-1225-202	Refund, Permit Fees, REC-007481-2022	100-000-221011	1.00
07/21/2022	LARA, JEREMY	CD-0870-BLDR-1225-202	Refund, Permit Fees, REC-007481-2022	100-000-221012	4.00
07/21/2022	LARA, JEREMY	CD-0870-BLDR-1225-202	Refund, Permit Fees, REC-007481-2022	100-000-227001	736.20
07/21/2022	LARA, JEREMY	CD-0870-BLDR-1225-202	Refund, Permit Fees, REC-007481-2022	100-000-442000	169.41
07/21/2022	J.L. RAY COMPANY INC.	CD-0871-BLDR-1229-202	Refund, C&D Deposit, REC-007525-2022	100-000-227001	540.00
07/21/2022	WESTERN ROOFING SYSTEMS	CD-0872-BLDR-1254-202	Refund, Permit Fees, REC-007703-2022	100-000-227001	1,320.00
07/21/2022	COMMUNICATIONS CHGS- LAW ENF - COUNTY OF ORANGE	SC13536	Communications Charges, 4/1/22 - 6/30/22	100-420-646000	3,443.83
07/21/2022	FINGERPRINT ID (AFIS) LAW ENF. - COUNTY OF ORANGE	SH 62541	Fingerprint ID System Charges, Jul	100-420-720835	1,188.00
07/22/2022	OCSO LAW ENFORCEMENT	SH 62515	Law Enforcement Services, Jun '22	100-420-720800	289,985.59
07/28/2022	CONTRACT, OC TREASURER-TAX	0003941047	July 4th Expense, Jul '22	100-310-695508	1,825.90
07/28/2022	DIAMOND ENVIRONMENTAL	0622131488_22678809	Operating Supplies, July 4th, Comm Svs, Jun '22	100-310-622005	22.04
07/28/2022	RALPHS GROCERY COMPANY	0622131488_22678809	Operating Supplies, July 4th, Comm Svs, Jun '22	100-310-695508	108.60
07/28/2022	RALPHS GROCERY COMPANY	0622131615_22787704	Operating Supplies, Comm Svcs, Jul	100-310-622005	38.79
07/28/2022	CITY OF LAKE FOREST	063022	Refund, Underdeck Lighting - I-5 Overcross	100-355-631000	1.94
07/28/2022	SOUTHERN CALIFORNIA EDISON	063022 - Acct #7000760C	Street Lights, Traffic Control, Jun '22	100-355-631000	45.82
07/28/2022	SOUTHERN CALIFORNIA EDISON	063022 - Acct #7000760C	Street Lights, Traffic Control, Jun '22	100-356-631400	41.36
07/28/2022	SAN DIEGO GAS & ELECTRIC	063022a	Street Lights, Traffic Control, Com Ctr, May & Jun	100-310-631100	9,191.10
07/28/2022	SAN DIEGO GAS & ELECTRIC	063022a	Street Lights, Traffic Control, Com Ctr, May & Jun	100-355-631000	9,386.88
07/28/2022	SAN DIEGO GAS & ELECTRIC	063022a	Street Lights, Traffic Control, Com Ctr, May & Jun	100-356-631400	14,410.66
07/28/2022	SAN DIEGO GAS & ELECTRIC	063022a	Street Lights, Traffic Control, Com Ctr, May & Jun	100-356-631900	3,364.03
07/28/2022	SOUTHERN CALIFORNIA EDISON	063022a - Acct #7001624	Street Lights, Traffic Control, Nov '21 - Jun '22	100-355-631000	210.46

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
07/28/2022	SOUTHERN CALIFORNIA EDISON	063022a - Acct #7001624	Street Lights, Traffic Control, Nov '21 - Jun '22	100-356-631400	8,588.65
07/28/2022	COX COMMUNICATION	070722	Traffic Signal, Jul '22	100-195-630000	84.00
07/28/2022	COX COMMUNICATION	071722	T-1 Line, Jul '22	100-195-630000	446.41
07/28/2022	LAGUNA HILLS HIGH SCHOOL	072622	Refund, July 4th Vendor Booth	100-310-695508	100.00
07/28/2022	CHRISTINA ELKINS	072622	Contract Instructor Services, Dance	100-310-721500	3,194.10
07/28/2022	KNIGHT, LORNA	072622	Contract Instructor Services, Yoga	100-310-721500	1,332.80
07/28/2022	ERMAC	100047	General Liability Ins, FY 22/23	100-195-690000	37,934.00
07/28/2022	PVP COMMUNICATIONS	131130	Maintenance & Repairs - Vehicles, May '22	100-420-646100	106.68
07/28/2022	HOME DEPOT	2643138	Program Expense, Build A Fort	100-310-695501	97.73
07/28/2022	CANON FINANCIAL SERVICES, INC.	28877097	Lease - Copier, Comm Ctr, 7/1/22 - 7/31/22	100-195-641200	279.86
07/28/2022	CANON FINANCIAL SERVICES, INC.	28877098	Lease - Copier, City Hall, 7/1/22 - 7/31/22	100-195-641200	253.84
07/28/2022	CANON FINANCIAL SERVICES, INC.	28877099	Lease - Copier, New Admin Copier, 4/1/22 - 6/30/22	100-195-641200	1,804.65
07/28/2022	CANON FINANCIAL SERVICES, INC.	28877099a	Lease - Copier, New Admin Copier, 7/1/22 - 7/31/22	100-195-641200	317.82
07/28/2022	HOME DEPOT	4972026	Program Expense, Build A Fort	100-310-695501	1,693.34
07/28/2022	HOME DEPOT	5612266	Program Expense, Build A Fort	100-310-695501	206.25
07/28/2022	WOODRUFF, SPRADLIN & SMART	71809	Professional Services Legal, Jun '22	100-155-700010	32,674.73
07/28/2022	WOODRUFF, SPRADLIN & SMART	71809	Professional Services Legal, Jun '22	100-155-700011	946.00
07/28/2022	JCTEES.COM CORPORATION	8168	Program Expense, Build A Fort	100-310-695501	296.96
07/28/2022	HOME DEPOT	8626611	July Fourth Expense	100-310-695508	47.05
07/28/2022	HOME DEPOT	8645112	Program Expense, Build A Fort	100-310-695501	389.72
07/28/2022	MOBILE MINI, INC.	9014500670	Storage Rental, Community Center, 7/6/22 - 8/2/22	100-310-641000	225.71
07/28/2022	MOBILE MINI, INC.	9014556722	Storage Rental, Community Center, 7/12/22 - 8/8/22	100-310-641000	82.97
07/28/2022	MOBILE MINI, INC.	9014571016	Storage Rental, Community Center, 7/13/22 - 8/9/22	100-310-641000	217.80
07/28/2022	HOME DEPOT	9276484	Rooted Campaign Event, Jun '22	100-310-695500	67.66
07/28/2022	HOME DEPOT	9610406	Program Expense, Build A Fort	100-310-695501	416.84
07/28/2022	MARTINEZ, ALICIA DE LEON	FRD-0276	Refund, Facility Deposit, R #1034982.002	100-000-222000	250.00
07/28/2022	SUAREZ, LUCY	FRD-0277	Refund, Facility Deposit, R #1034350.002	100-000-222000	500.00
07/28/2022	PARKING VIOLATIONS OC	JUN 22	Parking Fee Surcharge, Jun '22	100-420-720823	2,101.50
08/01/2022	TREASURER-TAX COLLECTOR				
08/01/2022	OCSD LAW ENFORCEMENT	SH 62362	Law Enforcement Services, Memorial Day Run	100-310-695507	26,898.72
08/03/2022	CONTRACT, OC TREASURER-TAX				
08/03/2022	OCSD LAW ENFORCEMENT	SH 62578	Law Enforcement Services, Jul '22	100-420-720800	809,845.47
08/04/2022	CONTRACT, OC TREASURER-TAX				
08/04/2022	DEPARTMENT OF CONSERVATION	063022	Remittance, SMIP Fee, Apr-Jun '22	100-000-221001	603.91
08/04/2022	DEPARTMENT OF CONSERVATION	063022	Remittance, SMIP Fee, Apr-Jun '22	100-000-221002	147.84
08/04/2022	CALIFORNIA BUILDING STANDARDS COMMISSION	063022 Q2	Building Standard Fund, Apr-Jun '22	100-000-221011	542.00
08/04/2022	DIVISION OF THE STATE ARCHITECT	063022 Q2	Disability Access Fees, Apr-Jun '22	100-000-221012	1,804.00
08/04/2022	STATE OF CALIFORNIA				
08/04/2022	CALIFORNIA BUILDING STANDARDS COMMISSION	063022 Q2	Building Standard Fund, Apr-Jun '22	100-000-442000	(54.20)
08/04/2022	MOULTON NIGUEL WATER DISTRICT	063022b	Water Usage, Public Services & Com Ctr, Jun '22	100-310-635100	597.59
08/04/2022	MOULTON NIGUEL WATER DISTRICT	063022b	Water Usage, Public Services & Com Ctr, Jun '22	100-355-635000	5,792.06
08/04/2022	SOUTHERN CALIFORNIA EDISON	063022b - Acct #7001624	Street Lights, Traffic Control, May - Jun '22	100-356-631400	52.36
08/04/2022	SOUTHERN CALIFORNIA EDISON	063022b - Acct #7001624	Street Lights, Traffic Control, May - Jun '22	100-356-631900	4,327.83
08/04/2022	TAB PRODUCTS COMPANY	INV000020094	Office Supplies, General Government, Jun '22	100-155-620000	1,680.43
08/05/2022	DIAMOND ENVIRONMENTAL	0004018605	Program Expense, Build a Fort, Jul	100-310-695501	177.84

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
08/05/2022	DOCU-TRUST	047094	Offsite Data Storage, Jul '22	100-155-700030	125.00
08/05/2022	COX COMMUNICATION	071822	Cable, City Hall, Jul '22	100-195-630000	32.14
08/05/2022	MOULTON NIGUEL WATER DISTRICT	072822	Water Usage, Public Services, Jul '22	100-355-635000	83.09
08/05/2022	SOUTHERN CALIFORNIA EDISON	080122 - Acct #70016247	Street Lights, Traffic Control, Jul '22	100-355-631000	35.68
08/05/2022	SOUTHERN CALIFORNIA EDISON	080122 - Acct #70016247	Street Lights, Traffic Control, Jul '22	100-356-631400	1,067.49
08/05/2022	RODRIGUEZ, RAYMOND	080422	Heritage Day Entertainment Service	100-310-695531	500.00
08/05/2022	SPARKLETTES	12194330 072022	Operating Supplies, Comm Ctr, Jul	100-310-622005	199.25
08/05/2022	SECURE LIVE SCAN	12626	Pre-employment Fingerprinting	100-195-617000	30.00
08/05/2022	ABRAHAM, MICHAEL	20220205	EnerGov Migration / Upgrade	100-195-720050	562.50
08/05/2022	ABRAHAM, MICHAEL	22104	SSL Certificate / Software Support	100-195-720050	2,250.00
08/05/2022	PRINTEX PRINTING AND GRAPHICS INC.	23292 (1)	Furniture, Program Services, Jul '22	100-310-930500	2,292.92
08/05/2022	TURF STAR, INC.	3315640-00	Maintenance Utility Cart, Comm Services, Jul '22	100-310-646500	1,575.15
08/05/2022	JCTEES.COM CORPORATION	8063	Program Expense, Build a Fort, Aug	100-310-695501	1,376.41
08/05/2022	THOMSON REUTERS - WEST	846757644	Subscription, City Clerk, Aug '22	100-155-626000	293.94
08/05/2022	QUEST DIAGNOSTICS	9199723500	Pre-employment Drug Testing	100-195-617000	37.74
08/05/2022	PACKET FUSION, INC.	PB15164	Phone System Support, FY 22/23	100-195-646000	2,500.00
08/11/2022	AT&T - CALNET 3	000018587829	Traffic Signal, Public Services, Jul '22	100-356-630000	24.79
08/11/2022	AT&T - CALNET 3	000018595703	Alarm, Com Ctr & City Hall Lines, Aug '22	100-195-630000	157.00
08/11/2022	AT&T - CALNET 3	000018595703	Alarm, Com Ctr & City Hall Lines, Aug '22	100-310-630100	96.55
08/11/2022	ORANGE COUNTY REGISTER-FREEDOM CA. NEWSPAPER	0000547387	Legal Advertising, Jul '22	100-155-624001	2,198.72
08/11/2022	SOUTHERN CALIFORNIA EDISON	063022a - Acct #7002345	Street Lights, Traffic Control, Jun '22	100-355-631000	383.79
08/11/2022	SOUTHERN CALIFORNIA EDISON	063022a - Acct #7002345	Street Lights, Traffic Control, Jun '22	100-356-631400	814.56
08/11/2022	THE LUKES NETWORK LLC	070	Heritage Day Program, 2022	100-310-695531	3,375.00
08/11/2022	COX COMMUNICATION	071922	WiFi, City Hall, Jul '22	100-195-630000	182.62
08/11/2022	COX COMMUNICATION	072922	WiFi, Community Center, Jul '22	100-195-630000	214.25
08/11/2022	SOUTHERN CALIFORNIA EDISON	080122 - Acct #7002345C	Street Lights, Traffic Control, Jul '22	100-355-631000	457.03
08/11/2022	SOUTHERN CALIFORNIA EDISON	080122 - Acct #7002345C	Street Lights, Traffic Control, Jul '22	100-356-631400	10,649.86
08/11/2022	IRVINE RANCH WATER DISTRICT	080222	Water Usage, Public Services, Jul '22	100-355-635000	232.78
08/11/2022	SAN DIEGO GAS & ELECTRIC	080222	Street Lights, Traffic Control, Jul '22	100-356-631400	11,519.39
08/11/2022	SOUTHERN CALIFORNIA EDISON	080322 - Acct #70069706	Street Lights, Traffic Control, Jul '22	100-355-631000	18.90
08/11/2022	SKYHAWK ACADEMY	080822	Sports Camp, Summer, Community Services	100-310-721500	1,092.00
08/11/2022	CREATIVE KIDS PLAYHOUSE	080822	Musical Theatre, Contract Instructor Services	100-310-721500	7,644.00
08/11/2022	CHILDRENS THEATRE OF OC	080822	Water Usage, Public Services, Jun '22	100-355-635000	22,007.83
08/11/2022	EL TORO WATER DISTRICT	081122	Membership, Comm Svcs, FY 22/23	100-310-610000	54.00
08/11/2022	AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA	081122	Storage Unit, Public Services, FY	100-355-640000	9,012.00
08/11/2022	PUBLIC STORAGE	081122	Inspection Services, Jul '22	100-356-700255	5,400.00
08/11/2022	ANDERSON PENNA PARTNERS, INC.	126993	Communications Expense, Jul '22	100-195-630000	679.72
08/11/2022	TPX COMMUNICATIONS	158288682-0	Communications Expense, Aug '22	100-195-630000	686.67
08/11/2022	TPX COMMUNICATIONS	159458481-0	Tree Trimming Services, Jul '22	100-355-720702	19,120.00
08/11/2022	WEST COAST ARBORISTS, INC.	188359	Tree Trimming Services, Jul '22	100-355-720702	450.00
08/11/2022	WEST COAST ARBORISTS, INC.	188395	Heritage Day Program, 2022	100-310-695531	112.00
08/11/2022	LAGUNA HILLS INSTA PRINT, INC.	19077	Community Center & Sports Renovation, Jul '22	100-600-790600	7,058.15
08/11/2022	P. W. GILLIBRAND CO., INC.	198181	Community Center & Sports Renovation, Jul '22	100-600-790600	6,892.77
08/11/2022	P. W. GILLIBRAND CO., INC.	198272	Community Center & Sports Renovation, Jul '22	100-600-790600	7,106.61
08/11/2022	P. W. GILLIBRAND CO., INC.	198378	Computer Supplies, Jul '22	100-195-621000	366.90
08/11/2022	COMPLETE OFFICE OF CALIFORNIA	2685701-0	Office Supplies, Community Ctr, Aug '22	100-310-620500	66.88
08/11/2022	TOTAL SOURCE OFFICEWORKS	29122	Hazard Mitigation Plan, Aug '22	100-355-700300	4,350.00
08/11/2022	DE NOVO PLANNING GROUP	3566	Program Expense, 4th of July	100-310-695508	240.00
08/11/2022	SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT	36112			

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
08/11/2022	WEST GATE CONTRACTOR	39	Graffiti Removal, Public Services, Jul '22	100-355-720500	12,000.00
08/11/2022	CROSSTOWN ELECTRICAL & DATA,	4061 - 4095	Traffic Signal Maintenance, Jul '22	100-356-720420	8,181.52
08/11/2022	CROSSTOWN ELECTRICAL & DATA,	4296-22-007	Traffic Signal Maintenance, Jul '22	100-356-720420	3,644.70
08/11/2022	CANON SOLUTIONS AMERICA	6001374745	Copier Usage, Community Services, Jul '22	100-195-641200	109.55
08/11/2022	RJ ELECTRIC	60861	Parks Contract Repair, Comm Ctr, Jul '22	100-355-720701	825.00
08/11/2022	ZIMPRICH ENGINEERING INC	723	Parks Contract Repair, Jul '22	100-355-720701	2,036.08
08/11/2022	NIEVES LANDSCAPE, INC.	72442	Monthly and Misc Landscape, Jun '22	100-355-720700	1,073.71
08/11/2022	NIEVES LANDSCAPE, INC.	72468	Monthly and Misc Landscape, Jul '22	100-355-720700	87,636.69
08/11/2022	NIEVES LANDSCAPE, INC.	72583	Monthly and Misc Landscape, Jul '22	100-355-720700	110.19
08/11/2022	NIEVES LANDSCAPE, INC.	72584	Monthly and Misc Landscape, Jul '22	100-355-720700	1,190.60
08/11/2022	NIEVES LANDSCAPE, INC.	72653	Monthly and Misc Landscape, Jun '22	100-355-720700	3,840.00
08/11/2022	NIEVES LANDSCAPE, INC.	72654	Monthly and Misc Landscape, Jun '22	100-355-720700	8,094.15
08/11/2022	NIEVES LANDSCAPE, INC.	72655	Monthly and Misc Landscape, Jun '22	100-355-720700	1,198.16
08/11/2022	JAMEY CLARK, INC.	73252	Park Repairs, Public Services, Jul '22	100-355-720701	202.50
08/11/2022	JAMEY CLARK, INC.	73256	Park Repairs, Public Services, Jul '22	100-355-720701	502.21
08/11/2022	VITUTY - URGENT CARE SERVICES,	866K20515	Recruitment, Aug '22	100-195-617000	170.00
08/11/2022	STUDIO TWO BLACK DIAMOND	98974	Printing Services, Aug '22	100-155-623000	37.71
08/11/2022	VERIZON WIRELESS	9912015931	Communication Expense, Jul '22	100-195-630000	1,056.88
08/11/2022	JIM MURRAY ROOFING INC.	CD-0873-BLDR-1293-202	Refund, C&D Deposit, REC-007958-2022	100-000-227001	1,440.00
08/11/2022	JIM MURRAY ROOFING INC.	CD-0874-BLDR-1321-202	Refund, C&D Deposit, REC-008065-2022	100-000-227001	1,050.00
08/11/2022	MENDIRATTA, ARUNISH	CD-0875-POOLR-0113-202	Refund, C&D Deposit, REC-007818-2022	100-000-227001	229.80
08/11/2022	ROOFING STANDARDS, INC.	CD-0876-BLDR-1325-202	Refund, Permit Fees, REC-008082-2022	100-000-221011	1.00
08/11/2022	ROOFING STANDARDS, INC.	CD-0876-BLDR-1325-202	Refund, Permit Fees, REC-008082-2022	100-000-221012	4.00
08/11/2022	ROOFING STANDARDS, INC.	CD-0876-BLDR-1325-202	Refund, Permit Fees, REC-008082-2022	100-000-227001	1,200.00
08/11/2022	ROOFING STANDARDS, INC.	CD-0876-BLDR-1325-202	Refund, Permit Fees, REC-008082-2022	100-000-442000	201.44
08/11/2022	ROOFING STANDARDS, INC.	CD-0877-BLDR-1329-202	Refund, Permit Fees, REC-008104-2022	100-000-221011	1.00
08/11/2022	ROOFING STANDARDS, INC.	CD-0877-BLDR-1329-202	Refund, Permit Fees, REC-008104-2022	100-000-221012	4.00
08/11/2022	ROOFING STANDARDS, INC.	CD-0877-BLDR-1329-202	Refund, Permit Fees, REC-008104-2022	100-000-227001	1,200.00
08/11/2022	ROOFING STANDARDS, INC.	CD-0877-BLDR-1329-202	Refund, Permit Fees, REC-008104-2022	100-000-442000	201.44
08/11/2022	SOUTH, ANDREW	CD-0878-BLDR-1190-202	Refund, C&D Deposit, REC-007271-2022	100-000-227001	660.00
08/11/2022	SIGNARAMA LAGUNA HILLS	INV-938	Heritage Day Program, 2022	100-310-695531	105.60
08/11/2022	QUADIENT LEASING USA, INC.	N9515217	Lease - Mailing Equip, 5/28/22 - 8/27/22	100-195-641000	530.22
Fund 100 - GENERAL FUND Total:					2,161,653.89
Fund: 101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT					
07/07/2022	STRADLING YOCCA CARLSON &	386774-0005	Professional Services Legal, Apr '22	101-000-223000	2,160.00
07/07/2022	STRADLING YOCCA CARLSON &	386774-0005	Professional Services Legal, Apr '22	101-000-450000	(2,160.00)
07/07/2022	STRADLING YOCCA CARLSON &	386774-0005	Professional Services Legal, Apr '22	101-225-700012	2,160.00
07/07/2022	PLACEWORKS, INC.	78015	Prof Services, Village at LH Expenses, Mar '22	101-000-223000	2,080.80
07/07/2022	PLACEWORKS, INC.	78015	Prof Services, Village at LH Expenses, Mar '22	101-000-450000	(2,080.80)
07/07/2022	PLACEWORKS, INC.	78015	Prof Services, Village at LH Expenses, Mar '22	101-225-700200	2,080.80
Fund 101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT Total:					4,240.80

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
Fund: 212 - MEASURE M					
07/07/2022	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	620220370	Street Maintenance, Jun '22	212-355-720400	117.25
07/14/2022	SUNSET PROPERTY SERVICES JONSET CORPORATION	129662SP	Street Sweeping Services, Jun '22	212-355-720410	17,287.48
07/21/2022	HARDY & HARPER, INC.	48559	Street Maintenance, Jul '22	212-355-720400	7,145.00
07/21/2022	CHARLES ABBOTT ASSOCIATES, INC	64436	Road Maintenance, Jun '22	212-355-720400	105,340.72
08/11/2022	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	22-2300226	Street Maintenance, Jul '22	212-355-720400	37.77
08/11/2022	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	720220371	Street Maintenance, Jul '22	212-355-720400	153.50
Fund 212 - MEASURE M Total:					130,081.72
Fund: 221 - SENIOR MOBILITY PROGRAM					
07/14/2022	CALIFORNIA YELLOW CAB	6406022	Senior Mobility Program, Jun '22	221-310-720000	258.00
Fund 221 - SENIOR MOBILITY PROGRAM Total:					258.00
Fund: 307 - C & D FORFEITED DEPOSITS					
07/07/2022	CITY OF LAKE FOREST	1225	MOU LH/LF Franchise Procurement, Apr '22	307-355-700000	2,548.13
07/07/2022	CITY OF LAKE FOREST	1226	MOU LH/LF Franchise Procurement, May '22	307-355-700000	3,390.63
07/14/2022	ECONOMICS, INC.	2017-2018.60	Professional Services, Recycling Program, Jun '22	307-355-700000	7,072.50
07/21/2022	BOVEE, SHAWN DBA BOVEE	CD-0865-BLDR-1086-202	Refund, C&D Deposit, REC-006586-2022	307-000-436000	690.00
08/04/2022	CITY OF LAKE FOREST	1227	MOU LH/LF Franchise Procurement, Jun '22	307-355-700000	2,425.38
08/05/2022	PEREA, JUAN	CD-0796-BLDR-0614-202	Refund, C&D Deposit, R #8059	307-000-436000	300.00
08/11/2022	ECONOMICS, INC.	2017-2018.61	Professional Services, Recycling Program, Jul '22	307-355-700000	7,709.17
Fund 307 - C & D FORFEITED DEPOSITS Total:					24,135.81
Fund: 312 - CASp					
08/04/2022	DIVISION OF THE STATE ARCHITECT STATE OF CALIFORNIA	063022 Q2	Disability Access Fees, Apr-Jun '22	312-000-442000	(1,623.60)
Fund 312 - CASp Total:					(1,623.60)
Fund: 451 - LIABILITY SELF-INSURANCE					
07/07/2022	NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES	262280	Legal Services-Litigation, Jun '22	451-155-700011	692.50
07/28/2022	WOODRUFF, SPRADLIN & SMART	71809	Professional Services Legal, Jun '22	451-155-700011	19,736.42
08/11/2022	CALIFORNIANS FOR HOMEOWNERSHIP	080922	Legal Services - Litigation, Aug '22	451-155-700011	25,000.00
Fund 451 - LIABILITY SELF-INSURANCE Total:					45,428.92
Fund: 600 - CAPITAL IMPROVEMENT PROJECT					
07/07/2022	HEATHER KLUTER AND JAMES HENRY KRUSE	070622	Settlement Agreement and Release, Jun '22	600-000-490100	(65,000.00)
07/07/2022	HEATHER KLUTER AND JAMES HENRY KRUSE	070622	Settlement Agreement and Release, Jun '22	600-256-950622	65,000.00
07/21/2022	NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES	263134	Luna Bonita Slope Renovation, CIP	600-000-490100	(4,337.50)
07/21/2022	CONSULTANTS NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES	263134	Luna Bonita Slope Renovation, CIP	600-256-950622	4,337.50
08/11/2022	P. W. GILLIBRAND CO., INC.	198181	Community Center & Sports Renovation, Jul '22	600-000-490100	(7,058.15)
08/11/2022	P. W. GILLIBRAND CO., INC.	198181	Community Center & Sports Renovation, Jul '22	600-252-950238	7,058.15
08/11/2022	P. W. GILLIBRAND CO., INC.	198272	Community Center & Sports Renovation, Jul '22	600-000-490100	(6,892.77)
08/11/2022	P. W. GILLIBRAND CO., INC.	198272	Community Center & Sports Renovation, Jul '22	600-252-950238	6,892.77

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Payment Date	Vendor Name	Payable Number	Description (Payable)	Account Number	Amount
08/11/2022	P. W. GILLIBRAND CO., INC.	198378	Community Center & Sports Renovation, Jul '22	600-000-490100	(7,106.61)
08/11/2022	P. W. GILLIBRAND CO., INC.	198378	Community Center & Sports Renovation, Jul '22	600-252-950238	7,106.61
Fund 600 - CAPITAL IMPROVEMENT PROJECT Total:					-
Grand Total:					2,364,175.54

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
100 - GENERAL FUND	2,161,653.89	2,161,653.89
101 - MGP DEVELOPMENT APPLICATION - VALH PROJECT	4,240.80	4,240.80
212 - MEASURE M	130,081.72	130,081.72
221 - SENIOR MOBILITY PROGRAM	258.00	258.00
307 - C & D FORFEITED DEPOSITS	24,135.81	24,135.81
312 - CASp	(1,623.60)	(1,623.60)
451 - LIABILITY SELF-INSURANCE	45,428.92	45,428.92
600 - CAPITAL IMPROVEMENT PROJECT	-	-
Grand Total:	2,364,175.54	2,364,175.54

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-000-140000	Pre-paid Expenditures	1,200.00	1,200.00
100-000-221001	SMIP - Residential	603.91	603.91
100-000-221002	SMIP - Commercial	147.84	147.84
100-000-221011	Building Standards Fee	546.00	546.00
100-000-221012	SB1186 ADA CASp Fees	1,820.00	1,820.00
100-000-222000	Refundable Deposits	750.00	750.00
100-000-223000	Plan Application Deposit	12,079.00	12,079.00
100-000-227001	SecurityDeposit-WasteRecycling	12,586.00	12,586.00
100-000-228001	Swimming Pool Bonds	500.00	500.00
100-000-442000	Building Related Permits	664.83	664.83
100-000-452000	Plan Check Fee - Fee Base	(367.20)	(367.20)
100-000-452001	Planning & Zoning Related Fees	8,928.12	8,928.12
100-000-460100	Parking Revenues	42.00	42.00
100-155-610003	Memberships and Dues - OCCOG	6,556.82	6,556.82
100-155-612000	Travel, Conferences & Meetings	600.00	600.00
100-155-613000	Mileage Reimbursement	36.50	36.50
100-155-620000	Office Supplies	1,867.30	1,867.30
100-155-622000	Operating Supplies	1,452.70	1,452.70
100-155-623000	Printing	296.82	296.82
100-155-624001	Advertising - Legal	3,996.60	3,996.60
100-155-625000	Postage & Delivery	211.28	211.28
100-155-626000	Subscriptions & Books	641.74	641.74
100-155-700010	Legal Services-General Counsel	32,674.73	32,674.73
100-155-700011	Legal Services-Litigation	1,054.30	1,054.30
100-155-700020	Professional Services - Legislative	2,900.00	2,900.00
100-155-700030	Professional Svcs- City Clerk	372.25	372.25
100-195-617000	Recruitment	237.74	237.74
100-195-620000	Office Supplies	454.21	454.21
100-195-621000	Computer Supplies	800.46	800.46
100-195-622000	Operating Supplies	226.52	226.52
100-195-623000	Printing	37.71	37.71
100-195-625000	Postage & Delivery	1,000.00	1,000.00
100-195-630000	Telephone & Communication	6,038.76	6,038.76
100-195-641000	Rent/Lease - Equipment	530.22	530.22
100-195-641200	Rent/Lease - Copier	2,853.57	2,853.57
100-195-646000	Maint & Rep-Equip & Machinery	2,500.00	2,500.00
100-195-647000	Maint & Repair - Comp Eqpt	85.00	85.00
100-195-690000	General Liability Loss Coverage	37,934.00	37,934.00
100-195-700090	Computer Consulting Services	8,250.50	8,250.50
100-195-720050	Contract Serv-Software Support	10,512.50	10,512.50
100-195-940000	Computer Hardware & Software	2,568.52	2,568.52
100-225-610000	Memberships and Dues Expense	39.99	39.99
100-225-611000	Training and Education	625.00	625.00
100-225-613100	Vehicle-Fuel	174.24	174.24
100-225-700000	Prof. Svcs - Building & Safety	34,711.09	34,711.09

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-225-700201	Plan Application	767.20	767.20
100-225-700225	Housing Element	9,515.32	9,515.32
100-310-610000	Memberships and Dues Expense	54.00	54.00
100-310-611000	Training and Education	314.31	314.31
100-310-613000	Mileage Reimbursement	28.08	28.08
100-310-613100	Vehicle-Fuel	101.18	101.18
100-310-620500	Office Supplies - Comm Ctr	189.65	189.65
100-310-622005	Operating Supplies Comm Ctr	474.62	474.62
100-310-622500	Supplies-Program Services	17.22	17.22
100-310-622502	Supplies-Adult Leagues	1,425.00	1,425.00
100-310-624500	Advertising-Program Services	384.00	384.00
100-310-630100	Phone & Communication Comm	183.46	183.46
100-310-631100	Utilities - Electric Comm Ctr	9,191.10	9,191.10
100-310-635100	Utilities - Water Comm Ctr	597.59	597.59
100-310-641000	Rent/Lease - Equipment	526.48	526.48
100-310-645500	Maint&Repair-Facility Comm Ctr	336.51	336.51
100-310-646100	Maint & Repairs - Vehicles	45.99	45.99
100-310-646500	Maint&Repair-	1,575.15	1,575.15
100-310-695500	Special Events-Program Service	52,362.06	52,362.06
100-310-695501	Day Camps & Build A Fort	4,770.05	4,770.05
100-310-695502	Special Needs Program	9.99	9.99
100-310-695507	Marathon 5k	63,405.84	63,405.84
100-310-695508	July Fourth Celebration	37,612.89	37,612.89
100-310-695530	City Anniversary Program	5,286.76	5,286.76
100-310-695531	Heritage Day	10,842.60	10,842.60
100-310-720302	Contract Services - Homelessness	1,272.35	1,272.35
100-310-721500	Contract Services-Program Svce	13,997.90	13,997.90
100-310-930500	Furniture-Program Services	2,292.92	2,292.92
100-355-611000	Training and Education	350.00	350.00
100-355-622000	Operating Supplies	5,061.98	5,061.98
100-355-631000	Utilities - Electric	11,689.12	11,689.12
100-355-635000	Utilities - Water	75,473.62	75,473.62
100-355-640000	Rent/Lease - Facility	9,012.00	9,012.00
100-355-700000	Professional Services	506.44	506.44
100-355-700300	Hazard Mitigation Plan	6,581.10	6,581.10
100-355-720500	Graffiti Removal	23,432.96	23,432.96
100-355-720700	Landscape Maintenance Contract	194,197.86	194,197.86
100-355-720701	Parks Contract Repair	5,765.20	5,765.20
100-355-720702	Tree Maintenance	37,010.00	37,010.00
100-356-613100	MOE Vehicle Fuel	552.97	552.97
100-356-630000	MOE Telephone &	47.22	47.22
100-356-631400	MOE Electricity-Streetlights &	81,719.71	81,719.71
100-356-631900	MOE Electricity On-bill Financing	16,347.52	16,347.52
100-356-646100	MOE Maintenance & Repairs	25.00	25.00
100-356-700100	MOE City Engineer Services	5,825.00	5,825.00
100-356-700255	MOE Improvement Inspection	31,400.00	31,400.00
100-356-720420	MOE Traffic Signal Maintenance	33,014.67	33,014.67
100-420-613100	Vehicle-Fuel	239.12	239.12
100-420-621000	Computer Supplies	657.89	657.89
100-420-646000	Maint & Rep-Equip & Machinery	3,443.83	3,443.83
100-420-646100	Maint & Repairs - Vehicles	106.68	106.68
100-420-695000	CommunityAsstnc/PublicRelation	568.00	568.00
100-420-720800	General Law Enforcement	1,099,831.06	1,099,831.06
100-420-720821	Trauma Intervention Program	910.32	910.32
100-420-720822	Crossing Guard Services	1,949.60	1,949.60
100-420-720823	Parking Citation Processing	5,030.20	5,030.20
100-420-720835	Fingerprint Identification Svc	1,188.00	1,188.00
100-600-790600	Transfers Out - Capital Imprv	90,395.03	90,395.03

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)

Payables Detail Report

Payment Dates: 07/01/2022 - 08/11/2022

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-000-223000	Plan Application Deposit	4,240.80	4,240.80
101-000-450000	Planning Fees	(4,240.80)	(4,240.80)
101-225-700012	Legal Services	2,160.00	2,160.00
101-225-700200	Consultant Services, Planning	2,080.80	2,080.80
212-355-720400	Street Maintenance	112,794.24	112,794.24
212-355-720410	Street Sweeping	17,287.48	17,287.48
221-310-720000	Contract Services	258.00	258.00
307-000-436000	Recycling Revenues	990.00	990.00
307-355-700000	Professional Services	23,145.81	23,145.81
312-000-442000	Building Related Permits	(1,623.60)	(1,623.60)
451-155-700011	Legal Services-Litigation	45,428.92	45,428.92
600-000-490100	Transfer In- General Fund	(90,395.03)	(90,395.03)
600-252-950238	CommunityCtr&SportsFieldReno	21,057.53	21,057.53
600-256-950622	CIP-Luna Bonita Slope	69,337.50	69,337.50
Grand Total:		2,364,175.54	2,364,175.54

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	2,364,175.54	2,364,175.54
Grand Total:	2,364,175.54	2,364,175.54

Attachment: Payables Detail Report - August 23, 2022 (2941 : Warrant Register, August 23, 2022)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022
TO: Mayor and Council Members
FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk
ISSUE: Discussion of Laguna Hills Civic Center Suite 310 Occupancy

RECOMMENDATION: That the City Council direct staff to negotiate with potential tenants for occupancy of Civic Center Suite 310, located at 24031 El Toro Road, Suite 310.

SUMMARY:

The Laguna Hills Civic Center is comprised of 51,946 square foot, of which the City of Laguna Hills occupies a total of 21,033 square feet on the first floor and 672 on the third floor for a City Councilmember office. The remaining square footage, primarily located on the second and third floor of the Laguna Hills Civic Center, is available for lease to various private businesses and governmental entities at market rate creating an “enterprise” operation.

At its April 12, 2022, City Council meeting, the City Council considered the provision of office space at the Civic Center to the Laguna Hills Chamber of Commerce. Based on current or near-term vacancies in the Civic Center, one of the office suites discussed for consideration was Suite 310. For reference, Suite 310 is comprised of 873 rentable square feet. While at that time Suite 310 was occupied by the OC Clerk Recorder, and has been since 2005, the suite has since been vacated due to the completion of the tenant improvements to Suite 160. At the time of the discussion, the City Council directed staff to return to the City Council upon the availability of Suite 310.

Suite 310 has become available as of mid-July 2022 and is now vacated. While Essex, the City’s property management company, has not marketed the suite, Essex has received a

Authorization to Negotiate with Potential Tenant for Civic Center Suite 310

August 23, 2022

Page 2

substantial amount of unsolicited interest in occupancy of the suite. The City has received a Letter of Intent (LOI) from a potential tenant for Suite 310 indicating interest to occupy the suite at market rate and terms.

Consequently, staff is requesting the City Council direct staff to place Suite 310 on the market for lease and negotiate with potential tenants for occupancy of the suite. It should be noted that the negotiated lease for the suite will come back to the City Council for consideration and approval

FISCAL IMPACT:

Suite 310 is comprised of 873 square feet and is anticipated to lease at a market rate of \$2.25 per square foot. The annual impact to the Civic Center budget is anticipated at \$23,571, in addition to the tenant contributions for CAM charges. Leasing operation profits, to the extent they materialize, are regularly transferred to the City's General Fund.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: Jarad Hildenbrand
City Manager

ISSUE: Purchase or Lease of Two Alternative Fuel Vehicles for Use by the Community Development Department and Public Services Department Pursuant to Section 3-08.130 of the Laguna Hills Municipal Code

RECOMMENDATION: That the City Council: 1) Approve the purchase or lease of two alternative fuel vehicles pursuant to LHMC Sections 3-08.130 from the list of approved vehicles; 2) Authorize the appropriation of funds from the City's AB 2766 Subvention Fund for the purchase or lease of the approved vehicles; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure the vehicles from the list of approved vehicles.

SUMMARY:

Staff is submitting to the City Council for consideration and approval a list of vehicles to choose from for the purchase of one (1) alternative fuel vehicle for the Public Services Department and (1) alternative fuel vehicle for the Community Development Department.

In accordance to Laguna Hills Municipal Code (LHMC) Section 3-08.130, any vehicle with an estimated value greater than twenty thousand dollars (\$20,000.00) to be purchased or leased by the City shall be approved in advance by the City Council prior to commencement of the procurement process.

Based on this requirement, staff recommends that the City Council: 1) Approve the purchase or lease of two alternative fuel vehicles pursuant to LHMC Sections 3-08.130 from the list of approved vehicles; 2) Authorize the appropriation of funds from the

Purchase or Lease of Two Alternative Fuel Vehicles

August 23, 2022

Page 2

City's AB 2766 Subvention Fund for the purchase or lease of the approved vehicles; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure the vehicles from the list of approved vehicles.

BACKGROUND:

In April 2005, the City purchased a 2005 Ford Explorer for \$31,744.30 for the Code Enforcement division of the Community Development Department, and in 2013 the City purchased a 2013 Ford F-150 for \$24,901.67 that is utilized by the Public Services Department.

The 2005 Ford Explorer has over 200,000 miles and had its roof replaced and painted due to rust and wear in 2016. Since the vehicle is almost 20 years old, it is expected that more intensive and costly maintenance, specifically to the engine, transmission, drivetrain, and other components, will be needed in the near future. Staff recommends that the City sell the 2013 Ford Explorer at auction upon the purchase of a replacement alternative fuel vehicle.

The 2013 Ford F-150 has approximately 98,000 miles, is in good working condition with no apparent or expected defects, and has been frequently and properly maintained since the City purchased it in 2013. Based on the condition of the vehicle, it will be kept by the City and be transferred to and utilized by the Community Development Department for use at special events, day-to-day work, and other activities such as the Rooter Volunteer Campaign.

Staff identified that funding for the new alternative fuel vehicles may be appropriated from the City's AB 2766 Motor Vehicle Subvention Fund – a state funded air quality management program that provides annual revenue to cities in which such vehicles are qualifying purchases.

In accordance with LPMC Section 3-08.130, any vehicle with an estimated value greater than \$20,000 to be purchased or leased by the City must be approved in advance by the City Council prior to commencement of the procurement process.

Consequently, staff is presenting a list of alternative fuel vehicles for the City Council's consideration and approval, which is found in the table below. All of the vehicles listed are eligible to be paid for with AB 2766 funds with no impact to the City's general fund.

Purchase or Lease of Two Alternative Fuel Vehicles

August 23, 2022

Page 3

Community Development Department Vehicle Options			
Make	Model	Starting MSRP	Fuel
Ford	Escape Hybrid	\$30,185	Hybrid
Ford	Escape Plug-In Hybrid	\$35,455	Plug-in Hybrid
Ford	Explorer	\$52,125	Hybrid
Hyundai	Ioniq 5	\$45,295	Electric
Hyundai	Tuscon	\$45,325	Hybrid/Plug-in Hybrid
Hyundai	Santa Fe	\$47,900	Hybrid/Plug-in Hybrid
Kia	EV 6	\$48,425	Electric
Kia	Sorento	\$45,190	Hybrid/Plug-in Hybrid
Toyota	RAV4	\$44,527	Hybrid/Plug-in Hybrid
VW	ID.4	\$42,525	Electric
Public Services Department Vehicle Options			
Make	Model	Starting MSRP	Fuel
Ford	F-150	\$60,053	Hybrid
Ford	F-150 Lightning	\$39,974	Electric
Dodge	Ram 1500	\$63,980	Hybrid
Toyota	Tundra	\$61,090	Hybrid
Toyota	Tundra i-FORCE MAX	\$53,000	Hybrid

Staff recommends that the City Council: 1) Approve the purchase or lease of two alternative fuel vehicles pursuant to LHMC Sections 3-08.130 from the list of approved vehicles; 2) Authorize the appropriation of funds from the City's AB 2766 Subvention

Purchase or Lease of Two Alternative Fuel Vehicles

August 23, 2022

Page 4

Fund for the purchase or lease of the approved vehicles; and 3) Authorize the City Manager to execute a purchase or lease agreement from a dealer in order to procure the vehicles from the list of approved vehicles.

FISCAL IMPACT:

Funding for the alternative fuel vehicle may be appropriated from the City's AB 2766 Motor Vehicle Subvention Fund - a state funded air quality management program that provides annual revenue to cities in which such vehicles are qualifying purchases. The City currently has a balance of \$247,327 in AB 2766 funds. There is no fiscal impact to the City's general fund.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: Amber M. Shah P.E.
Acting Public Services Director

ISSUE: Declaration Of, and Participation In, the 25TH Annual Inner-Coastal & Watershed Cleanup Day

RECOMMENDATION: That the City Council declare September 17, 2022, as Inner-Coastal & Watershed Cleanup Day and encourage volunteer participation in this event.

SUMMARY:

The “Inner-Coastal & Watershed Cleanup Day,” is held in conjunction with the Annual Coastal Cleanup Day and is scheduled this year for September 17, 2022. This event brings together residents and volunteers to increase water quality awareness and to remove trash and debris within the Aliso Creek watershed. The City of Laguna Hills staff proposes to organize volunteers and direct efforts to clean up the City and the Southern California Edison open space and trail behind Laguna Hills High School. It is recommended that the City Council support and declare September 17, 2022, as Inner-Coastal & Watershed Cleanup Day and encourage volunteer participation in the event.

BACKGROUND:

Trash and debris in our inner-coastal waterways, including local creeks that are tributary to the ocean, have been determined to be contributors of litter into the Pacific Ocean. This may cause the ocean waters to be unhealthy for swimming and other recreational water activities; and it can also be harmful to marine life. Annually, a statewide volunteer effort is organized to clean-up the creeks, watersheds, and coastline. This year, the 25th Annual Inner-Coastal & Watershed Cleanup Day is being held in

25TH Annual Inner-Coastal & Watershed Cleanup Day

August 23, 2022

Page 2

conjunction with the Annual California Coastal Cleanup Day on September 17, 2022. One of the objectives of the Cleanup Day is to raise awareness of water quality issues amongst the public. It is also a great opportunity for residents to volunteer to clean up the community and preserve its beauty.

The City of Laguna Hills has regularly participated in this statewide effort to diminish litter from entering the ocean and to help clean up the community. Laguna Hills has participated in this event since 2004. City staff and volunteers will meet at the Community Center and then clean up a portion of the City Wetlands along Alicia Parkway, from Via Lomas to Laguna Court, and the Southern California Edison open space and trail from Alicia Parkway to Indian Hill Lane, behind the high school, on September 17, 2022, from 9:00 a.m. to 12:00 p.m. In 2021, 10 volunteers collected approximately 75 pounds of trash and recyclables at this event. The City of Laguna Hills' announcement of this year's Clean-up Day is attached to this Report.

FISCAL IMPACT:

The City provides up to \$750 in supplies and approximately eight staff hours will be necessary to coordinate the volunteer efforts at the site location on the day of the event. Funds are available for this event in the 2022/2023 fiscal year budget.

ATTACHMENTS:

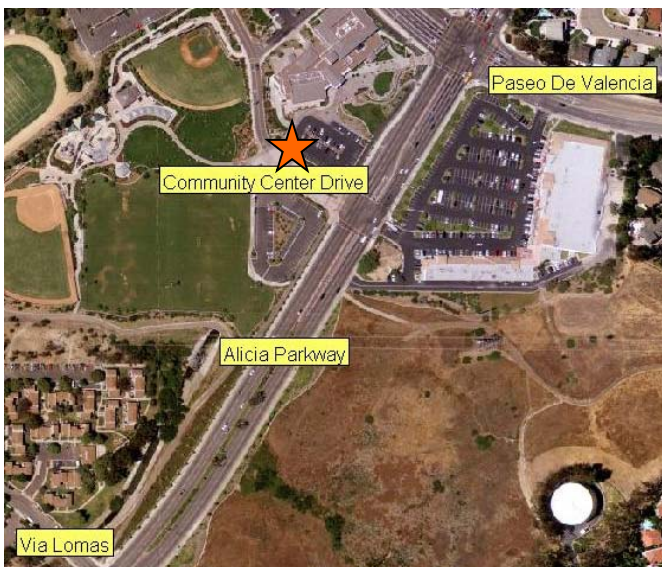
- Flyer for 25th Annual Inner-Coastal Cleanup



The City of Laguna Hills

25th Annual Inner-Coastal & Watershed Cleanup Day

- What:** Take pride in our community and help clean up local creeks, watersheds & trails to preserve the beauty of our community.
- When:** Saturday, September 17, 2022 9:00 a.m. - 12:00 p.m.
- Where:** Laguna Hills Community Center (Meeting Location)
25555 Alicia Parkway, Laguna Hills, CA 92653
- Who:** Volunteers / Community Groups / Residents / Families



Laguna Hills Community Center

Directions: From Interstate 5, exit Alicia Parkway and turn west. Travel to Community Center Drive and turn right. Turn left into the parking lot.

★ = Meeting location. Look for the booth setup in the parking lot.

For more information please visit www.lagunahillsca.gov or contact Amber Shah in the Public Services Department at (949) 707-2657. Individuals and groups may pre-register by email to ashah@lagunahillsca.gov.

Wear appropriate clothes including closed-toe shoes or hiking boots (no sandals or open toed shoes). Bring gardening or work gloves if you have them. Remember your sunscreen and a hat!

This event is held in conjunction with California Coastal Clean-up Day.

Come join your neighbors in helping to keep our Community beautiful!



ORANGE COUNTY STORMWATER
POLLUTION PREVENTION PROGRAM.
"THE OCEAN BEGINS AT YOUR FRONT DOOR"



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022
TO: Mayor and Council Members
FROM: Amber M. Shah P.E.
Acting Public Services Director
ISSUE: Approval of Final Parcel Map No. 2021-155

RECOMMENDATION: That the City Council approve Final Parcel Map No. 2021-155.

SUMMARY:

On May 10, 2022, the Planning Agency adopted Resolution No. PA2022-05-10-1 approving Tentative Parcel Map No. 0003-2021, a request to convert all sixteen (16) existing office suites in Building B of the Medical Arts Center into individual airspace condominium units. As there are neither public dedications on the parcel map nor public facility improvement requirements, there is no Subdivision Agreement. Subsequent to the Planning Agency approval, the Final Parcel Map was prepared and has completed the plan check process, Conditions of Approval required to be satisfied prior to Final Map approval, including concurrent recordation of a covenant agreement, have been determined to have been met and Staff has determined the Final Map is in substantial conformance with the Tentative Map. The Final Map is ready for City Council approval and filing with the Office of the County Recorder.

BACKGROUND:

The Medical Arts Center campus is a 3.6-acre parcel currently developed as a medical office and personal service business center located at 24953 Paseo de Valencia, on the northeast corner of Paseo de Valencia and Beckenham Street. Please see the attached Vicinity Map. On May 10, 2022, the Planning Agency adopted Resolution No. PA2022-05-10-1 approving Tentative Parcel Map No. 0003-2021, a request to

Approval of Final Parcel Map No. 2021-155

August 23, 2022

Page 2

convert all sixteen (16) existing office suites in Building B of the Medical Arts Center into individual airspace condominium units.

Subsequent to approval of the Tentative Parcel Map, a Final Parcel Map No. 2021-155, attached, was prepared in accordance with City requirements and those of the Orange County Surveyor. The Final Map is a subdivision of Parcel 2 of that certain Parcel Map filed in Book 85, Pages 23 and 24 of Parcel Maps, as recorded with the County of Orange. The sixteen (16) airspace condominium units being newly created by Parcel Map No. 2021-155 consist of Parcel 1, net 1.146 acres, encompassing the property. The subdivision of the property into condominium units will allow each unit to be marketed and sold. No change to the building's size or allowable land uses will result from approval of the Final Map. No development is proposed in conjunction with the approval of the Final Map.

The Conditions of Approval require concurrent recordation of Covenants, Conditions and Restrictions (CC&Rs) with the Final Map in order to provide for continued: (a) Reciprocal pedestrian and vehicular access and circulation between all parcels; (b) Reciprocal parking between all parcels; (c) Reciprocal easements for common utility facilities serving all parcels; and (d) Establishing a condominium association to facilitate management and maintenance of the property. Review and approval of the proposed CC&Rs instrument by the City Attorney has occurred, as required by the Condition. The CC&Rs and Condominium Plan are attached for informational purposes. Review and approval of these documents by City Council is not required.

The Final Parcel Map No. 2021-155 has satisfactorily completed the plan check process, Conditions of Approval required to be satisfied prior to Final Map approval have been determined to have been met, fees due have been paid, and the City Engineer and City Surveyor have determined the Final Map is in substantial compliance with the Tentative Parcel Map. As there are neither public dedications on the Final Map nor public facility improvement Conditions of Approval, there is no requirement for a Subdivision Agreement.

Approval of the final map is a ministerial act under the Subdivision Map Act. After the approval of the final map, it will be recorded with the County and the applicant can proceed further with their intended use of the property. The Final Map is ready for City Council approval.

Approval of Final Parcel Map No. 2021-155

August 23, 2022

Page 3

CEQA FINDINGS:

Approval of a final subdivision map is a ministerial action exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15268(b)(3).

ATTACHMENTS:

- Vicinity Map
- Parcel Map No. 2021-155
- Covenants, Conditions & Restrictions
- Condominium Plan



SHEET 1 OF 2 SHEETS
GROSS AREA: 1.146 ACRES

NUMBERED PARCELS: 1
ALL OF TENTATIVE PARCEL MAP NO. 2021-155

PARCEL MAP NO. 2021-155

IN THE CITY OF LAGUNA HILLS,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF THAT CERTAIN PARCEL MAP FILED IN BOOK 85, PAGES 23 AND
24 OF PARCEL MAPS AND CERTIFICATE OF CORRECTION RECORDED MAY 11, 1979 AS INSTRUMENT
NO. 79-16367 IN BOOK 13142, PAGES 61 AND 62 OF OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

JOHN DUQUETTE, P.L.S. 7566

Michael Baker
INTERNATIONAL

DATE OF SURVEY: JULY 2021

ACCEPTED AND FILED AT
THE REQUEST OF
STEWART TITLE OF CALIFORNIA

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGES _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY _____
DEPUTY

SUBDIVIDER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE SUBDIVIDERS OF THE LAND COVERED BY THIS MAP, THE RECORD OWNERS
OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE
PREPARATION AND RECORDECTION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

LAGUNA VALENCIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY:
NAME
TITLE

Manager

BY:
NAME
TITLE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF
THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

ON THIS 14th DAY OF July, 2022 BEFORE ME,
Chonglam ma, NOTARY PUBLIC, PERSONALLY APPEARED

Peichin Lee, WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME
IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

Chonglam ma
NOTARY PUBLIC IN AND FOR SAID STATE
Chonglam ma
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS

IN Orange COUNTY.

MY COMMISSION EXPIRES June 19, 2026
COMMISSION NO. 2408524

BENEFICIARY STATEMENT:

FIRST GENERAL BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED JUNE 21, 2021 AS INSTRUMENT
NO. 2021000406586 OF OFFICIAL RECORDS.

BY:
NAME
TITLE

Jeanette Lin
EVP/CCO

BY:
NAME
TITLE

Tony Chan
EVP / Chief Lending Officer

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF
THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON THIS 28th DAY OF July 2022 BEFORE ME,
Evelyn Song, NOTARY PUBLIC, PERSONALLY APPEARED

Jeanette Lin and Tony Chan, WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME
IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

Evelyn Song
NOTARY PUBLIC IN AND FOR SAID STATE
Evelyn Song
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS

IN Los Angeles COUNTY.

MY COMMISSION EXPIRES October 17, 2025
COMMISSION NO. 2378768

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)&(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE
FOLLOWING SIGNATURES HAVE BEEN OMITTED:

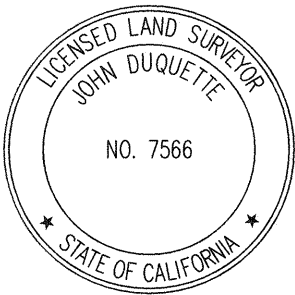
- AT&T, SUCCESSOR IN INTEREST TO THE SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION,
HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR PIPE LINE PURPOSES BY DEED RECORDED JUNE 18,
1941 IN BOOK 1096, PAGE 372 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT AND RIGHT OF
WAY FOR POLE LINES AND CONDUITS PURPOSES BY JUDGEMENT IN CONDEMNATION AND FINAL ORDER OF
CONDEMNATION FILED NOVEMBER 1, 1966 IN BOOK 8094, PAGE 308 OF OFFICIAL RECORDS.
- LAGUNA HILLS MEDICAL ARTS CENTER, BUILDING 3, A CALIFORNIA LIMITED PARTNERSHIP, HOLDER
OF AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES BY DEED RECORDED OCTOBER
21, 1976, DOCUMENT NO. 26507 IN BOOK 11931, PAGE 1419 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON, A CORPORATION, HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR
PUBLIC UTILITY PURPOSES BY DEED RECORDED DECEMBER 9, 1977, DOCUMENT NO. 13191 IN BOOK
12487 PAGE 894 OF OFFICIAL RECORDS.
- LAGUNA HILLS MEDICAL ARTS CENTER BUILDING NO. 3, A CALIFORNIA LIMITED PARTNERSHIP AND
LAGUNA HILLS MEDICAL ARTS CENTER PHASE 2, A CALIFORNIA LIMITED PARTNERSHIP, HOLDERS OF AN
EASEMENT AND RIGHT OF WAY FOR VEHICULAR INGRESS AND EGRESS PURPOSES BY DEED RECORDED
MAY 12, 1978, DOCUMENT NO. 19738 IN BOOK 12673, PAGE 958 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF CGM DEVELOPMENT, LLC IN JULY 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH
POSITIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP
SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

John Duquette
JOHN DUQUETTE, P.L.S. 7566

7/11/22
DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN
CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED
BY THE CITY PLANNING AGENCY; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY
SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____.

AMBER M. SHAH
ACTING PUBLIC SERVICES DIRECTOR
OF THE CITY OF LAGUNA HILLS
R.C.E. NO. 80530
EXPIRATION DATE: 03/31/2023



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT CONFORMS WITH MAPPING
PROVISIONS OF THE SUBDIVISION MAP ACT, AND I AM SATISFIED SAID MAP IS TECHNICALLY
CORRECT IN ALL RESPECTS NOT STATED TO BY THE COUNTY RECORDER.

DATED THIS _____ DAY OF _____, 20____.

DAVID O. KNELL, P.L.S. 5301
ACTING CITY SURVEYOR
OF THE CITY OF LAGUNA HILLS



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS
OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS
TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617



BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

CITY CLERK'S CERTIFICATE:

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

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE
CITY OF LAGUNA HILLS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF
_____, 20____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND
ENTERED, APPROVE SAID MAP.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION
66436(a)(3)(A)&(C) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 20____.

MELISSA AU-YEUNG
CITY CLERK
CITY OF LAGUNA HILLS

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST
THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR
LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION
MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 20____.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

SIGNATURE OMISSIONS (CONTINUED)

- LAGUNA HILLS MEDICAL ARTS CENTER BUILDING 3, A CALIFORNIA LIMITED PARTNERSHIP AND
LAGUNA HILLS MEDICAL ARTS CENTER BUILDING B, PHASE 3, A CALIFORNIA LIMITED PARTNERSHIP
AND LAGUNA HILLS MEDICAL ARTS CENTER PHASE 2, A CALIFORNIA LIMITED PARTNERSHIP, HOLDERS
OF A RECIPROCAL EASEMENT AND RIGHT OF WAY FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS
AND PARKING PURPOSES BY DEED RECORDED SEPTEMBER 12, 1978, DOCUMENT NO. 12774 IN BOOK
12836, PAGE 1161 OF OFFICIAL RECORDS.

SHEET 2 OF 2 SHEETS

GROSS AREA: 1.146 ACRES

NUMBERED PARCELS: 1
ALL OF TENTATIVE
PARCEL MAP NO. 2021-155

MONUMENT NOTES

○ SET LEAD, TACK AND TAG STAMPED "LS 7566" FLUSH, OR AN 8 INCH SPIKE AND WASHER STAMPED "LS 7566" FLUSH, OR A 2 INCH IRON PIPE AND TAG STAMPED "LS 7566" FLUSH.

● DENOTES FOUND MONUMENT AS SHOWN HEREON.

▲ DENOTES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

[1] FOUND SPIKE AND WASHER IN AC, STAMPED "LS 5411" PER R3, FLUSH.

[2] FOUND SPIKE AND WASHER IN AC, STAMPED "LS 5411" PER R4, FLUSH.

[3] FOUND SPIKE AND WASHER IN AC, STAMPED "LS 5411" PER R5, FLUSH.

[4] FOUND 4-3" O/S MAGNETIC NAILS STAMPED "LS 5411" AND WELL MONUMENT WITH CONCRETE AND NO TAG PER R5, LOCATED APPARENT CENTER OF WELL, ACCEPTED AS EC ON CENTERLINE OF BECKENHAM STREET

[5] FOUND 2" I.P. WITH NAIL AND TAG "LS 2996" PER R1, IN DIRT, DOWN 1.0'.

[6] FOUND 1" I.P. WITH NAIL AND TAG, PER R1, IN DIRT, DOWN 0.6', ILLEGIBLE, S22°09'26"W 0.33'. NOT ACCEPTED.

[7] FOUND 2" I.P. WITH NAIL AND TAG "LS 2996" PER R1, IN DIRT, FLUSH.

[8] FOUND 1" I.P. PER R1, IN ASPHALT, FLUSH, OPEN. SET TAG STAMPED "LS 7566".

[9] FOUND 2" I.P. WITH NAIL AND TAG "LS 2996" PER R1, IN DIRT, FLUSH.

[10] FOUND 1" I.P. WITH NAIL AND TAG, ILLEGIBLE, ACCEPTED AS 1" I.P. WITH TAG "RCE 22015" PER R1, IN DIRT, DOWN 0.4'

EASEMENT NOTES

(A) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 9, 1977, DOCUMENT NO. 131931 IN BOOK 12487, PAGE 894 OF OFFICIAL RECORDS (PLOTTED HEREON).

(B) EASEMENT FOR VEHICULAR INGRESS AND EGRESS IN FAVOR OF LAGUNA HILLS MEDICAL ARTS CENTER BUILDING NO. 3, A CALIFORNIA LIMITED PARTNERSHIP AND LAGUNA HILLS MEDICAL ARTS CENTER PHASE 2, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED MAY 12, 1978 IN BOOK 12673, PAGE 958 OF OFFICIAL RECORDS (PLOTTED HEREON).

RECIPROCAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS OVER, ACROSS PARKING AREAS, DRIVEWAYS AND PARKING PURPOSES IN FAVOR OF LAGUNA HILLS MEDICAL ARTS CENTER BUILDING NO. 3, A CALIFORNIA LIMITED PARTNERSHIP, LAGUNA HILLS MEDICAL ARTS CENTER BUILDING B, PHASE 3, A CALIFORNIA LIMITED PARTNERSHIP AND LAGUNA HILLS MEDICAL ARTS CENTER PHASE 2, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 12, 1978 IN BOOK 12836, PAGE 1161 OF OFFICIAL RECORDS (EASEMENT IS BLANKET OVER PARCEL 1).

EASEMENT FOR PIPE LINE PURPOSES IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA TELEPHONE COMPANY, RECORDED JUNE 18, 1941 IN BOOK 1096, PAGE 372 OF OFFICIAL RECORDS (NOT PLOTTABLE FROM RECORD).

FOR CONDOMINIUM PURPOSES

PARCEL MAP NO. 2021-155

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

JOHN DUQUETTE, P.L.S. 7566

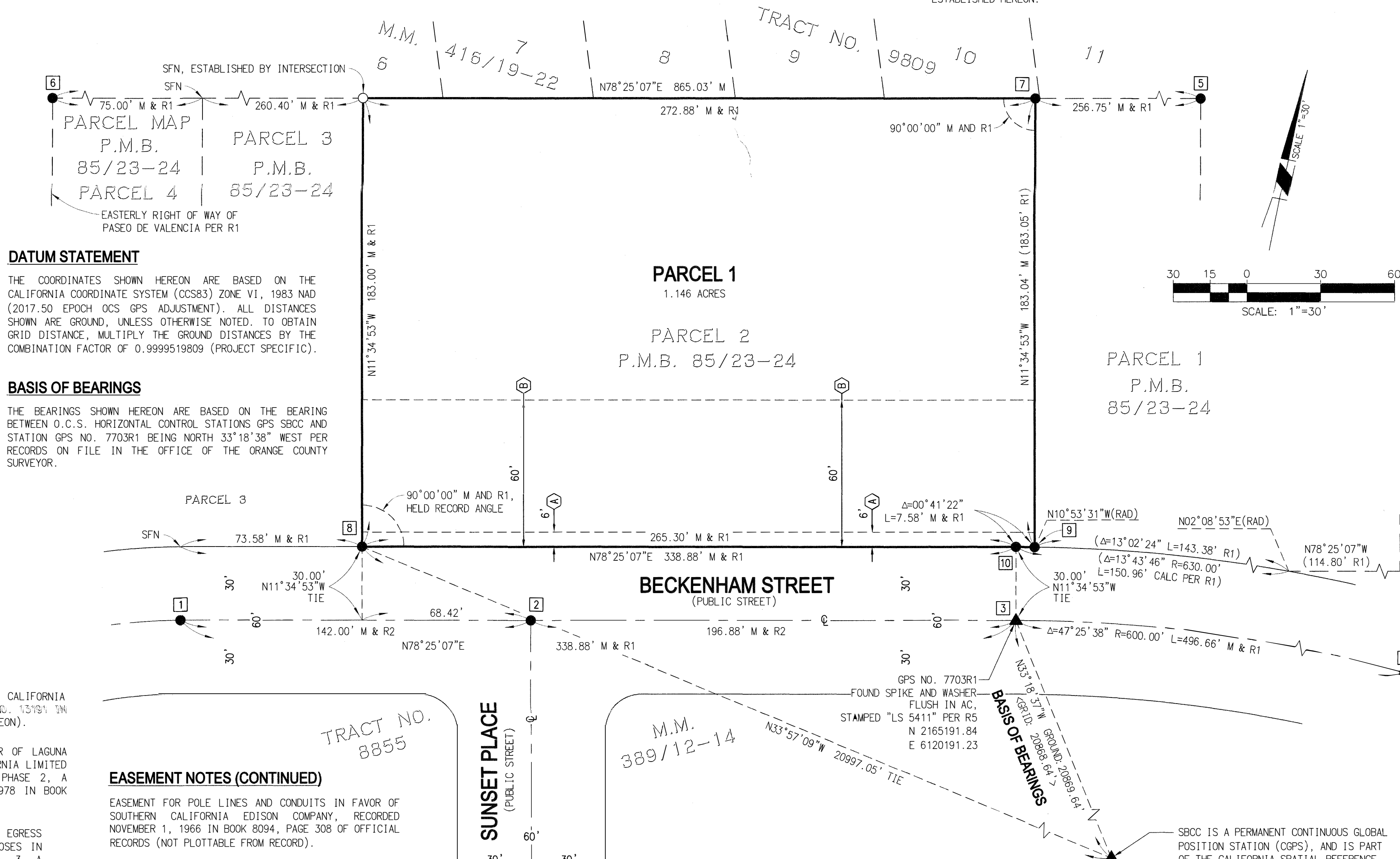
Michael Baker

DATE OF SURVEY: JULY 2021

INTERNATIONAL

SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

**DATUM STATEMENT**

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY THE GROUND DISTANCES BY THE COMBINATION FACTOR OF 0.9999519809 (PROJECT SPECIFIC).

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS SBCC AND STATION GPS NO. 7703R1 BEING NORTH 33°18'38" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

EASEMENT NOTES (CONTINUED)

EASEMENT FOR POLE LINES AND CONDUITS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 1, 1966 IN BOOK 8094, PAGE 308 OF OFFICIAL RECORDS (NOT PLOTTABLE FROM RECORD).

EASEMENT FOR INGRESS AND EGRESS PURPOSES IN FAVOR OF LAGUNA HILLS MEDICAL ARTS CENTER, BUILDING 3, RECORDED OCTOBER 21, 1976, DOCUMENT NO. 26507 IN BOOK 11931, PAGE 1419 OF OFFICIAL RECORDS (NOT PLOTTABLE FROM RECORD. DOCUMENT ILLEGIBLE).

RECORD REFERENCES

- R1 P.M.B. 85/23-24 AND CERTIFICATE OF CORRECTION RECORDED MAY 11, 1979 IN BOOK 13142, PAGE 61 OF OFFICIAL RECORDS
R2 TRACT NO. 8855, M.M. 389/12-14
R3 CR 2020-0937
R4 CR 2020-0941
R5 CR 2020-0939

LEGEND

- () INDICATES RECORD DATA
M MEASURED
SFN SEARCHED FOUND NOTHING
I.P. IRON PIPE
< > GRID DATA

SBCC IS A PERMANENT CONTINUOUS GLOBAL POSITION STATION (CGPS), AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRN), STATE PLAN COORDINATES SHOWN ARE PER COUNTY OF ORANGE HORIZONTAL CONTROL DATA SHEET SBCC. N 2147751.75 E 6131651.74

COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
LH VALENCIA ASSOCIATION

NOTICE
(Gov. Code 12956.1)

“If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.”

RECORDING REQUESTED BY:

STEWART TITLE OF CALIFORNIA, INC.

AND WHEN RECORDED RETURN TO:

Laguna Valencia, LLC
17877 Von Karman Ave #388
Irvine, CA 92614
Attn: Peichin Lee

**DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF
EASEMENTS ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP
FOR PARCEL 1 OF PARCEL MAP NO. 2021-155**

(LH VALENCIA ASSOCIATION)

Attachment: Covenants, Conditions & Restrictions (2939 : Approval of Final Parcel Map No. 2021-155)

**DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF
EASEMENTS ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP**

This Declaration is made as of this ____ day of _____, 20____, by LAGUNA VALENCIA, LLC, a California limited liability company ("Declarant"), with reference to the following facts:

A. Declarant is the owner of that certain real property located in the City of Laguna Hills, County of Orange, State of California, more particularly described as follows:

Parcel 1 of Parcel Map No. 2021-155, as per map filed in Book _____, Pages _____ to _____, inclusive, of Maps in the office of the County Recorder of said County (the "Property").

B. Declarant intends to convert the office building on the Property into sixteen (16) condominium units which, together with the Property, are hereafter collectively referred to as the "Project."

C. Declarant intends by this document to impose upon the Project mutually beneficial restrictions under a general plan of improvement for the benefit of all of the Condominiums and the Owners thereof.

NOW, THEREFORE, Declarant declares that the Project is, and shall be, held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the following limitations, restrictions, easements, covenants, conditions, liens and charges, all of which are declared and agreed to be in furtherance of a plan of condominium ownership as described in California Civil Code Sections 6500 *et seq.* for the subdivision, improvement, protection, maintenance and sale of Condominiums within the Property as said sections apply to commercial developments, and all of which are declared and agreed to be for the purpose of enhancing, maintaining, and protecting the value and attractiveness of the Project. All of the limitations, restrictions, easements, covenants, conditions, liens, and charges shall run with the land, shall be binding on and inure to the benefit of all parties having or acquiring any right, title, or interest in the Property, and shall be binding on and inure to the benefit of the successors in interest of such parties.

Attachment: Covenants, Conditions & Restrictions (2939 : Approval of Final Parcel Map No. 2021-155)

ARTICLE I. DEFINITIONS

1.1. "Articles" shall mean and refer to the Articles of Incorporation for the Association, as amended from time to time.

1.2. "Assessment" shall mean that portion of the cost of maintaining, improving, repairing, operating, and managing the Property, which is to be paid by each Condominium Owner as determined by the Association. There shall be two forms of Assessment: "Annual Assessment", which shall mean assessments that the Board shall establish and levy annually in an amount that the Board estimates will be sufficient to raise the funds needed to perform the duties of the Association during each fiscal year, as well as any assessments based on charges for electric utilities measured on a master meter and billed to the Association due pursuant to this Declaration; and "Special Assessment", which shall mean assessments that the Board, at any time, may levy in order to raise funds for unexpected operating or other costs, sufficient operating or reserve funds, or such other purposes as the Board in its discretion considers appropriate.

1.3. "Association" shall mean and refer to the LH VALENCIA ASSOCIATION, a California corporation, the Members of which shall be Owners of Condominiums in the Project.

1.4. "Association Property" means the entire Project, including real property owned from time to time in fee title by the Association, except all Units and all Common Area as defined in this Declaration or as shown on the Condominium Plan.

As used herein, the term "Association Property" shall be deemed to include Exclusive Use Easement Areas unless otherwise specifically provided.

1.5. "Board" or "Board of Directors" shall mean and refer to the governing body of the Association.

1.6. "Building" shall mean and refer to the condominium building constructed on the Property and as depicted in the Condominium Plan, which Building contains the Units.

1.7. "Bylaws" shall mean and refer to the Bylaws of the Association, as amended from time to time.

1.8. "City" means and refers to the City of Laguna Hills, California, a municipal corporation. Any approval of the City required hereunder shall mean the approval of the City Manager or their designee.

1.9. "Conditions of Approval" means and refers to the conditions of approval set forth in City Resolution No. PA2022-05-10-1, approving tentative parcel map no. 0003-2021. Any violation of this Declaration shall constitute a violation of the Conditions of Approval.

1.10. "Common Area" shall mean the three-dimensional airspace designated as Common Area as shown on the Condominium Plan, which Common Area is owned in equal undivided interests by the Owners of the Units.

1.11. LEFT INTENTIONALLY BLANK

1.12. "Common Expenses" means and includes the actual and estimated expenses of maintaining and operating the Association Property, any reasonable reserve for such purposes as determined by the Board and all sums designated Common Expenses by or pursuant to the Condominium Documents. Common Expenses shall include the actual and estimated expenses of periodic maintenance and testing of all built-in fire protection devices or equipment.

1.13. "Common Interest" means the proportionate undivided interest in the Common Area that is a part of each Condominium as set forth in this Declaration.

1.14. "Condominium" shall mean an estate in Property as defined in California Civil Code Section 6542, and shall consist of an undivided interest in common in a portion of the Property, a separate interest in a Unit and all appurtenances thereto.

1.15. "Condominium Documents" shall mean the same as "Project Documents."

1.16. "Condominium Plan" shall mean and refer to the recorded three-dimensional plan of the Condominiums built or to be built on the Property which identifies the Association Property, Common Area, and each separate interest pursuant to California Civil Code Section 6540, a copy of which plan will be attached hereto as Exhibit "C" once it becomes available and been recorded.

1.17. "Declarant" shall mean and refer to LAGUNA VALENCIA, LLC, a California limited liability company, and its successors and assigns.

1.18. "Declaration" shall mean and refer to this Declaration, as amended or supplemented from time to time.

1.19. "Exclusive Use Easement Area" shall mean and refer to those portions of the Association Property, if any, set aside for exclusive use of an Owner, pursuant to Section 2.2(C), and shall constitute "Exclusive Use Easement Area" within the meaning of the California Civil Code Section 6550(a) definition for Exclusive Use Common Area.

As used herein, the term "Association Property" shall be deemed to include Exclusive Use Easement Area unless otherwise specifically provided.

1.20. "First Lender" shall mean any person, entity, bank, savings and loan association, insurance company or financial institution holding a recorded first Mortgage or deed of trust on any Condominium.

1.21. "Hazardous Materials" shall mean and refer to (i) any hazardous or toxic wastes, materials or substances, or other pollutants or contaminants, which are or become regulated by any applicable local, state or federal law, including but not limited to, 42 U.S.C. Section 9601 *et seq.*, and California Health and Safety Code Sections 25100 *et seq.* and 25300 *et seq.*; (ii) petroleum and petroleum based products; (iii) asbestos; (iv) polychlorinated biphenyls; and (v) radioactive materials.

1.22. "Map" shall mean and refer to that Parcel Map No. 2021-155 filed in Book ____, Pages ____ to ____, inclusive, of Parcel Maps in the Office of the Orange County Recorder.

1.23. "Member" shall mean and refer to a Person entitled to membership in the Association as provided herein.

1.24. "Mortgage" shall include a deed of trust as well as a mortgage.

1.25. "Mortgagee" shall include a beneficiary or a holder of a deed of trust as well as a mortgage.

1.26. "Mortgagor" shall include the trustor of a deed of trust as well as a mortgagor.

1.27. "Owner" or "Owners" shall mean and refer to the record holder or holders of title of a Condominium in the Project. This shall include any Person having a fee simple title to any Condominium, but shall exclude persons or entities having any interest merely as security for the performance of an obligation. If a Condominium is sold under a contract of sale and the contract is recorded, the purchaser, rather than the fee owner, shall be considered the "Owner" from and after the date the Association receives written notice of the recorded contract.

1.28. "Permittees" means partners, members, officers, directors, employees, agents, contractors, customers, clients, visitors, guests, invitees, tenants, subtenants, licensees and concessionaires.

1.29. "Person" means a natural person, a corporation, a partnership, a trustee or other legal entity.

1.30. "Project" shall mean and refer to the entire Property above described, including all structures and improvements erected or to be erected thereon. For reference, a general illustration of the site is attached hereto as Exhibit "D."

1.31. "Project Documents" shall mean this Declaration, as amended from time to time, the exhibits, if any, attached thereto, together with the other basic documents used to create and govern the Project, including the Map, the Articles, the Bylaws and the Condominium Plan, but excluding unrecorded rules and regulations adopted by the Board or the Association.

1.32. "Property" means the real property described above.

1.33. "REA" shall mean and refer to (i) the Grant of Easement for Vehicular Ingress and Egress entered into between Sierra Medical Center, a California limited partnership, Laguna Hills Medical Arts Center Building No. 3, a California limited partnership, and Laguna Hills Medical Arts Center Phase 2, a California limited partnership, dated as of May 5, 1978, and recorded as Instrument No. 19738 on May 12, 1978 in Book 12674, Page 958 of the Official Public Records of Orange County, California, and (ii) the Reciprocal Easement Agreement entered into between Laguna Hills Medical Arts Center, Building 3, a California limited partnership, Laguna Hills Medical Arts Center, Building B, Phase 3, a California limited partnership, and Laguna Hills Medical Arts Center, Phase 2, a California limited partnership, dated as of September 5, 1978, and

recorded as Instrument No. 12771 on September 12, 1978 in Book 12836, Page 1161 of the Official Public Records of Orange County, California.

1.34. "Unit" shall mean and refer to the elements of the Condominium, as defined in Section 2.2(A), which are not owned in common with the Owners of other Condominiums in the Project. A Unit is a "separate interest" as defined in Civil Code Section 6564(a)(1).

1.35. "Unit Designation" means the number, letter, or combination thereof or other official designations shown on the Condominium Plan to refer to a Unit.

ARTICLE II.

DESCRIPTION OF PROJECT, DIVISION OF PROPERTY

AND CREATION OF PROPERTY RIGHTS

2.1. Description of Project. The Project is an office condominium project located upon the Property, consisting of Association Property and a total of sixteen (16) Units, each having appurtenant to it an undivided one sixteenth (1/16) interest in common in the Common Area, all as defined herein and in the Condominium Plan.

2.2. Division of Property. The Property is divided as follows:

A. Units. Each of the Units as separately shown, numbered and designated in the Condominium Plan, consists of the space bounded by and contained within the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames and trim. Bearing walls and support columns located within the interior of a Unit, if any, are Association Property, not part of the Unit, except for the finished surfaces thereof. The Unit includes wires, cables, pipes and conduits which are located within the boundaries of the Unit as defined herein and on the Condominium Plan, except therefrom any central services related pipes, ducts, chutes, conduits and wires wherever located within the Unit.

The Owner of two (2) or more Units which are horizontally contiguous may, with the consent of the Board, which consent shall not be withheld unreasonably, construct, at his expense and in accordance with detailed plans approved by the Board, a means of access, such as a doorway between such horizontally contiguous Units. The Owner of contiguous Units who has connected them in such manner shall have an easement for ingress, egress and passage through that portion of the Association Property which has been pierced in the process of constructing the means of access. The easement shall exist only for so long as the connected Units continue to be owned by the same Owner. If and when the Owner of such connected Units sells, transfers or conveys any one (1) of the Units, prior to the recordation of the deed or instrument of transfer, the means of access shall be sealed off, the portion of the Association Property that was so pierced shall, at Owner's expense, be completely reconstructed to its original as-built condition, and the easement that existed during the period that the Units were joined by virtue of such access, shall automatically terminate (provided, however, that horizontally contiguous Units with a tenant occupying two (2) or more of such Units under an existing lease in effect prior to the date this Declaration is recorded shall not be required to be sealed off until the earlier of the end of (a) the applicable lease's term that was in effect prior to the date this Declaration is recorded (including any extension exercised under such lease, provided such extension right existed prior to the date

this Declaration is recorded) or (b) the lawful occupancy of the tenant under such lease). No bearing walls shall be removed or altered and no "utility facilities," as that term is defined in Section 6.1, shall be removed, altered, or damaged in the course of such construction. No modifications to any portion of the Association Property shall be made which affect the structural integrity of the Project or impair any other Owner's reasonable use of such Association Property, or the utilities that may be located therein, or the value of the Project. All costs and expenses of such modifications and subsequent restoration of the modifications shall be borne by the Owner of the Units so joined. After approval of the proposed modifications by the Board and prior to commencement of work, the Owner making such modifications shall purchase an insurance policy in an amount acceptable to the Board to protect the Association and the Project against liens and to insure completion of the work. In joining Units, an Owner shall have such reasonable access to other Units as may be required to accomplish the modifications approved by the Board. Such modifications shall not, however, change the status of Condominiums which shall continue to be treated legally as separate Condominiums each entitled to one (1) vote, and each required to pay its separate assessment. In the event common ownership of joined Units is for any reason terminated, Association Property which has been altered shall be immediately restored to their original design and status (provided, however, that the Association Property between horizontally contiguous Units with a tenant occupying two (2) or more of such Units under an existing lease in effect prior to the date this Declaration is recorded shall not be required to be restored until the earlier of the end of (a) the applicable lease's term that was in effect prior to the date this Declaration is recorded (including any extension exercised under such lease, provided such extension right existed prior to the date this Declaration is recorded) or (b) the lawful occupancy of the tenant under such lease).

Each Unit is subject to such encroachments as are contained in the Building, whether the same now exist or may be later caused or created in any manner referred to in Section 8.5. In interpreting deeds and the Condominium Plan, the then existing physical boundaries of a Unit shall be conclusively presumed to be its boundaries rather than the boundaries expressed in the deed or Condominium Plan, regardless of settling or lateral movement of the Building and regardless of minor variance between boundaries shown on the Condominium Plan or deed and those of the Building. Each Unit shall have appurtenant to it nonexclusive rights and easements for ingress, egress and support through the Association Property as described below in Section 2.2(B) and, if any, certain rights with respect to Exclusive Use Easement Area as set forth in this Declaration.

B. Association Property and Common Area. The remainder of the Property constitutes and shall be referred to herein as "Association Property" except for that portion of the Property described in the Condominium Plan as Common Area. Association Property is held in fee title by the Association. Each Unit shall have appurtenant to it nonexclusive rights and easements for ingress, egress and support through the Association Property. Each Owner and its Permittees may use Association Property in accordance with the purposes for which they are intended without hindering the exercise of or encroaching upon the rights of any other Owners, subject to the rights of Owners in any Exclusive Use Easement Area appurtenant to that Owner's Unit. Each Owner shall also have, as appurtenant to his Unit, an undivided one sixteenth (1/16) interest in common in the Common Area. The ownership of each Condominium shall include a Unit and such undivided interest in the Common Area. This Common Interest appurtenant to each Unit is declared to be permanent in character and cannot be altered without the consent of all the Owners affected, as expressed in an amendment to this Declaration.

C. Exclusive Use Easement Areas. The following described portions of the Association Property, referred to as "Exclusive Use Easement Areas," are hereby set aside and allocated for exclusive use of the Owner of the Unit to which they are assigned or attached. The rights with respect to any Exclusive Use Easement Areas shall be appurtenant to the Unit to which they are assigned or attached. In addition, the following additional terms in this Section 2.2(C), if any, for each Exclusive Use Easement Area shall apply to such respective Exclusive Use Easement Area.

(1) The heating and air conditioning equipment (HVAC) serving a Unit is part of the Unit and belongs to the Owner of that Unit, but shall be maintained by the Association or its agents pursuant to Section 5.1(A). The space occupied by said equipment, wherever located, shall be restricted to the exclusive use of the Unit Owner whose heating and air conditioner equipment occupies such space.

(2) All utilities going through Association Property for exclusive use of a Unit are part of the Exclusive Use Easement Areas. The Owner of such exclusive utilities shall obtain the Association's prior approval to install the utilities and to restore any portion of the Association Property damaged by such installation. The Owner shall be responsible for all electricity charges incurred by its Unit.

(3) Subject to the terms of this Section 2.2(C)(3), the parking spaces designated as Exclusive Use Easement Area on the Condominium Plan are part of the Exclusive Use Easement Areas and, for each such parking space, the right to the exclusive use of such parking space for the purposes set forth in this Section 2.2(C)(3) is hereby assigned to a certain Unit as specified in this Declaration's Exhibit "E" and on the Condominium Plan. Each such parking right shall be appurtenant to the Unit to which it is assigned, and each such parking space:

(i) shall be used by the Owner of the Unit that the parking right is appurtenant to (and any of its Permittees) only for vehicle parking purposes that are incidental to the use of the Unit that the parking right is appurtenant to;

(ii) may not be rented or leased in any way by the Owner of the Unit that the parking right is appurtenant to (or any of its Permittees) except in connection with, and incidental to, a lease of the Unit that the parking right is appurtenant to; and

(iii) may not be altered in any way by the Owner of the Unit that the parking right is appurtenant to (or any of its Permittees) without the Board's written approval (except to the extent alteration is otherwise expressly permitted by applicable law).

The use of such parking spaces shall be subject to the Parking Management Plan (if any) approved by the City applicable to the Project, and any applicable law, regulation, rule or restriction. The costs of temporary relocation (if any) in connection with any such parking space during repair or maintenance of any Association Property by the Association shall be borne by the Owner of the Unit that such affected parking right is appurtenant to. The rights with respect to the parking spaces described in this Section 2.2(C)(3) are hereby established and shall not be separated or

separately conveyed from a Unit, and such rights shall be deemed to be conveyed or encumbered with their respective Unit even though the description in the instrument of conveyance or encumbrance may refer only to the fee title to the Unit.

(4) LEFT INTENTIONALLY BLANK

(5) LEFT INTENTIONALLY BLANK

(6) Except as described herein, no other portion of the Association Property shall be Exclusive Use Easement Area.

D. No Separate Conveyance of Common Interests. The Common Interests are hereby established and are to be conveyed with the respective Condominiums, shall not be separated or separately conveyed from a Unit, and such interests shall be deemed to be conveyed or encumbered with their respective Unit even though the description in the instrument of conveyance or encumbrance may refer only to the fee title to the Unit.

2.3. Rights of Entry and Use. The Units and Association Property, including Exclusive Use Easement Area, shall be subject to the following rights of entry and use:

A. The right of the Association agents or employees to enter any Unit to cure any violation of this Declaration or the Bylaws, provided that, except in the case of an emergency, the Owner has received notice and a hearing as required herein or by the Bylaws and the Owner has failed to cure the violation or to take steps necessary to cure the violation within thirty (30) days after finding of a violation by the Association.

B. The access rights of the Association to maintain, repair or replace improvements or property located in Association Property and Exclusive Use Easement Areas as described in Section 5.2(E).

C. The rights of the Owners, the Association and the Declarant to install, maintain, repair or replace utilities as described in Article VI.

D. The encroachment easements described in Section 8.5.

E. The rights of Owners to make improvements or alterations authorized by California Civil Code Section 6714(a)(2), subject to the provisions of Section 7.8 to the extent applicable.

F. The right of the Association to reasonably fulfill its duty to maintain, repair, replace, restore, operate or manage those items described in this Declaration that it is obligated to maintain, repair, replace, restore, operate or manage.

G. The rights of Owners and their Permittees for ingress, egress and support through Association Property as described above in Section 2.2(B).

2.4. Partition Prohibited. Association Property and Common Area shall remain undivided as set forth above. Except as provided by California Civil Code Section 6656, no Owner shall bring any action for partition, it being agreed that this restriction is necessary in order to

preserve the rights of the Owners with respect to the operation and management of the Project. Judicial partition by sale of a single Condominium owned by two (2) or more Persons and division of the sale proceeds is not prohibited hereby but partition of title to a single Condominium is prohibited.

2.5. Residential Uses Prohibited. The Units shall be used exclusively for non-residential uses as described in Article VII and as otherwise permitted herein.

2.6. Amendments of Governing Documents Affecting Developer's Rights. Pursuant to California Civil Code Section 6608, provisions of this Declaration, the Bylaws and the Articles which affect to the construction and marketing of the development may not be deleted or amended until the Declarant has completed the construction and marketing of the Project.

ARTICLE III.

ASSOCIATION, ADMINISTRATION, MEMBERSHIP AND VOTING RIGHTS

3.1. Association to Manage Association Property and Common Area. The management of Association Property and Common Area and any other property that may come under the control of the Association shall be vested in the Association as provided herein and in accordance with the Bylaws.

3.2. Membership. The Owner of a Condominium shall automatically, upon becoming the owner of same, be a Member of the Association, and shall remain a Member thereof until such time as the ownership ceases for any reason, at which time the membership in the Association shall automatically cease. Membership in the Association shall not be transferred, pledged or alienated in any way, except upon the sale or encumbrance of the Condominium to which it is appurtenant, and then only to the purchaser, in the case of a sale, or Mortgagee, in the case of an encumbrance of such Condominium. On any transfer of title to an Owner's Condominium, including a transfer on the death of an Owner, membership passes automatically with title to the transferee. A Mortgagee does not have membership rights until it obtains title to the Condominium by foreclosure or deed in lieu thereof. Any attempt to make a prohibited transfer is void. No Member may resign his or her membership. On notice of a transfer, the Association shall record the transfer on its books.

3.3. Membership and Voting Rights. Members shall all be Owners and, except as set forth below with respect to the Declarant, shall be entitled to one vote for each Condominium owned. When more than one (1) Person holds an interest in any Condominium, all such Persons shall be Members but there shall only be one (1) vote for each Condominium. The vote for such Condominium shall be exercised as determined among them.

3.4. Two Classes of Membership. For so long as Declarant owns any Condominium in the Project, the Association shall have two (2) classes of voting membership:

A. Class A. Class A Members shall be those Owners described in Section 3.2 above, with the exception of Declarant, for so long as there exists a Class B membership. Each Class A Member shall be entitled to one (1) vote for each Condominium owned.

B. Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each Condominium owned in the Project. The Class B

membership shall cease and be converted to Class A Membership at such time as Declarant no longer owns a Condominium within the Project.

ARTICLE IV. ASSESSMENTS

4.1. Creation of the Lien and Personal Obligation of Assessment. The Declarant, for each Condominium within the Project, hereby covenants, and each Owner of any Condominium by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees: (1) to pay the Association Annual Assessment or charges, and Special Assessment for purposes permitted herein, such assessments to be established and collected as hereinafter provided, and (2) to allow the Association to enforce any assessment lien established hereunder by nonjudicial proceedings under a power of sale or by any other means authorized by law. The Annual Assessment and Special Assessment, together with interest, late charges, collection costs and reasonable attorney fees, shall be a charge on the Condominium and shall be a continuing lien upon the Condominium against which each such assessment is made, the lien to become effective upon recordation of a notice of delinquent assessment. Each such assessment, together with interest, late charges, collection costs and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Condominium at the time when the assessment fee was due. No Owner shall be exempt from liability for payment of assessments by waiver of the use or enjoyment of any Association Property and Common Area or by the abandonment of the Owner's Condominium.

The right to collect and enforce assessments is vested in the Board acting on behalf of the Association. The Board or its authorized representative, including any manager, can enforce the obligations of the Owners to pay assessments provided for in this Declaration by commencement and maintenance of a suit at law or in equity, or the Board may foreclose by judicial proceedings or through the exercise of the power of sale pursuant to this Declaration to enforce the lien rights created.

4.2. Notice of Delinquency. Before the Association may place a lien upon a Condominium for a delinquency in the payment of any assessment as described herein, the Association shall notify the Owner of such Condominium in writing by certified mail of the fee and penalty procedures of the Association, provide an itemized statement of the charges owed by the Owner, including items on the statement which indicate the principal owed, any late charges and the method of calculation, any attorney's fees, and the collection practices used by the Association, including the right of the Association to recover the reasonable costs of collection. The Association shall comply with any other requirements set forth in California Civil Code Section 6812. In addition, any payments toward such a debt shall first be applied to the principal owed, and only after the principal owed is paid in full shall such payments be applied to interest or collection expenses.

4.3. Creation of Lien. Subject to the notice requirements herein, if there is a delinquency in the payment of any assessment, any amounts that are delinquent, together with late charges, interest, reasonable collection costs and reasonable attorney's fees, shall be a lien against such Condominium on the recordation in the office of the county recorder where the Project is located of a notice of delinquent assessment as provided in California Civil Code Section 6814. The notice of delinquent assessment shall state the amount of the assessment, a description of the

Owner's interest in the Condominium against which the levy is being made, the name of the record Owner of the Condominium against which the lien is being imposed and, in order for the lien to be enforced by nonjudicial foreclosure, shall also include the name and address of the trustee authorized by the Association to enforce the lien by sale. The notice of delinquent assessment shall be signed by a Person designated by the Association for that purpose or, if no particular Person is so designated, by the President and mailed in the manner set forth in Civil Code Section 2924b to all record Owners of the Condominium no later than ten (10) calendar days after recordation. Upon payment of the sums specified in the notice of delinquent assessment, the Association shall record a further notice stating the satisfaction and release of the lien thereof.

4.4. Enforcement of Lien. As provided in California Civil Code Section 6820(a), after the expiration of thirty (30) days following the recording of a lien created herein, said lien may be enforced in any manner permitted by law, including sale by the court, sale by the trustee designated in the notice of delinquent assessment, or sale by a trustee substituted pursuant to California Civil Code Section 2934a. Any sale by the trustee shall be conducted in accordance with the provisions of California Civil Code Sections 2924, 2924b, and 2924c, applicable to the exercise of powers of sale in Mortgages and deeds of trust.

4.5. Waiver of Exemptions. Each Owner, to the extent permitted by law, waives, to the extent of any liens created hereunder, the benefit of any homestead or exemption law of California in effect at the time any assessment or installment becomes delinquent or any lien is imposed.

4.6. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the economic interest, health, safety, and welfare of all the Owners and to enable the Association to perform its obligations hereunder.

4.7. Assessments.

A. Annual Assessments. The Board shall establish and levy annual assessments in an amount that the Board estimates will be sufficient to raise the funds needed to perform the duties of the Association during each fiscal year. Each Unit's share of such Annual Assessment shall be in accordance with the percentages set forth in Exhibit "B". The Board, in its discretion, may separately itemize said electric utility charges from a base Annual Assessment. The Board may also elect to collect the Annual Assessment through regular assessments monthly, quarterly, semi-annually or annually (due and payable on the date or dates as determined by the Board). The duty of each Owner to pay its pro-rata share of the Annual Assessment begins one business day after close of escrow on the Unit, whether the Unit is occupied or not.

Declarant may collect from each Owner as a part of the escrow proceeds upon such Owner's purchase of a Unit, an amount equal to two (2) months' payment of the Annual Assessment, which amount will, together with funds collected from all other Unit purchasers, provide initial funding for the operation of the Association. The first monthly payment of the Annual Assessment for each such Unit will thereafter be due on the first day (or another day if determined by the Board) of the third month following close of escrow for the purchase and sale of such Unit.

B. Special Assessments. The Board, at any time, may levy a special assessment in order to raise funds for unexpected operating or other costs, sufficient operating or reserve funds, or such other purposes as the Board in its discretion considers appropriate. Such

Special Assessment shall be allocated among the Units and paid by the Owners in the same manner as the Annual Assessment; provided, however, that:

(1) A Special Assessment to raise funds for the repair, replacement or addition to Association Property or Common Area affecting less than all of the Units shall be levied equally among those Units affected, unless the Board otherwise determines.

(2) The Board may levy a Special Assessment against a Member to reimburse the Association for costs incurred in bringing the Member and his Unit into compliance with the provisions of the Project Documents.

(3) Should the Board determine that a Special Assessment is needed for the repair or maintenance of any Exclusive Use Easement Area, said Special Assessment shall be levied against the Owner of the Unit to which the right to certain exclusive use of such Exclusive Use Easement Area is appurtenant.

4.8. Capital Contribution. Each initial purchaser of a Condominium from Declarant shall pay into escrow for such purchase, a non-refundable amount equal to two (2) months' payment of the Annual Assessment, which amount shall, together with such funds collected from all other initial Condominium purchasers, be released at close of escrow to Declarant as funds of the Association and shall provide initial funding for the operation of the Association. This initial capital contribution will be paid in addition to the Annual Assessment otherwise due and payable to the Association.

4.9. Reserves for Replacement. As part of the Annual Assessment as authorized above, the Board of Directors shall in its discretion annually fix the amount to be contributed to reserve funds for the purpose of defraying, in whole or in part, the cost or estimated cost of the future repair, replacement or additions to the major improvements or fixtures that the Association is obligated to maintain and repair; provided, however, that each Unit's share shall be in accordance with the percentages set forth in Exhibit "B". Such determination shall be made after consideration of the need for additional funds and of the Association's capital position. The Board shall fix the method of payment of such assessments and shall be empowered to permit either lump sum or regular payments. Such reserve funds may not be expended for any purpose other than repairing, replacing or adding to the major improvements or fixtures that the Association is obligated to maintain (or litigation involving such) without the consent of Owners holding a majority of the voting power either at a duly held meeting or by written ballot.

4.10. Authorization. Any action authorized under this Declaration, which requires a vote of the membership, shall be taken at a meeting called for that purpose, written notice of which shall be sent to all Members not less than ten (10) nor more than ninety (90) days in advance of the meeting specifying the place, day and hour of the meeting and, in the case of a special meeting, the nature of the business to be undertaken. The action may also be taken without a meeting pursuant to the provisions of California Corporations Code Section 7513.

4.11. Allocation of Assessments. Unless otherwise set forth in this Declaration, all assessments, both the Annual Assessment and Special Assessment, will be levied in accordance with the percentage shares set forth in Exhibit "B".

4.12. Date of Commencement of Annual Assessment; Due Dates. The Annual Assessment provided for herein shall commence as to each Condominium on the first day of the month following closing of the escrow for the initial sale of such Condominium by Declarant to an Owner. Subject to compliance with the provisions of Section 4.7, the Board of Directors shall determine and fix the amount of the Annual Assessment (to the extent possible) against each Condominium and send written notice thereof to every Owner at least thirty (30) days in advance of each Annual Assessment period. The due dates will be on the 1st of every month (or another date determined by the Board if at least thirty (30) days written notice is provided to all Owners). If the Association does not receive the amount due from the Owner before the 5th of the month (or another date determined by the Board if at least thirty (30) days written notice is provided to all Owners), a 10% late charge will be applied. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Condominium have been paid. Such a certificate shall be conclusive evidence of such payment.

4.13. Transfer of Condominium by Sale or Foreclosure. Sale or transfer of any Condominium shall not affect the assessment lien. However, the sale of any Condominium pursuant to foreclosure of a Mortgage shall extinguish the lien of such assessments (including attorney's fees, late charges, or interest levied in connection therewith) as to payments which became due prior to such sale or transfer (except for assessment liens recorded prior to the Mortgage). No sale or transfer shall relieve such Condominium from liability for any assessments thereafter becoming due or from the lien thereof.

Where the Mortgagee of a Mortgage of record or other purchaser of a Condominium obtains title to the same as a result of foreclosure of any such Mortgage, such acquirer of title, his successor and assigns, shall not be liable for the share of the assessments by the Association chargeable to such Condominium which became due prior to the acquisition of title to such Condominium by such acquirer (except for assessment liens recorded prior to the Mortgage). Such unpaid share of assessments shall be deemed to be Common Expenses collectible from all of the Condominium Owners including such acquirer, his successors or assigns.

If a Condominium is transferred, the grantor shall remain liable to the Association for all unpaid assessments against the Condominium through and including the date of the transfer. The grantee shall be entitled to a statement from the Association, dated as of the date of transfer, setting forth the amount of the unpaid assessments against the Condominium to be transferred and the Condominium shall not be subject to a lien for unpaid assessments in excess of the amount set forth in the statement, provided, however, the grantee shall be liable for any assessments that become due after the date of the transfer.

4.14. Priorities; Enforcement; Remedies. If an assessment is delinquent, the Association may record a notice of delinquent assessment and establish a lien against the Condominium of the delinquent Owner prior and superior to all other liens except (1) all taxes, bonds, assessments and other levies which, by law, would be superior thereto, and (2) the lien or charge of any Mortgage of record made in good faith and for value. The notice of delinquent assessment shall state the amount of the assessment, collection costs, attorney's fees, late charges and interest, a description of the Condominium against which the assessment and other sums are levied, the name of the record Owner, and the name and address of the trustee authorized by the Association to enforce

the lien by sale. The notice shall be signed by any officer of the Association or any management agent retained by the Association or its attorney.

An assessment lien may be enforced in any manner permitted by law, including sale by the court, sale by the trustee designated in the notice of delinquent assessment, or sale by a trustee substituted pursuant to California Civil Code Section 2934a. Any sale by the trustee shall be conducted in accordance with the provisions of Sections 2924, 2924b, 2924c, 2924f, 2924g, and 2924h of the California Civil Code, including any successor statutes thereto, applicable to the exercise of powers of sale in Mortgages, or in any other manner permitted by law. Nothing herein shall preclude the Association from bringing an action directly against an Owner for breach of the personal obligation to pay assessments.

Fines and penalties for violation of restrictions are not "assessments," and are not enforceable by assessment lien.

The Association, acting on behalf of the Owners, shall have the power to bid for the Condominium at foreclosure sale, and to acquire and hold, lease, Mortgage and convey the same. Where the purchase of a foreclosed Condominium will result in a five percent (5%) or greater increase in assessments, the purchase shall require the vote or written consent of a majority of the total voting power of the Association. During the period a Condominium is owned by the Association, following foreclosure: (1) no right to vote shall be exercised on behalf of the Condominium; (2) no assessment shall be assessed or levied on the Condominium; and (3) each other Condominium shall be charged, in addition to its usual assessment, its share (which shall be equally among those other Condominiums, unless the Board otherwise determines) of the assessment that would have been charged to such Condominium had it not been acquired by the Association as a result of foreclosure. Suit to recover a money judgment for unpaid Common Expenses and attorneys' fees shall be attainable without foreclosing or waiving the lien securing the same.

After acquiring title to the Condominium at foreclosure sale following notice and publication, the Association may execute, acknowledge and record a deed conveying title to the Condominium which deed shall be binding upon the Owners, successors and all other parties.

The Board may temporarily suspend the voting rights of a Member who is in default in payment of any assessment, after notice and hearing, as provided in the Bylaws.

4.15. Unallocated Taxes. In the event that any taxes are assessed against Association Property or Common Area, or the personal property of the Association, rather than against the Condominiums, the taxes shall be included in the Annual Assessment made under the provisions of Section 4.1 and, if necessary, a Special Assessment may be levied against the Condominiums in an amount equal to the taxes, to be paid in two (2) installments, thirty (30) days prior to the due date of each tax installment.

4.16. No Offsets. All assessments shall be payable in the amount specified by the assessment and no offsets against such amount shall be permitted for any reason, including without limitation, as a result of a claim that the Association is not properly exercising its duties and powers as provided in this Declaration.

4.17. Assessment Surplus. The Assessment is an estimated amount. Association will reconcile the account quarterly by the end of the following month. The actual expense will be

recorded and charged to each Unit accordingly. To try to qualify for a non-profit tax status, any surplus, excluding reserves, calculated by this reconciliation shall be credited to each Unit and used against future Assessment, adjusted annually. No refund of the surplus shall be made. If a Unit is sold, the surplus of the above Assessment shall be credited to the Seller through Escrow.

ARTICLE V.

DUTIES AND POWERS OF THE ASSOCIATION

5.1. Duties. In addition to the duties enumerated in its Bylaws, or elsewhere provided for in this Declaration, the Association shall perform the following duties:

A. Maintenance. Except as herein otherwise provided, the Association shall maintain, repair, replace, restore, operate and manage all Association Property and all of the Common Area and all facilities (including the utility facilities to the extent described in Section 6.3), improvements, furnishings, equipment and landscaping thereon, and all property that may be acquired by the Association, provided that each Owner shall maintain the Exclusive Use Easement Area, if any, appurtenant to that Owner's Unit (including the Exclusive Use Easement Area that the Owner's Unit has an appurtenant right to certain exclusive use of) in a neat and clean condition.

Except as herein otherwise provided, maintenance by the Association shall include without limitation: HVAC equipment of each Unit; painting, maintaining, cleaning, repairing and replacing of all Association Property (including the Exclusive Use Easement Area parking spaces described in Section 2.2(C)(3); the exterior and roof of the Building (including exterior doors and exterior windows of the Building, but excluding interior cleaning of such exterior doors and exterior windows that both adjoin a Unit and can be cleaned from within such Unit); Unit entrance doors located in the hallway of the Building (but excluding interior cleaning of such Unit entrance doors that can be cleaned from within a Unit); parking and any other paved areas, elevators, interior hallway and lobby areas, trash enclosures, lighting, sewer and drainage, landscaping and irrigation, seating and outdoor facilities within Association Property; periodic maintenance and testing of all built-in fire protection devices and equipment originally installed or replaced within the Project (if any); repairs and maintenance for wood-destroying pests or organisms; and the exterior cleaning of Association Property windows.

The Association shall inspect, test and maintain the Building's water-based fire protection systems in accordance with the frequencies required by the NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2013 California Edition, publication.

With respect to the Building's fire alarm and fire detection systems (if any), the Association's maintenance and testing schedules and procedures shall be in accordance with the California Fire Code (California Code of Regulations, Title 24, Part 9) and the NFPA 72: National Fire Alarm and Signaling Code publication. The Association shall maintain records of inspection, testing and maintenance of such fire alarm and fire detection systems.

The Association shall be responsible, at its cost, for any future municipal, state or federal building or fire code mandated upgrades or improvements applicable to Association Property.

The responsibility of the Association for maintenance and repair shall not extend to repairs or replacements arising out of or caused by the willful or negligent act or omission of an Owner, or

any of its Permittees, the cost of which is not covered by insurance carried by the Association. Such repairs shall be made by the responsible Owner, provided the Board approves the Person actually making the repairs and the method of repair.

If the responsible Owner fails to take the necessary steps to make the repairs within a reasonable time under the circumstances, the Association shall make the repairs and charge the cost thereof to the responsible Owner, which cost shall bear interest at the rate of twelve percent (12%) per annum (but no greater than the maximum rate authorized by law) until paid in full. If an Owner disputes his or her responsibility for the repairs and provides written notice of such to the Association, the Owner shall be entitled to notice and a hearing as provided in the Bylaws before any charge may be imposed.

For the purpose of preserving the value of the Project and saving cost with scale economy, the Association will initially employ Declarant (or an entity related to Declarant) to initially perform maintenance and management duties for the Association.

B. Insurance. The Association shall maintain such policy or policies of insurance as are required by Section 8.8 of this Declaration.

C. Discharge of Liens. The Association shall discharge by payment, if necessary, any lien against Association Property, and charge the cost thereof to the Member or Members responsible for the existence of the lien (after notice and a hearing, as provided in the Bylaws).

D. Assessments. The Association shall fix, levy, collect and enforce assessments as set forth in Article IV hereof.

E. Payment of Expenses. The Association shall pay all expenses and obligations incurred by the Association in the conduct of its business including, without limitation, all licenses, taxes or governmental charges levied or imposed against the property of the Association.

F. Enforcement. The Association shall make all reasonable efforts to enforce this Declaration.

5.2. Powers. In addition to the power enumerated in its Bylaws, or elsewhere provided for herein, the Association shall have the following powers:

A. Utility Service. In the event that a utility service cannot be provided and billed to the individual Condominiums, the Association shall have the authority to obtain, for the benefit of all of the Condominiums, all water, gas and electric service and refuse collection, and janitorial service. The Board may determine an increased share of utility costs will be allocated to a particular Condominium if it reasonably appears to the Board that a particular Condominium does, or can reasonably be expected to, use more than an average amount of utilities. In the event any Owner disagrees with the Board's allocation of utility costs, that Owner may have the matter submitted to binding arbitration under the rules of the American Arbitration Association. The Association shall pay the charges on any commonly metered utility or common service serving the Project as a whole.

B. Easements. The Association shall have authority, with the approval of two-thirds (2/3) of the total voting power of the Association, to grant easements in addition to those shown on the Map, where necessary for utilities, cable television, cross lot drainage or sewer facilities in, over, across or under Association Property to serve Association Property and the Condominiums.

The Association shall have the authority to ensure Members' compliance with all easements, covenants, conditions and restrictions on the Property, including but not limited to the REA and the Parking Management Plan approved by the City applicable to the Project (if any).

C. Manager. The Association will initially employ Declarant or its agents to perform all or any part of the duties and responsibilities of the Association, except for the responsibility to levy fines, impose discipline, hold hearings, file suit, record or foreclose liens, or make capital expenditures. The Association has the right to terminate the same, or any firm thereafter, at the second annual meeting of the Members of the Association; and to terminate the same for cause on thirty (30) days' written notice, or without cause or payment of a termination fee on ninety (90) days' written notice.

D. Adoption of Rules. The Association or the Board may adopt reasonable rules not inconsistent with this Declaration relating to the use of Association Property and all facilities thereon, and the conduct of Owners and their Permittees with respect to the Project and other Owners.

E. Access. For the purpose of performing construction, maintenance or emergency repair for the benefit of Association Property, the Owners in common or the neighboring Owners, the Association's agents or employees or the neighboring Owners' agents or contractors (the "Access Grantee") shall have the right, after reasonable notice (not less than seventy-two (72) hours except in emergencies) to the Owner thereof, to enter any Unit, and any Exclusive Use Easement Area appurtenant thereto (including Exclusive Use Easement Area that a Unit has an appurtenant right to certain exclusive use of), or to enter any portion of Association Property at reasonable hours. Such entry shall be made with as little inconvenience to the Owner as practicable and any damage caused thereby shall be repaired by the responsible party at its expense. If the entry is scheduled not during normal business hours, the Owner can require the Access Grantee to pay reasonable compensation, but no more than fifteen dollars (\$15) per hour, for Owner's staff to supervise the work. Owner shall respond to the request within reasonable time, but no more than three (3) business days, after the Access Grantee makes the request and grant the access thereafter, but only after Access Grantee presents satisfactory insurance certificates and waiver if required.

F. Assessments, Liens, and Fines. The Association shall have the power to levy and collect assessments in accordance with the provisions of Article IV hereof. The Association may impose fines or take disciplinary action against any Owner for failure to pay assessments or for violation of any provision of the Condominium Documents. Penalties may include fines, temporary suspension of voting rights, or other appropriate discipline, provided that the Member is given notice and a hearing as provided in the Bylaws before the imposition of any fine or disciplinary action.

G. Acquisition and Disposition of Property. The Association shall have the power to acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer or otherwise dispose of real or personal property in connection with the affairs of the Association. Any transfer of real property shall be by recorded document and, unless otherwise stated in this Declaration, approved by two-thirds (2/3) of the total voting power of the Association.

H. Loans. The Association shall have the power to borrow money and, only with the consent (by vote or written consent) of two-thirds (2/3) of the total voting power of the Association, to Mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

I. Dedication. The Association shall have the power to dedicate all or any part of Association Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication shall be effective unless two-thirds (2/3) of the total voting power of the Association has agreed to such dedication.

J. Contracts. The Association shall have the power to contract for goods and services for the discharge of its responsibilities, subject to the limitations of the Bylaws, or elsewhere set forth in the Condominium Documents.

K. Delegation. The Association, the Board, and the officers of the Association shall have the power to delegate their authority and powers to committees, officers or employees of the Association, or to a manager employed by the Association, provided that the Board shall not delegate its responsibility:

(1) To make expenditures for capital additions or improvements chargeable against the reserve funds;

(2) To conduct hearings concerning compliance by an Owner or any of its Permittees with the Declaration, Bylaws or rules and regulations promulgated by the Board;

(3) To make a decision to levy monetary fines, impose a Special Assessment against individual Condominiums, temporarily suspend an Owner's rights as a Member of the Association or otherwise impose discipline;

(4) To make a decision to levy an Annual Assessment or Special Assessment; or

(5) To make a decision to bring suit, record a claim of lien or institute foreclosure proceedings for default in payment of assessments.

L. Security. The Association shall have the power (but not the obligation) to contract for security service for Association Property.

M. Appointment of Trustee. The Association, or the Board acting on behalf of the Association, has the power to appoint or designate a trustee to enforce assessment liens by sale.

N. Litigation. Subject to the requirements of any other provisions of this Declaration (including provisions requiring arbitration under certain circumstances), the Board may file suit in order to enforce the terms and provisions of this Declaration.

O. Other Powers. In addition to the powers contained herein, the Association may exercise the powers granted to a nonprofit mutual benefit corporation under California Corporations Code Section 7140.

5.3. Commencement of Association's Duties and Powers. Until formation of the Association, all duties and powers of the Association as described herein, including all rights of consent and approval shall be and remain the duties and powers of Declarant. From and after the date of the first annual meeting after title to seventy-five percent (75%) of the Units is vested in Owners other than Declarant or its agents, the Association shall assume all duties and powers, and Declarant shall be relieved of any further liability therefor. The Association shall thereafter act as the agent of the Owners in this Project in all dealings with Declarant.

ARTICLE VI.

UTILITIES

6.1. Owners' Rights and Duties. The rights and duties of the Owners of Condominiums within the Project with respect to sewer, water, drainage, electric, gas, television receiving, telephone equipment, cables and lines, exhaust flues and heating and air conditioning facilities, fire suppression system (if any) and security alarm systems (if any) (hereinafter referred to, collectively, as "utility facilities") shall be as follows:

A. Whenever utility facilities are installed within the Project, which utility facilities or any portion thereof lie in or upon Units owned by anyone other than the Owner of a Unit served by the utility facilities, the Owners of any Units served by the utility facilities shall have the right of reasonable access for themselves or for utility companies to repair, replace and generally maintain the utility facilities as and when necessary. Reasonable access is defined herein as being from Monday through Friday during normal business hours of 8 a.m. to 5 p.m. Access shall further be granted at no charge during said normal business hours except that should extended days or hours be required whereby the affected Owner or his agents must be present or where access at any time causes losses or more than minor disruptions to said Owner's business, said affected Owner may charge a reasonable access fee in an amount that would adequately compensate such Owner for such extended periods, losses or disruptions.

B. Whenever utility facilities are installed within the Project which serve more than one (1) Unit, the Owner of each Unit served by the utility facilities shall be entitled to the full use and enjoyment of such portions of the utility facilities which service his Unit; except fire sprinkler and fire alarm systems located in each area (if any), which shall be maintained by the Association, but shall be protected by each Owner from any damage or abuse.

C. In the event of a dispute between Owners with respect to the repair, maintenance or rebuilding of the utility facilities, or with respect to the sharing of the cost thereof, then, upon written request of one (1) of such Owners addressed to the Association, the matter shall

be submitted to arbitration pursuant to the rules of the American Arbitration Association, and the decision of the arbitrator(s) shall be final and conclusive on the parties.

D. Association Property utilities costs and utilities included on a master meter and billed to the Association shall be included in assessments, unless the Board makes a special allocation of such costs as provided in Section 5.2(A).

6.2. Easements for Utilities and Maintenance. Easements over and under the Property for the installation, repair and maintenance of electric, telephone, water, gas and sanitary sewer lines and facilities, heating, air conditioning, drainage facilities, walkways and landscaping as shown on the recorded Map, and as may be hereafter required or needed to service the Property, are hereby reserved by Declarant and its successors and assigns, until the sale of the first Condominium, and thereafter by the Association, together with the right to grant and transfer the same. Said easements shall be in favor of Declarant, and its successors and assigns, and for the benefit of the Project and the Association.

6.3. Association's Duties. The Association shall maintain all utility facilities located in Association Property, the fire sprinkler and alarm systems (if any), and HVAC units for each Unit, except for (a) those facilities maintained by utility companies, public, private or municipal, and (b) those maintained by the Owners as described in Section 8.7. The Association shall pay all charges for utilities supplied to the Project except those metered or charged separately to the Units. The Association shall not be liable for and Owner shall not be entitled to, any reduction of Association dues by reason of Association's failure to furnish any of the foregoing when such failure is caused by accident, breakage, repairs, strikes, lockout or other labor disturbances or labor disputes of any character, or by any other cause, similar or dissimilar, beyond the reasonable control of Association. The Association shall not be liable for loss of or injury to property in connection with furnishing or its failure to furnish any of the foregoing.

6.4. Metering of Utilities. Each Owner shall pay all utilities metered separately to his Unit as determined by the Association, and shall maintain and repair the utilities servicing only his Unit. The Association shall pay all utilities metered to a central meter and shall maintain and repair central utilities and services serving the Project as a whole.

6.5. Access Easements. Subject to the provisions of this Declaration, the Association and its Members shall have nonexclusive easements for ingress and egress over the portions of Association Property containing open space, and parking and driveway areas.

Any existing reciprocal fire lane or emergency ingress between the Property and an adjacent property shall maintain reciprocity, and no changes shall be made to such fire lane or emergency ingress without prior approval from the City's fire department.

6.6. LEFT INTENTIONALLY BLANK

ARTICLE VII.

USE RESTRICTIONS

In addition to all of the covenants contained herein, the use of the Property and each Condominium therein is subject to the following:

7.1 Condominium Use. Condominium Units shall be occupied or used by the Owners and their Permittees only for use(s) in accordance with the approved zoning for the Project as provided in the City's Municipal Code. Pursuant to this Declaration, no residential uses shall be allowed in any Unit, Association Property, or Common Area, and the following uses are also specifically prohibited:

- A. Any distillation, refining or smelting operations;
- B. Any mobile home or trailer court, labor camp, junkyard, stockyard or animal raising operation;
- C. Any automobile, truck, motorcycle or boat repair shop, car wash, truck terminal or gas station;
- D. Any mortuary, funeral parlor or mausoleum;
- E. Any flea market or pawn shop;
- F. Any adult bookstore or establishment selling, exhibiting or distributing pornographic or obscene materials;
- G. Any bowling alley, bingo parlor, gambling hall, billiard parlor or skating rink;
- H. Any video arcade, high-tech game center (e.g., laser tag) or other similar establishment, including any establishment incorporating coin-operated amusements or showing movies to its customers;
- I. Any type of residential use including, without limitation, apartments, hotel, motel, mobile home or other lodging facility whether short or extended stay;
- J. Any quarry and/or the drilling for and/or removal of soil, sand, gravel or subsurface substances or commercial excavation of construction materials or the creation of excessive quantities of dust, dirt or ash;
- K. Any bar, teen club, saloon, cocktail lounge, nightclub, party room dance hall or tavern;
- L. Any livery stable, or raising or keeping of livestock, kennel or dog pound;
- M. Any circus or carnival grounds, or amusement park;
- N. A gun range, or any facility selling or displaying guns or firearms of any kind;
- O. The storage, sale or display of fireworks or explosives;
- P. Any type of laundry, central laundry, laundromat or dry cleaning plant;

Each Owner shall comply with the use restrictions contained in this Declaration. All proposed uses shall be pre-approved in writing by the City and the Association (and Declarant as long as Declarant owns any Condominium in the Project) before any tenant improvement commences. If the prior approval is not obtained by the Owner, the Association and the City (and Declarant so long as Declarant owns any Condominium in the Project) shall have the right to act per Section 8.1 of this Declaration to enforce the use restrictions. The Owner is responsible for any losses that may be incurred due to incompatible uses of such Owner's Unit.

7.2. Nuisances. No noxious, illegal, noisy or seriously offensive activities shall be carried on upon any Condominium, or in any part of the Project, nor shall anything be done thereon which may be or may become a serious annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of an Owner's Condominium, or which shall in any way increase the rate of insurance for the Project, or cause any insurance policy to be cancelled or to cause a refusal to renew the same, or which will impair the structural integrity of the Building, or which will endanger the lives or health of occupants or the public. Reasonable safety precautions shall

be used at all times by any Person using or storing oxygen, nitrous oxide or other potentially hazardous substances. Installation and storage of medical gases or substances shall be subject to approval of the Board. To the fullest extent permitted by law, Owners using medical gases or substances which are stored or installed in Association Property shall indemnify and hold the Association and all the other Owners harmless from any damage or liability arising or resulting from the storage or use of such substances. A separate indemnification agreement and additional insurance coverage shall be required and approved by the Association before such substances or related system can be stored or installed in Association Property.

Subject to the remaining provisions of this Section, an Owner shall be entitled to use and store only those Hazardous Materials that are necessary for such Owner's business, provided that such usage and storage is in full compliance with all applicable local, state and federal statutes, orders, ordinances, rules and regulations (as interpreted by judicial and administrative decisions). Each Owner shall give to the Association written notice of any spills, releases or discharges of Hazardous Materials within its Unit or in any Association Property of which said Owner has knowledge, regardless of whether or not such spill, release or discharge was caused by such Owner. Each Owner covenants to investigate, clean up and otherwise remediate any spill, release or discharge of Hazardous Materials caused by the acts or omissions of such Owner, or any of its Permittees, at such Owner's sole cost and expense. Such investigation, clean up and remediation, if regarding Association Property, shall be performed after such Owner has obtained the Association's written consent, which shall not be unreasonably withheld, provided, however, that such Owner shall be entitled to respond immediately to an emergency without first obtaining the Association's written consent. To the fullest extent permitted by law, each Owner shall indemnify, defend and hold the Association and all other Owners harmless from and against any and all claims, judgments, damages, penalties, fines, liabilities, losses, suits, administrative proceedings and costs (including, but not limited to, attorneys' and consultants' fees) arising from or related to the use, presence, transportation, storage, disposal, spill, release or discharge of Hazardous Materials within such Owner's Unit or in Association Property if caused by the acts or omissions of such Owner or any of its Permittees.

7.3. Vehicle Parking, Restrictions and Towing. The Association shall have the authority to establish and enforce reasonable parking regulations, vehicle restrictions and towing on the Property (the "Parking Management Plan"), which plan shall be approved in advance in writing by the City, and may thereafter be modified or terminated only with prior written approval of the City. The Association shall be responsible for mitigating any parking related issues pursuant to the Parking Management Plan, to the satisfaction of the City. Each Owner and its Permittees shall comply with such Parking Management Plan, and each Owner shall ensure that its Permittees comply with such Parking Management Plan. At the Association's request, any and all Owners shall take all necessary actions to allow the Association to perform its duties pertaining to such Parking Management Plan. A copy of such Parking Management Plan shall be provided by each Owner to (i) any tenant under any contract for the lease of such Owner's Unit, prior to the tenant's occupancy of such Unit, and (ii) any buyer under any contract for the sale of such Owner's Unit, prior to the transfer of such Unit to the buyer. A copy of such Parking Management Plan shall be available for inspection and copying by any Member or its duly appointed representative at any reasonable time, and for a purpose reasonably related to its interest as a Member, at the office of the Association or such other place as the Board may prescribe pursuant to the Bylaws. No trailer, camper, mobile home, boat, inoperable automobile or similar equipment shall be permitted to remain upon any area within the Property. No truck larger than 3/4 ton shall be parked on the Property other than delivery trucks or moving vans making pick-ups or deliveries. No noisy or

smoky vehicles shall be operated on the Property. No unlicensed motor vehicles shall be operated upon the Property. The Association may cause the removal, without notice, of any vehicle parked in a marked fire lane, within fifteen (15) feet of a fire hydrant, in a parking space designated for handicapped without proper authority or in a manner which interferes with any entrance to, or exit from, the Project or any Condominium, parking space or garage located thereon. The Association shall not be liable for any damages incurred by the vehicle owner because of the removal in compliance with this Section or for any damage to the vehicle caused by the removal unless such damage resulted from the intentional or negligent act of the Association or any Person acting on behalf of the Association causing the removal of or removing said vehicle. If requested in writing by the owner of the vehicle, the Association shall state the grounds for the removal of same.

Notwithstanding the foregoing, temporary parking of delivery trucks, moving vans or trailers for a period of not more than one day for the purposes of loading and unloading shall be permitted if not inconsistent with the REA and the Parking Management Plan approved by the City applicable to the Project, and extended parking in excess of said period will only be allowed by permit to be issued and for a fee to be determined by the Association.

7.4. Signs. No individual Unit signs shall be displayed to the public view on any Condominiums or on any portion of the Project except (a) such signs for the name of the Project which are approved by the City (if any), (b) such signs that are permitted by the City's applicable signage program (if any) and approved by the Board, and (c) such signs required to be displayed by applicable law. Signs shall conform to all applicable local ordinances and regulations, and any reasonable regulations established by the Association. No advertising or promotional activities such as pennants, lights, amplified sound or music, shall be permitted without the prior consent of the Board. Notwithstanding the above provisions, signs indicating the number of each Unit and identifying the professional practice of the Owner or occupant of each such Unit may be displayed on interior entrance doors for each such Unit (or, if otherwise determined by the Board, may instead be displayed beside interior entrance doors for each such Unit in accordance with standards adopted by the Association). Additionally, the Association will maintain a directory at one or more appropriate locations in Association Property of the Project, identifying the professional practice and unit number thereof. "For Rent", "For Lease" and "For Sale" signs with permission from the City are permitted in the window of a Unit. All signage at the Project may be subject to reasonable standards adopted by the Association.

7.5. Animals. No animals, reptiles, insects or birds of any kind shall be raised, bred, or kept in any Condominium, or on any portion of the Project.

7.6. Disposal of Medical Waste, Garbage and Refuse. Medical waste, garbage and refuse generated by the Owners and occupants of the Project will be disposed of as follows:

A. Medical Waste Disposal. Unless the Association adopts, through appropriate Board action, a program administered by the Association for the disposal of medical waste generated by the Owners and occupants of the Project, each Owner will be responsible for the disposal of medical waste from such Owner's Unit, in accordance with all applicable federal, state and local statutes, rules and regulations governing the disposal of medical waste. No medical waste shall be disposed of within the Project by dumping in the garbage containers, down the drains or otherwise. "Medical waste" means and refers to any solid waste that is generated in the diagnosis, treatment or immunization of human beings or animals, in research pertaining thereto,

or in the production or testing of biologicals, including but not limited to: soiled or blood-soaked bandages, culture dishes and other glassware, discarded surgical gloves, discarded surgical instruments, needles, cultures, stocks, swabs, removed body organs or tissues, lancets and similar materials.

B. Garbage and Refuse Disposal. Rubbish, trash and garbage shall not be allowed to accumulate within Units or upon the Project. Trash, garbage and other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All equipment, garbage cans or storage piles shall be kept screened and concealed from view of other Condominiums, streets and Association Property. Each Owner shall be responsible for the removal of his trash and garbage from his Unit. The Association shall be responsible for removal of trash and garbage from the central pickup points. No toxic materials or Hazardous Materials shall be disposed of within the Project by dumping in the garbage containers, down the drains or otherwise. Notwithstanding the foregoing, when depositing materials in the common trash bins, ample space within the trash containers must be available so that the material does not overflow onto the ground surrounding the trash container or in such a manner that will not allow the lid of said container to be closed. If the Association determines that any one Owner is using or requires more than a reasonable proportionate share of the available common trash container space, the Association shall, after written notification to said Owner, arrange for additional trash containers and/or pickups as may be deemed appropriate. All charges for said additional services shall be borne by the involved Owner and where allowed, billed directly to said Owner by the company providing said services.

7.7. Radio and Television Antennas or Dishes. No Owner shall construct and/or use and operate his own external radio and/or television antenna or satellite dish, without the consent of the Board. In considering whether to approve applications, the Board shall consider aesthetics and uniformity of appearance in the Project. All fees for the use of any external radio and/or cable television system shall be borne by the respective Condominium Owners and not by the Association.

7.8. Architectural Control. No fence, wall, obstruction, outside or exterior wiring, balcony, screen, awning, improvement or structure of any kind shall be constructed, installed, erected or maintained upon the Project, nor shall any alteration or improvement of any kind be made thereto, unless approved by the Board or its authorized committee. Notwithstanding the foregoing, improvement or alterations to Unit interiors are not subject to review or control by the Board, but are subject to the City's approval and permitting process, provided that an Owner shall not, in the course of remodeling his Unit, damage or interfere with or impair any utility lines or mechanical systems which serve other Condominiums or impair the structural integrity of the Building or lessen the support of any portions of the Project.

The Association shall not cause to be made, or permit, any changes in the exterior or structural portion of the Building which materially affects the outward appearance of the Building or its structural integrity. Any exterior changes are subject to written approval by a majority of the Owners. The purpose of the foregoing requirement is to assure architectural and aesthetic harmony of the Building.

7.9. Drapes. All drapes, curtains, window coverings, shutters, or blinds visible from the street or Association Property shall be of colors, materials and patterns which are approved by the Board or its authorized committee.

7.10. Liability of Owners for Damage to Association Property. Without limiting the Association's rights and remedies that may exist at law or in equity, the Owner of each Condominium shall be liable to the Association for all damage to Association Property caused by such Owner or any of its Permittees. The Association shall be responsible for repairing the damages (except to the extent otherwise set forth in this Declaration) and the liable Owner shall be responsible for the expenses as described in Section 5.1(A).

7.11. Vacancy; Option to Repurchase. Declarant desires to avoid the initial purchase of Units for speculation and also wishes to assure that, as quickly as reasonably possible, the Project is sold to Owners who will assure that the Units are actually used as soon as reasonably possible for use(s) that complies with Section 7.1 above. In furtherance of these purposes, not more than eighteen (18) months after title is transferred by Declarant to an Owner, each Unit shall be occupied and operated during regular business hours for use(s) that complies with Section 7.1 above. Any Unit that remains vacant for more than eighteen (18) months following the initial sale of such Unit by Declarant shall be subject to a repurchase option in favor of Declarant, as described herein. For purposes of this Section, a Unit will be deemed "vacant" if (a) it is not open to the public for use(s) that complies with Section 7.1 above; and (b) fixturation (the construction by Owner of interior improvements in order to allow use of the Unit for use(s) that complies with Section 7.1 above) has not been commenced or, if commenced, is not being diligently pursued. Declarant's option to repurchase will be subject to the following provisions:

(1) Declarant will provide a thirty (30) day written notice to Owner of the vacant Unit, indicating Declarant's intention to exercise this repurchase option.

(2) After receiving the notice, the Owner of the vacant Unit may (a) within such 30 day period, occupy the Unit or diligently commence and pursue to timely completion fixturation of the Unit; or (b) notify Declarant within five (5) days following receipt of such notice from Declarant of the Owner's intention to convey the Unit to Declarant no later than sixty (60) days thereafter. Failure by an Owner to respond to such written notice from Declarant will be deemed an election to allow Declarant to repurchase the Unit.

(3) The purchase price for Declarant's repurchase of the Unit will be the original purchase price at which the Unit was sold to the Owner, excluding any costs of fixturation, delinquent taxes and assessments and closing costs. Taxes and assessments will be current and prorated as of close of escrow. The Owner will be responsible for any prepayment fees or penalties with respect to encumbrances that must be removed.

(4) If the repurchase escrow has not closed within thirty (30) days following the expiration of the original thirty (30) day period, Declarant may bring an action to specifically enforce its rights hereunder, in which case the prevailing party will be entitled, in addition to such other relief as may be granted, to a reasonable sum as its attorneys' fees and costs.

(5) An Owner who has elected or is deemed to have elected to resell his Unit to Declarant pursuant to this repurchase option shall keep the Unit in good condition and

diligently clear any encumbrance and pay any delinquent taxes or assessments. Good and marketable title to such Unit will be conveyed to Declarant through escrow, free from delinquent taxes and encumbrances.

7.12. Overloading. No machinery, apparatus or appliance or equipment shall be located in any Unit, Exclusive Use Easement Area or in Association Property which will in any manner structurally overload the Building, or vibrate, shake or otherwise damage any portion of the Building.

7.13. Smoking Prohibited. Smoking is prohibited at the Project. Any Person (including Owners, tenants and employees, but not including business invitees) who engages in the act of smoking shall be subject to a fine of \$300.00 payable to the Association for each violation. "No Smoking" signs shall be posted in the Project.

7.14. Restroom Access. Keys and/or codes (as determined by the Association) are used to control and gain access to restrooms located in Association Property.

7.15. Roof Access. Access to the roof is prohibited at the Project for public use. Roof access is only for maintenance use.

ARTICLE VIII.

GENERAL PROVISIONS

8.1. Enforcement. The Association, the City (as described in 8.13 below) or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereinafter imposed by the provisions of this Declaration, the Articles or the Bylaws. In an action to enforce the Project Documents, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs as are ordered by a court or an arbitrator. Failure by the Association, the City or by any Owner to enforce any covenant or restriction herein contained shall not be deemed a waiver of the right to do so thereafter.

8.2. Invalidity of Any Provision. Should any provision or portion hereof be declared invalid or in conflict with any law of the jurisdiction where this Project is situated, the validity of all other provisions and portions hereof shall remain unaffected and in full force and effect.

8.3. Term. The covenants and restrictions in this Declaration shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by the Association, the City or the Owner of any Unit, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, approved in advance in writing by the City, signed by a majority of the then Owners of the Condominiums, has been recorded agreeing to change the covenants and restrictions in whole or in part, or to terminate the same.

8.4. Amendments. After the close of escrow upon the sale of the first Condominium, this Declaration may be amended with prior written approval of the City and only by the affirmative vote, in person or by proxy, or written consent of Members representing a majority of

the total voting power of the Association. However, the percentage of voting power necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be certified in a writing executed and acknowledged by the President or Vice President of the Association and recorded in the Recorder's Office of the County of Orange.

8.5. Encroachment Rights. If any portion of Association Property encroaches on any Unit or in any part thereof or any portion of a Unit encroaches on any Association Property due to engineering errors, errors or adjustments in original construction, condominium conversion, renovation, reconstruction, repair, settlement, shifting or movement of the Building, or any other cause, the Owner of the encroaching element shall have the right to maintain, repair or replace the encroachment, as long as it exists, and the rights and obligations of Owners shall not be altered in any way by said encroachment, settlement or shifting; provided, however, that no right shall be created in favor of an Owner or Owners if said encroachment occurred due to the intentional conduct of said Owner or Owners other than adjustments by Declarant in original construction, condominium conversion or renovation. In the event the Building or a Unit is partially or totally destroyed, and then repaired or rebuilt, minor encroachments over adjoining Units or Association Property shall be permitted and there shall be appropriate rights for the maintenance of said encroachments so long as they shall exist. In the event that an error in engineering, design or construction results in an encroachment of the Building into Association Property, or into or onto an adjoining lot, or into a required setback area, a correcting modification may be made in the Map and/or Condominium Plan. Said modification shall be in the form of a certificate of correction and shall be executed by Declarant, so long as Declarant is the sole Owner of the Property, and by Declarant's engineer, in the case of a Condominium Plan, and in addition, by the city engineer, in the case of a subdivision map or parcel map. If the correction occurs after a fractional interest in the Common Area has been conveyed to any Owner of a Unit other than Declarant, the Association and any such Owner shall also execute the certificate of correction. The Board may, by vote or written approval of a majority of the Directors, authorize the execution of the certificate of correction.

8.6. Rights of First Lenders. No breach of any of the covenants, conditions and restrictions herein contained, nor the enforcement of any lien provisions herein, shall render invalid the lien of any first Mortgage, meaning a Mortgage with first priority over any other Mortgage, on any Condominium made in good faith and for value, but all of said covenants, conditions and restrictions shall be binding upon and effective against any Owner whose title is derived through foreclosure or trustee's sale, or otherwise.

Notwithstanding any provision in the Condominium Documents to the contrary, First Lenders shall have the following rights:

A. Copies of Project Documents. The Association shall make available to Condominium Owners and First Lenders, and to holders, insurers or guarantors of any first Mortgage, current copies of the Declaration, Bylaws, Articles or other rules concerning the Project and the books, records and financial statements of the Association, upon request, during normal business hours or under other reasonable circumstances. The Board may impose a fee for providing the foregoing which may not exceed the reasonable cost to prepare and reproduce the requested documents.

B. Audited Statement. The holders of fifty-one percent (51%) or more of first Mortgages shall be entitled, upon written request, to have an audited financial statement for the immediately preceding fiscal year prepared at their expense if one is not otherwise available. Such statement shall be furnished within a reasonable time following such request.

C. Notice of Action. Upon written request to the Association, identifying the name and address of the First Lender, and the Condominium number or address, such First Lender will be entitled to timely written notice of: (1) any condemnation loss or any casualty loss which affects a material portion of the Project or any Condominium on which there is a first Mortgage held, insured, or guaranteed by such First Lender, as applicable; (2) any default in performance of obligations under the Project Documents or delinquency in the payment of assessments or charges owed by an Owner of a Condominium subject to a first Mortgage held, insured or guaranteed by such First Lender, which remains uncured for a period of sixty (60) days; (3) any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; (4) any proposed action which would require the consent of a specified percentage of First Lenders as specified in Section 8.6(D). The Association shall discharge its obligation to notify First Lenders by sending written notices required herein to such parties, at the address given on the current request for notice, in the manner prescribed in Section 8.11.

D. Consent to Action.

(1) Except as provided by statute or by other provision of the Project Documents in the case of substantial destruction or condemnation of the Project, the consent of Owners of Condominiums to which at least sixty-six percent (66%) of the votes in the Association are allocated and the approval of First Lenders holding Mortgages on Condominiums which have at least sixty-six percent (66%) of the votes of Condominiums subject to first Mortgages, shall be required to terminate the legal status of the Project as a Condominium Project.

(2) Except as provided by statute in the case of condemnation or substantial loss to the Condominiums and/or common elements of the Project, unless the holders of at least two-thirds (2/3) of the first Mortgages, based upon one (1) vote for each first Mortgage or deed of trust owned, or at least two-thirds (2/3) of Owners of the individual Condominiums have given their prior written approval, the Association and/or the Owners shall not be entitled to:

(a) By act or omission, seek to abandon or terminate the Project, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(b) Change the pro rata interest or obligations of any individual Condominium for the purpose of: (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro rata share of ownership of each Condominium in the Common Area. Any special allocation of costs by the Board pursuant to Section 5.2(A) shall not be deemed a change within the meaning of this clause;

(c) Partition or subdivide any Condominium;

(d) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer Association Property or Common Area. The granting of easements for

public utilities or for other public purposes consistent with the intended use of Association or Common Area shall not be deemed a transfer within the meaning of this clause;

(e) Use hazard insurance proceeds for losses to the Project, whether to Condominiums, Association Property, or to Common Area, for other than the repair, replacement or reconstruction of the Project.

E. Reserves. In accordance with Section 4.9, Condominium dues or charges shall include an adequate reserve fund for maintenance, repairs and replacement of those improvements which the Association is obligated to maintain that must be replaced on a periodic basis. Such dues or charges may be paid in either a lump sum or regular payments as determined by the Board.

F. Priority of Liens. Each holder of a first Mortgage lien on a Condominium by virtue of foreclosure of the Mortgage, or any purchaser at a foreclosure sale under a first deed of trust, will take the Condominium free of any claims for unpaid assessments and fees, late charges, fines or interest levied in connection therewith, against the Condominium which accrue prior to the time such holder comes into possession of the Condominium, except for claims for a pro rata share (based on the Project Documents) of such assessments or charges to all Project Condominiums including the mortgaged Condominium, and except for assessment liens recorded prior to the Mortgage.

G. Distribution of Insurance or Condemnation Proceeds. No provision of the Condominium Documents gives an Owner, or any other party, priority over any rights of First Lenders of Condominiums pursuant to their Mortgages in the case of distribution to Owners of insurance proceeds or condemnation awards for losses to or taking of Condominiums.

H. Restoration or Repair. Any restoration or repair of the Project, after a partial condemnation or damage due to an insurable hazard, shall be performed substantially in accordance with the Declaration and the original plans and specifications, unless other action is approved by First Lenders holding Mortgages on Condominiums which have at least fifty-one percent (51%) of the votes of Condominiums subject to first Mortgages.

8.7. Owner's Right and Obligation to Maintain and Repair. Except for those portions of the Project which the Association is required to maintain and repair, each Owner shall, at his sole cost and expense, maintain and repair his Unit, keeping the same in good condition. Each Owner shall bear the cost of maintenance, repair and replacement of the following items within or serving such Owner's Unit: the interior of his Unit (including, but not limited to, doors and windows within his Unit), all utilities servicing his Unit, and all appliances therein, including plumbing and light fixtures. Individual water heaters, if any, located within the Unit served thereby, shall be maintained by the Owner of the Unit. Each Owner shall be responsible, at its cost, for any future municipal, state or federal building or fire code mandated upgrades or improvements applicable to such Owner's Unit. All exterior doors and exterior windows of the Building and all Unit entrance doors located in the hallway of the Building shall be maintained, repaired and replaced as required by the Association at the Association's cost (except to the extent otherwise set forth below in this Section with respect to Unit entrance doors), provided that each Owner shall bear the cost of and be responsible for (a) interior cleaning of such exterior doors and exterior windows that both adjoin his respective Unit and can be cleaned from within such Unit, and (b) interior cleaning of such Unit entrance doors that can be cleaned from within his respective Unit.

Any replacement items for such exterior doors, exterior windows and Unit entrance doors will be of the same type (style, color, texture, etc.) as the item being replaced, unless the Board otherwise approves; provided that, with respect to any such Unit entrance door, the replacement of a conventional lock system with a keyless entry system by the Owner of the Unit that such Unit entrance door serves is allowed if of the same type (style, color, texture, etc.) as the item being replaced. If such keyless entry system is installed, the maintenance, repair and replacement of such keyless entry system shall be the responsibility of the Owner of the Unit that such Unit entrance door serves, at such Owner's cost. Each Owner shall also repair, maintain and replace all pipes, wires, cables and conduits supplying utilities to the Unit which are located within the boundaries of the Unit. The fire sprinkler system (if any), fire alarm system (if any) and HVAC shall be maintained and repaired by the Association. Each Owner is responsible for all costs for any repair of the damages caused by such Owner or any of its Permittees. Each Owner shall have the exclusive right to decorate the inner surfaces of the walls, ceilings, floors and doors bounding the Unit. In the event an Owner fails to maintain his Unit in a manner which the Board deems necessary to preserve the appearance and value of the Property, the Board may notify Owner of the work required and request it be done within thirty (30) days from the giving of such notice. In the event Owner fails to carry out such maintenance within the period, the Board may, following notice and hearing as provided in the Bylaws, cause such work to be done and the cost thereof shall immediately be paid by such Owner to the Association and until paid shall bear interest at the rate of twelve percent (12%) per annum, but no greater than the maximum rate authorized by law.

8.8. Insurance. The Association shall obtain and continue in effect a master policy of insurance covering all of the personal property and supplies of the Association, the Common Area, and all of the Property and improvements on the Association Property and all fixtures and Building service equipment therein, including, without limitation, fire and extended coverage and special form and insuring one hundred percent (100%) of current replacement costs of all improvements except improvements in the Units, a comprehensive general liability insurance policy insuring the Association and each Owner for his liability for Association Property and the Common Area, and a fidelity bond covering officers, Directors and employees in an amount to be determined by the Board, but in no event less than a sum equal to three (3) months' aggregate assessments on all Units plus reserve funds.

The master policy shall be issued in the name of the Association. All insurance shall contain waiver of subrogation as to the Association, officers, Directors and Members, and if obtainable, a cross-liability or severability of interest endorsement insuring each insured against liability to each other insured.

Each Owner appoints the Association, or any insurance trustee to be designated by the Association, as attorney in fact for the purpose of purchasing and maintaining the Association's insurance, including: the collection and appropriate disposition of the proceeds thereof; the negotiation of losses and execution of releases of liability required for payment of insurance proceeds; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose. The Association or any insurance trustee shall be required to receive, hold or otherwise properly dispose of any proceeds of insurance in trust for Owners and their first Mortgage holders, as their interests may appear.

The minimum limits on the liability insurance policy shall be One Million dollars (\$1,000,000) per occurrence, Two Million dollars (\$2,000,000) aggregate and shall include personal injury, bodily injury, property damage and liability for non-owned automobiles. Workers' compensation insurance shall at all times be carried to the extent required to comply with any applicable law. Officers' and Directors' liability insurance shall be carried by the Association to cover any Person serving in such capacities and to cover committee Members, if such coverage is available at reasonable cost.

Insurance maintained by the Association does not cover any real or personal property contained in the Units (including, but not limited to, "tenant improvements" of the Units), nor does any insurance maintained by the Association provide liability protection against injuries or damages to any Person or property occurring within the Units. Each Owner shall separately insure his or her Condominium against loss by fire or other casualty covered by his insurance carried and shall name the Association as an additional insured party. In addition, a liability insurance policy shall be carried by each Owner and shall have the same minimum limits as the master policy carried by the Association. An Owner may insure his personal property against loss. In addition, any improvements made by an Owner within his Unit may be separately insured by the Owner, such type and nature of coverage commonly known as "tenant's improvements". All such insurance that is individually carried must contain a waiver of subrogation rights by the insurer as to other Owners, the Association, Declarant and First Lenders. Upon purchase of a Condominium in the Project, each Owner recognizes and agrees that it is Owner's responsibility to obtain insurance to cover these matters.

Insurance premiums for the master policy shall be a common expense to be included in the Annual Assessment levied by the Association and the portion of such payment necessary for the insurance premiums may be held in a separate account of the Association and shall be used solely for the payment of the master insurance policy premiums as such premiums become due.

If Project improvements are damaged or destroyed by fire or other casualty, the improvements shall be repaired or reconstructed substantially in accordance with the original as-built plans and specifications, modified as may be required by applicable building codes and regulations in force at the time of such repair or reconstruction and subject to such alterations or upgrades as may be approved by the Board, unless either of the following occurs:

(1) The cost of repair or reconstruction is more than fifty percent (50%) of the current replacement costs of all Project improvements, available insurance proceeds are not sufficient to pay for at least eighty-five percent (85%) of the cost of such repairs or reconstruction, and seventy-five percent (75%) of the total voting power of the Association residing in Members and their First Lenders vote against such repair and reconstruction; or

(2) Available insurance proceeds are not sufficient to substantially repair or reconstruct the improvements within a reasonable time as determined by the Board, a Special Assessment levied to supplement the insurance fails to receive the requisite approval, if such approval is required, as provided in Section 4.7, and the Board, without the requirement of approval by the Owners, is unable to supplement the insurance by borrowing on behalf of the Association sufficient monies to enable the improvements to be substantially repaired or reconstructed within a reasonable time.

If the improvement is to be repaired or reconstructed and the cost for repair or reconstruction is in excess of twenty-five percent (25%) of the current replacement cost of all Association Property improvements, the Board shall designate a construction consultant, a general contractor and an architect for the repair or reconstruction. All insurance proceeds, Association monies allocated for the repair or reconstruction, and any borrowings by the Association for the repair or reconstruction shall be deposited with a commercial lending institution experienced in the disbursement of construction loan funds (the "depository") as selected by the Board. Funds shall be disbursed in accordance with the normal construction loan practices of the depository that require as a minimum that the construction consultant, general contractor and architect certify within ten (10) days prior to any disbursement substantially the following:

A. That all of the work completed as of the date of such request for disbursement has been done in compliance with the approved plans and specifications;

B. That such disbursement request represents monies which are justly due to entities or persons who have rendered or furnished certain services or materials for the work;

C. That the sum then requested to be disbursed plus all sums previously disbursed does not exceed the cost of the work insofar as actually accomplished;

D. That no part of the cost of the services and materials described in the foregoing paragraph A has been or is being made the basis for the disbursement of any funds in any previous or then pending application; and

E. That the amount held by the depository, after payment of the amount requested in the pending disbursement request, will be sufficient to pay in full the costs necessary to complete the repair or reconstruction.

If the cost of repair or reconstruction is less than twenty-five percent (25%) of the current replacement cost of all Association Property improvements, the Board shall disburse the available funds for the repair and reconstruction under such procedures as the Board deems appropriate under the circumstances.

The repair or reconstruction shall commence no later than one hundred and eighty (180) days after the date of such damage or destruction and shall be completed no later than three hundred and sixty-five (365) days after commencement of repair or reconstruction, subject to delays that are beyond the control of the party responsible for making the repairs or reconstruction.

If the improvements are not repaired or reconstructed in accordance with the foregoing, all available insurance proceeds shall be disbursed among all Owners and their respective Mortgagees in proportion to the respective fair market values of their Condominiums as of the date immediately preceding the date of damage or destruction as determined by a qualified independent appraiser selected by the Board, after first applying the proceeds to the cost of mitigating hazardous conditions on the Property, making provision for the continuance of public liability insurance to protect the interests of the Owners until the Property can be sold, and complying with all other applicable requirements of governmental agencies.

If the failure to repair or reconstruct results in a material alteration of the use of the Project from its use immediately preceding the damage or destruction as determined by the Board, the Project shall be sold in its entirety under such terms and conditions as the Board deems appropriate.

A material alteration shall be conclusively presumed if repair or reconstruction costs exceed twenty-five percent (25%) of the current replacement cost of all Project improvements. If any Owner or First Lender disputes the Board's determination as to a material alteration, the dispute shall be submitted to arbitration pursuant to the rules of the American Arbitration Association, and the decision of the arbitrator shall be conclusive and binding on all Owners and their Mortgagees.

If the Project is sold, the sales proceeds shall be distributed to all Owners and their respective Mortgagees in proportion to the respective fair market values of their Condominiums as of the date immediately preceding the date of damage or destruction as determined by the independent appraisal procedure described above. For the purpose of effecting a sale under this Section 8.8, each Owner grants to the Association an irrevocable power of attorney to sell the entire Project for the benefit of the Owners, to terminate the Declaration and to dissolve the Association. In the event the Association fails to take the necessary steps to sell the entire Project as required hereunder within one hundred and twenty (120) days following the date of a determination by the Board or arbitrator of a material alteration, or within one hundred and eighty (180) days following the date of damage or destruction if the Board has failed to make a determination as to the material alteration, any Owner may file a partition action as to the entire Project under California Civil Code Section 6656, or any successor statute, and the Court shall order partition by sale of the entire Project and distribution of the sale proceeds as provided herein.

Notwithstanding anything herein to the contrary, any Owner or group of Owners shall have a right of first refusal to match the terms and conditions of any offer made to the Association in the event of a sale of the Project under this Section 8.8, provided this right is exercised within ten (10) days of receipt by the Owners of a notice from the Association containing the terms and conditions of any offer it has received. If the Owner or group of Owners subsequently default on their offer to purchase, they shall be liable to the other Owners and their respective Mortgagees for any damages resulting from the default. If more than one (1) Owner or group elects to exercise this right, the Board shall accept the offer that in its determination is the best offer.

8.9. Condemnation. The Association shall represent the Owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of Association Property(ies), or part thereof. In the event of a taking or acquisition of part or all of Association Property(ies) by a condemning authority, the award or proceeds of settlement shall be payable to the Association, or any trustee appointed by the Association, for the use and benefit of the Owners and their Mortgagees as their interests may appear. In the event of an award for the taking of any Condominium in the Project by eminent domain, the Owner of such Condominium shall be entitled to receive the award for such taking and, after acceptance thereof, he and his Mortgagee shall be divested of all interest in the Project in connection with such taken Condominium if such Owner shall vacate his Condominium as a result of such taking. The remaining Owners shall decide by majority vote whether to rebuild or repair the Project, or take other action. The remaining portion of the Project shall be resurveyed, if necessary, and the Declaration shall be amended to reflect such taking and to readjust proportionately the percentages of undivided interest of the remaining Owners in the Property. In the event of a taking by eminent domain of any part of Association Property, the Association shall participate in the negotiations, and shall propose the method of division of the proceeds of condemnation, where Units are not valued separately by the condemning authority or by the court. Proceeds of condemnation shall be distributed among Owners of Condominiums and their respective Mortgagees according to the relative values of the Condominiums affected by the condemnation, said values to be determined by the method provided in Section 8.8.

If there is a substantial taking of the Project in excess of fifty percent (50%), the Owners may terminate the legal status of the Project and, if necessary, bring a partition action under California Civil Code Section 6656 or any successor statute, on the election to terminate by fifty-one percent (51%) of the total voting power of the Association residing in Members other than Declarant and the approval of First Lenders holding Mortgages on Condominiums which have at least fifty-one percent (51%) of the votes of Condominiums subject to First Lenders Mortgages. The proceeds from the partition sale shall be distributed to the Owners and their respective Mortgagees in proportion to the fair market values of their Condominiums as determined under the method described in Section 8.8.

8.10. Owners' Compliance. Each Owner, tenant or occupant of a Condominium shall comply with the provisions of this Declaration, and to the extent they are not in conflict with the Declaration, the Articles and Bylaws, and the decisions and resolutions of the Association or the Board, as lawfully amended from time to time. Failure to comply with any such provisions, decisions or resolutions shall be grounds for an action (1) to recover sums due; (2) for damages; (3) for injunctive relief; (4) for costs and attorney's fees; or (5) any combination of the foregoing.

All agreements and determinations lawfully made by the Association in accordance with the voting percentages established in this Declaration or in the Articles or the Bylaws shall be deemed to be binding on all Owners of Condominiums, their successors and assigns.

8.11. Notices. Any notice permitted or required by the Declaration, Articles or Bylaws may be delivered either personally or by mail. If delivery is by mail, it shall be deemed to have been delivered ninety-six (96) hours after a copy of same has been deposited in the United States mail, first class, certified or registered, postage prepaid, addressed to the Person to be notified at the current address given by such Person to the Secretary of the Board or addressed to the Condominium of such Person if no address has been given to the Secretary.

8.12. Tenant's Rights. A tenant lawfully in possession of a Condominium shall have the same right to use Association Property as an Owner in possession of the Condominium would have and shall be subject to all of the provisions of the Project Documents and any rules and regulations adopted by the Board or the Association. No Owner shall, either directly or indirectly, forbid or restrict such use of Association Property by such a tenant.

All leases shall obligate tenants to comply with the Condominium Documents and with all rules and regulations adopted by the Board, and shall provide that any violation of the provisions thereof constitutes a default under the lease.

8.13. Rights of City. The Owners of all Condominiums subject to these covenants, conditions and restrictions recognize that proper maintenance of Association Property is for the benefit of all citizens of the City and that the City is an intended third-party beneficiary of these covenants, conditions and restrictions. The City shall have rights of enforcement or review with respect to the Property as set forth in this Declaration and the Conditions of Approval, and as provided by law (including, without limitation, those to ensure adequate maintenance of Association Property), and any issues of noncompliance with this Declaration, the Conditions of Approval, or applicable law with respect to the Property shall be subject to the City's rights of enforcement.

8.14. Arbitration. Any controversy or claim relating to the matters described in this Declaration may be settled by arbitration at the option of the aggrieved Owner, in accordance with

the Commercial Rules of the American Arbitration Association (“AAA”), and judgment upon the award rendered (which award may include equitable relief) by the arbitrators may be entered in any court having jurisdiction. Notwithstanding the foregoing, the Association's power to establish, fix and levy assessments against the Owners of Condominiums and to enforce payment of such assessments or carry out any of its responsibilities in accordance with the provisions hereof shall not be the subject of such arbitration without the Association's written consent.

8.15. Disputes Regarding Design or Construction of Project. In the event any Owner, with respect to his Unit, or the Association, with respect to any portion of Association Property, believes that construction or design defects may exist or have occurred, prior to and as a condition of the filing of any litigation or demand for arbitration, such Owner or the Association shall first provide written notice to Declarant regarding such alleged defect, after which Declarant shall have a reasonable opportunity to evaluate the alleged defect and, if Declarant agrees that such a defect exists, to remedy the defect. Declarant shall respond to any initial notice by investigating the alleged defect within thirty (30) days following receipt of such notice. If Declarant concurs that a defect exists, Declarant shall commence to remedy such defect not more than thirty (30) days after concluding its investigation and will diligently pursue any such remedy to conclusion.

If Declarant does not respond within the above periods or does not concur that a defect exists, any controversy or claim between or among Declarant and any Owner or the Association relating to the design or construction of the Project shall be submitted to binding arbitration before the AAA in accordance with Title 9 of the U.S. Code (Federal Arbitration Act) and the Commercial Rules of AAA. Further, any such demand for arbitration by the Association shall be filed only upon the vote, at a duly noticed and properly held membership meeting, of two-thirds (2/3rds) of the Members other than Declarant. Amendment of this provision shall require the vote of two-thirds (2/3rds) of the Members other than Declarant. Costs of the arbitration will initially be borne equally by the parties, but will ultimately be allocated between and among the parties as determined by the arbitrator. The arbitration will be conducted in the county where the Project is located. The arbitrator shall apply California substantive law in rendering a final decision. The arbitrator shall have the power to grant all legal and equitable remedies and award compensatory damages, but shall not have the power to award punitive damages. The parties agree to be bound by the decision of the arbitrator, which shall be final and non-appealable. Judgment upon the decision rendered by the arbitrator may be entered in any court having jurisdiction or applications may be made to such court for judicial acceptance of the award and an order of enforcement. If a party refuses to arbitrate, the other party may seek a court order compelling the arbitration pursuant to the Federal Arbitration Act.

8.16. No Waiver. Failure by the Association or by any Member to enforce any covenant, condition, or restriction herein contained, or the Articles, Bylaws or Association rules in any certain instance or on any particular occasion, shall not be deemed a waiver of such right on any such future breach of the same or any other covenant, condition, or restriction.

8.17. Estoppel Certificates. Upon the written request of any Owner, the Board shall provide the Owner with a written certificate stating that, to the best of its actual knowledge, the Owner is not in violation of any of the provisions of this Declaration, or if there are any such violations or the Board has received such notices, setting forth in sufficient detail the nature of such violations. The certificate shall be delivered to the Owner no later than thirty (30) days after such request by an Owner. The Board may charge the Owner a reasonable fee to recover its costs

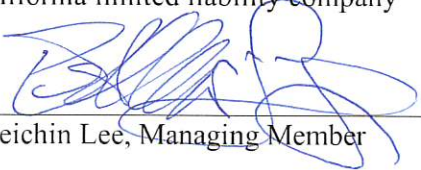
8.18. Interpretation. As used herein, unless the context dictates otherwise, the singular shall include the plural and the plural the singular; and the masculine, feminine and neuter shall each include the masculine, feminine and neuter.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has executed this Declaration this 11th day of August, 2022.

DECLARANT:

Laguna Valencia, LLC,
a California limited liability company

By


Peichin Lee, Managing Member

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange.

On August 11, 2022 before me, Chonglam Ma, Notary Public
(insert name and title of the officer)

personally appeared Peichin Lee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chonglam Ma (Seal)

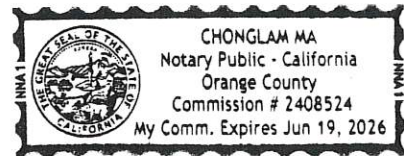


EXHIBIT A

Legal Description

Parcel 1 of Parcel Map No. 2021-155, as per map filed in Book _____, Pages _____ to _____, inclusive, of Maps in the office of the County Recorder of said County.

Attachment: Covenants, Conditions & Restrictions (2939 : Approval of Final Parcel Map No. 2021-155)

EXHIBIT B
Annual Assessments

UNIT #	SHARE OF ASSESSMENT DUE (%)
L1B	7.111%
L2B	14.308%
10B	4.815%
12B	4.817%
13B	6.735%
14B	5.554%
15B	8.557%
16B	4.741%
17B	4.071%
21B	4.552%
22B	7.477%
23B	3.402%
24B	4.517%
25B	11.376%
26B	4.515%
28B	3.452%
TOTALS	100.00%

EXHIBIT C
Condominium Plan
(see attached)

EXHIBIT D

LEFT INTENTIONALLY BLANK.

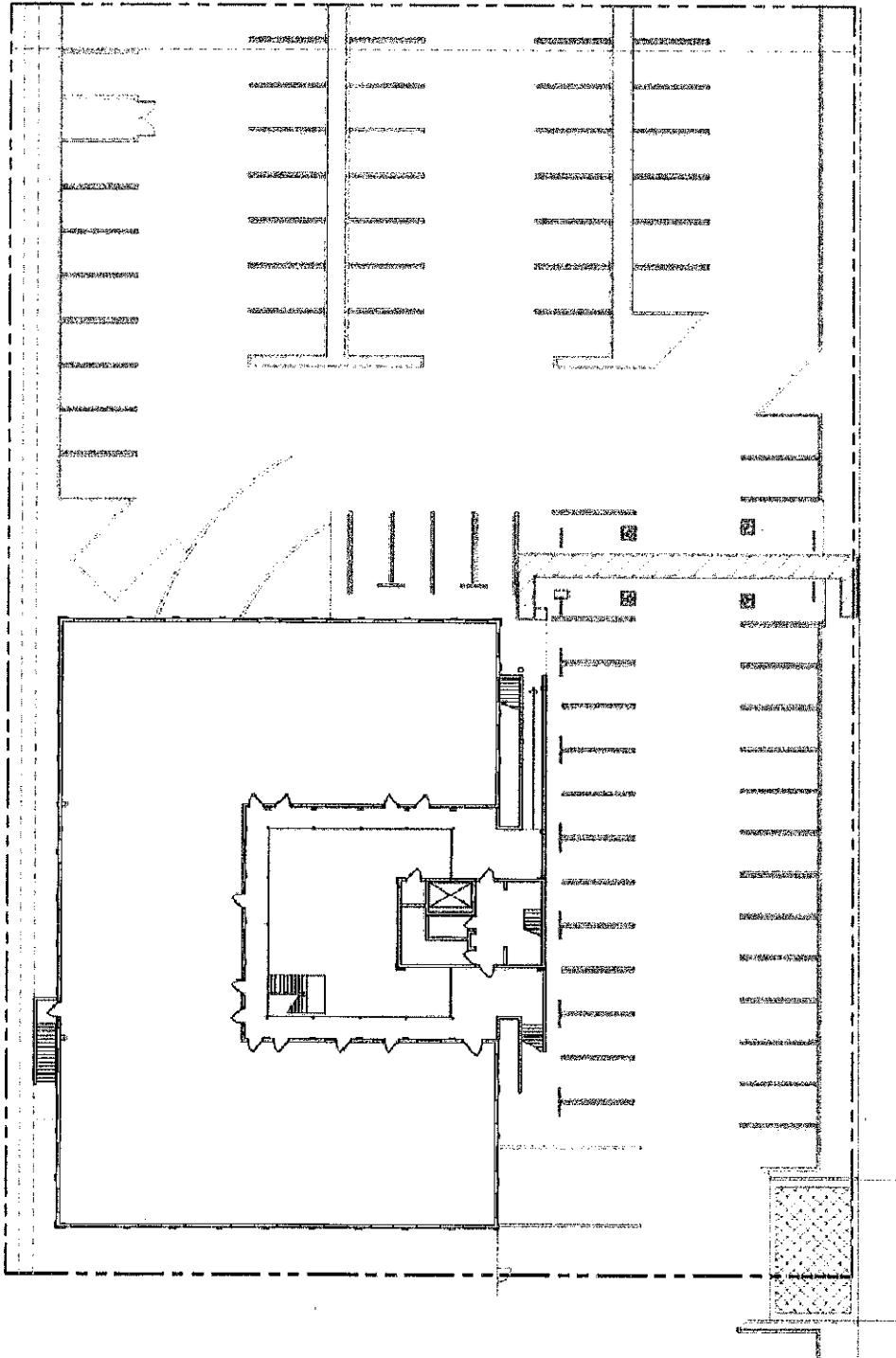


EXHIBIT E

Unit Owner's (Tenant's) Exclusive Use Easement Area Parking Spaces

UNIT #	APPURTENANT RIGHT REGARDING EXCLUSIVE USE EASEMENT AREA PARKING SPACE(S) BASED ON CONDOMINIUM PLAN
L1B	(none)
L2B	P-1
10B	P-2
12B	P-3
13B	P-4
14B	P-5
15B	P-6
16B	P-7
17B	P-8
21B	P-9
22B	P-10
23B	(none)
24B	P-11
25B	P-12
26B	P-13
28B	(none)

EXHIBIT F

SUBORDINATION OF LIEN

The undersigned, First General Bank, beneficiary under that certain deed of trust recorded on June 21, 2021 as Instrument No. 2021000406586 of Official Records of Orange County, California, does hereby consent to each and all of the provisions contained in the within Declaration of Covenants, Conditions, and Restrictions and does hereby agree that the lien and charge of said deed of trust shall be and is hereby made subordinate to, junior to and subject to said Declaration of Covenants, Conditions, and Restrictions and the entire effect thereof.

Dated: August 17, 2022

By: _____

Jeanette Lin / EVP / CCO

By: _____

Tony Chan / EVP & Chief Lending Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

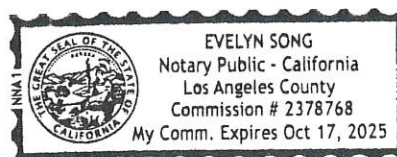
COUNTY OF Los Angeles)

On 08/17/2022 before me, Evelyn Song, Notary Public, personally appeared Jeanette Lin & Tony Chan ***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

ARTICLE I.	DEFINITIONS.....	2
1.1.	"Articles".....	2
1.2.	"Assessment"	2
1.3.	"Association"	2
1.4.	"Association Property".....	2
1.5.	"Board" or "Board of Directors"	2
1.6.	"Building"	2
1.7.	"Bylaws"	2
1.8.	"City"	2
1.9.	"Conditions of Approval"	2
1.10.	"Common Area".....	2
1.11.	LEFT INTENTIONALLY BLANK.....	3
1.12.	"Common Expenses"	3
1.13.	"Common Interest"	3
1.14.	"Condominium"	3
1.15.	"Condominium Documents"	3
1.16.	"Condominium Plan"	3
1.17.	"Declarant".....	3
1.18.	"Declaration"	3
1.19.	"Exclusive Use Easement Area"	3
1.20.	"First Lender".....	3
1.21.	"Hazardous Materials"	3
1.22.	"Map"	4
1.23.	"Member".....	4
1.24.	"Mortgage"	4
1.25.	"Mortgagee"	4
1.26.	"Mortgagor"	4
1.27.	"Owner" or "Owners"	4
1.28.	"Permittees"	4
1.29.	"Person"	4
1.30.	"Project"	4
1.31.	"Project Documents"	4
1.32.	"Property"	4

1.33.	"REA"	4
1.34.	"Unit"	5
1.35.	"Unit Designation"	5
ARTICLE II.	DESCRIPTION OF PROJECT, DIVISION OF PROPERTY AND CREATION OF PROPERTY RIGHTS.....	5
2.1.	Description of Project	5
2.2.	Division of Property.....	5
A.	Units.....	5
B.	Association Property and Common Area	6
C.	Exclusive Use Easement Areas.....	7
D.	No Separate Conveyance of Common Interests	8
2.3.	Rights of Entry and Use	8
2.4.	Partition Prohibited	8
2.5.	Residential Uses Prohibited	9
2.6.	Amendments of Governing Documents Affecting Developer's Rights	9
ARTICLE III.	ASSOCIATION, ADMINISTRATION, MEMBERSHIP AND VOTING RIGHTS.....	9
3.1.	Association to Manage Common Areas	9
3.2.	Membership	9
3.3.	Membership and Voting Rights	9
3.4.	Two Classes of Membership.....	9
A.	Class A	9
B.	Class B	9
ARTICLE IV.	ASSESSMENTS.....	10
4.1.	Creation of the Lien and Personal Obligation of Assessment	10
4.2.	Notice of Delinquency	10
4.3.	Creation of Lien	10
4.4.	Enforcement of Lien	11
4.5.	Waiver of Exemptions	11
4.6.	Purpose of Assessments.....	11
4.7.	Assessments	11

A.	Annual Assessments	11
B.	Special Assessments	11
4.8.	Capital Contribution.....	12
4.9.	Reserves for Replacement.....	12
4.10.	Authorization	12
4.11.	Allocation of Assessments.....	12
4.12.	Date of Commencement of Annual Assessment; Due Dates.....	13
4.13.	Transfer of Condominium by Sale or Foreclosure	13
4.14.	Priorities; Enforcement; Remedies	13
4.15.	Unallocated Taxes.....	14
4.16.	No Offsets	14
4.17.	Assessment Surplus	14
ARTICLE V.	DUTIES AND POWERS OF THE ASSOCIATION.....	15
5.1.	Duties	15
A.	Maintenance	15
B.	Insurance	16
C.	Discharge of Liens	16
D.	Assessments	16
E.	Payment of Expenses	16
F.	Enforcement.....	16
5.2.	Powers.....	16
A.	Utility Service	16
B.	Easements	17
C.	Manager	17
D.	Adoption of Rules	17
E.	Access	17
F.	Assessments, Liens, and Fines.....	17
G.	Acquisition and Disposition of Property.....	18
H.	Loans.....	18
I.	Dedication	18
J.	Contracts	18
K.	Delegation	18
L.	Security	18

M.	Appointment of Trustee	18
N.	Litigation.....	19
O.	Other Powers.....	19
5.3.	Commencement of Association's Duties and Powers.....	19
ARTICLE VI.	UTILITIES.....	19
6.1.	Owners' Rights and Duties.....	19
6.2.	Easements for Utilities and Maintenance	20
6.3.	Association's Duties	20
6.4.	Metering of Utilities.....	20
6.5.	Access Easements	20
6.6.	LEFT INTENTIONALLY BLANK	20
ARTICLE VII.	USE RESTRICTIONS.....	20
7.1.	Condominium Use	21
7.2.	Nuisances	21
7.3.	Vehicle Parking, Restrictions and Towing	22
7.4.	Signs.....	23
7.5.	Animals.....	23
7.6.	Disposal of Medical Waste, Garbage and Refuse.....	23
A.	Medical Waste Disposal	23
B.	Garbage and Refuse Disposal	24
7.7.	Radio and Television Antennas or Dishes	24
7.8.	Architectural Control	24
7.9.	Drapes	25
7.10.	Liability of Owners for Damage to Common Area	25
7.11.	Vacancy; Option to Repurchase.....	25
7.12.	Overloading.....	26
7.13.	Smoking Prohibited	26
7.14.	Restroom Access.....	26
7.15.	Roof Access	26
ARTICLE VIII.	GENERAL PROVISIONS	26
8.1.	Enforcement.....	26
8.2.	Invalidity of Any Provision	26

8.3.	Term.....	26
8.4.	Amendments	26
8.5.	Encroachment Rights	27
8.6.	Rights of First Lenders.....	27
	A. Copies of Project Documents.....	27
	B. Audited Statement.....	28
	C. Notice of Action.....	28
	D. Consent to Action	28
	E. Reserves	29
	F. Priority of Liens	29
	G. Distribution of Insurance or Condemnation Proceeds	29
	H. Restoration or Repair	29
8.7.	Owner's Right and Obligation to Maintain and Repair.....	29
8.8.	Insurance	30
8.9.	Condemnation	33
8.10.	Owners' Compliance	34
8.11.	Notices	34
8.12.	Tenant's Rights.....	34
8.13.	Rights of City	34
8.14.	Arbitration.....	34
8.15.	Disputes Regarding Design or Construction of Project.....	35
8.16.	No Waiver	35
8.17.	Estoppel Certificates	35
8.18.	Interpretation.....	36

LIST OF EXHIBITS:

EXHIBIT A – Legal Description.....	1
EXHIBIT B – Annual Assessments.....	2
EXHIBIT C – Condominium Plan.....	3 - 24
EXHIBIT D – Site	25

EXHIBIT E – Unit Owner’s (Tenant’s) Exclusive Use Common Area
Parking Spaces..... 26

EXHIBIT F – Subordination of Lien..... 27

RECORDING REQUESTED BY:

**Stewart Title of California,
Inc.**

AFTER RECORDING MAIL TO:

Laguna Valencia, LLC
17877 Von Karman Ave #388
Irvine, California 92614

FOR COUNTY RECORDER'S USE ONLY

**CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California**

SHEET 1 OF 21

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

August 3, 2022
JN 184631

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
 In the City of Laguna Hills,
 County of Orange, State of California

SHEET 2 OF 21

SHEET INDEX

TITLE SHEET	1
SHEET INDEX	2
OWNER'S CERTIFICATE AND SIGNATURES	3-4
BENEFICIARY STATEMENT AND SIGNATURES	5
DEFINITIONS	6-7
GENERAL NOTES	8-9
UNIT ELEVATION NOTES	10
SURVEYOR'S STATEMENT, BASIS OF BEARINGS AND BENCHMARK	11
LEGEND OF SYMBOLS AND ABBREVIATIONS	12
VICINITY MAP	13
SITE PLAN	14
PROJECT BOUNDARY	15
BUILDING CONTROL	16
UNIT DESCRIPTIONS	17-19
TYPICAL VERTICAL AIRSPACE DETAIL	20
UNIT ELEVATION SCHEDULE	21

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
 Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California

SHEET 3 OF 21

UNDER CALIFORNIA CIVIL CODE
SECTION 6624

WE, THE UNDERSIGNED, BEING ALL OF THE RECORD OWNER(S) OF, AND RECORD HOLDER(S) OF SECURITY INTERESTS IN THE REAL PROPERTY DESCRIBED IN THE DOCUMENTS HEREINAFTER MENTIONED, DO HEREBY CERTIFY THAT:

WE HEREBY CONSENT TO THE RECORDATION OF THE PLAN OF CONDOMINIUM PURSUANT TO SECTION 6624 ET. SEQ. OF CALIFORNIA CIVIL CODE, CONSISTING OF: (I) THE DESCRIPTION OR SURVEY MAP OF THE SURFACE OF THE LAND INCLUDED WITHIN THE PROJECT, AS SUCH DESCRIPTION IS SET FORTH UPON OR CONSTITUTED BY PARCEL 1 OF PARCEL MAP NO. 2021-155, AS SHOWN ON A MAP THEREOF FILED IN BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, ATTACHED HERETO AND INCORPORATED HEREIN; (II) THE DIAGRAMATIC PLANS ATTACHED HERETO BY REFERENCE AND INCORPORATED HEREIN; AND (III) THIS CERTIFICATE.

OWNER:

LAGUNA VALENCIA, LLC, A California Limited Liability Company

BY: _____

Name: Peichin Lee

Title: Managing Member

(SEE PAGE 4 FOR NOTARY ACKNOWLEDGMENT)

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500

Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California

SHEET 4 OF 21

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Orange

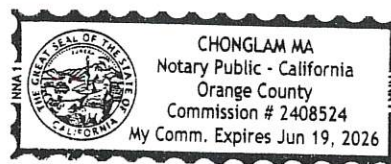
ON August 11, 2022 BEFORE ME, Chonglam Ma, A NOTARY PUBLIC,
PERSONALLY APPEARED Perchin Lee

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Chonglam Ma



Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500

Santa Ana, CA 92707

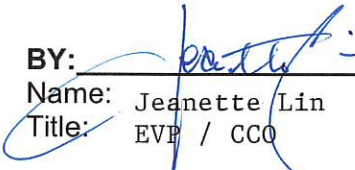
(949) 472-3505 MBAKERINTL.COM

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California

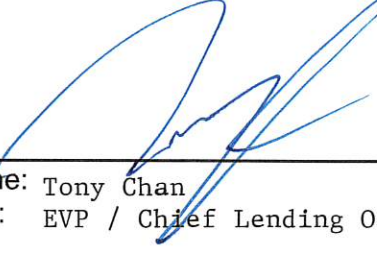
SHEET 5 OF 21

BENEFICIARY STATEMENT:

First General Bank, Beneficiary under a Deed of Trust recorded June 21, 2021 as Instrument No. 2021000406586 of Official Records.

BY: 

Name: Jeanette Lin
 Title: EVP / CCO

BY: 

Name: Tony Chan
 Title: EVP / Chief Lending Officer

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

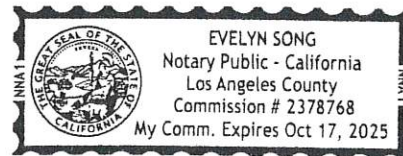
STATE OF California)
 COUNTY OF Los Angeles)

ON August 17, 2022 BEFORE ME, Evelyn Song, A NOTARY PUBLIC,

PERSONALLY APPEARED Jeanette Lin & Tony Chan ****,
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
 NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
 HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT
 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
 BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE **Michael Baker****INTERNATIONAL**

5 Hutton Centre Drive, Suite 500
 Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

**CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California**

DEFINITIONS:

- 1. ASSOCIATION.** The term "Association" means the LH Valencia Association, a California nonprofit mutual benefit corporation, and any successor entity.
- 2. ASSOCIATION PROPERTY.** The term "Association Property" means all real property owned from time to time, in fee title by the Association. The Association Property covered by this Condominium Plan includes the real property identified as Association Property.
- 3. COMMON AREA.** The term "Common Area" as defined in California Civil Code Section 6532 shall mean the three-dimensional airspace designated as Common Area on this Condominium Plan, which Common Area is owned in equal undivided interests by the Owners of the Condominium Units. The lateral and vertical boundaries of the Common Area are shown on this Condominium Plan.
- 4. CONDOMINIUM UNIT.** The term "Condominium Unit" means a "Separate Interest" as defined in Civil Code Section 6564. The units of this project are numbered L1B, L2B, 10B, 12B, 13B, 14B, 15B, 16B, 17B, 21B, 22B, 23B, 24B, 25B, 26B, AND 28B.
- 5. CONDOMINIUM BUILDING.** The term "Condominium Building" means the building in which the Condominium Units are located as shown on this Condominium Plan.
- 6. CONDOMINIUM PLAN.** The term "Condominium Plan" means this plan prepared in accordance with the provisions of Section 6624 et seq. of the California Civil Code, as said plan may be amended from time to time.
- 7. DECLARATION.** The term "Declaration" means the Declaration of Covenants, Conditions and Restrictions and Establishment of Easements of LH Valencia Association. The Declaration may from time to time be amended or supplemented.
- 8. EXCLUSIVE USE EASEMENT AREAS.**

The term "Exclusive Use Easement Areas" means those portions of the Association Property over which exclusive easements are reserved and granted for the benefit of certain Unit owners in accordance with California Civil Code Section 6550, described in the Declaration and shown on this Condominium Plan.

The Exclusive Use Areas as shown on the Condominium Plan include the following:

"Exclusive Use Parking Space" means those portions of the Association Property designated as Exclusive Use Parking Space on this Condominium Plan by the designation "P" and over which an exclusive use easement has been reserved for the benefit of the certain unit owners for Parking purposes. Exclusive Use Parking Spaces shall be assigned in the Declaration.

Michael Baker

I N T E R N A T I O N A L

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California

SHEET 7 OF 21

DEFINITIONS
(CONTINUED):

**8. EXCLUSIVE USE
EASEMENT
AREAS
(CONTINUED).**

In the event of any discrepancy between the configuration, dimensions and location of any Exclusive Use Areas as shown on this Condominium Plan and the configuration, dimensions and location of such Exclusive Use Area as physically constructed on the site, the physical, as-built configuration, dimensions and location shall prevail.

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500

Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California

GENERAL NOTES:

1. This plan and the dimensions shown herein are intended to conform to civil code section 6624 which requires a three-dimensional description of the project in sufficient detail to identify the common area and each separate interest. The dimensions shown herein are not intended to be sufficiently accurate to use for computation of floor area or airspace volume in any or all of the units or exclusive use common area.
2. The diagrammatic floor plans shown in this Condominium Plan intentionally omit detailed information of internal partitioning walls within individual units. Likewise, all details concerning partitioning, protrusions of vents, columns, beams, lowered ceilings, raised ceilings, window casings, and other similar features within individual Condominium Units have been omitted from this Condominium Plan. Dimensions shown herein are not intended to be sufficiently accurate for computation of area in all or any part of the Condominium Unit.
3. If there is a discrepancy between the actual location of the improvements as they are constructed and the location of the improvements as they appear on this Condominium Plan, the location of the actual constructed improvements shall control.
4. In the event of a conflict between this Condominium Plan and the Declaration, the Declaration shall control.
5. In interpreting this Condominium Plan, the Declaration and any instruments of conveyance, the existing physical boundaries of a Condominium Unit shall be conclusively presumed to be its boundaries, rather than the metes and bounds (or other description) expressed in this Condominium Plan, the Declaration, or any instrument of conveyance, regardless of settling or lateral movement and regardless of minor variances between the boundaries shown herein, in the Declaration, and/or in any instrument of conveyance, and the actual boundaries of the Condominium Unit.
6. Each of the Condominium Units as separately shown, numbered and designated in this Condominium Plan, consists of the airspace bounded by and contained within the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames and trim. Bearing walls and support columns located within the interior of a Condominium Unit, if any, are Association Property, and not a part of the Unit, except for the finished surfaces thereof. The Unit includes wires, cables, pipes and conduits which are located within the boundaries of the Unit as defined herein, except therefrom any central services related pipes, ducts, chutes, conduits and wires wherever located within the Unit.
7. This Condominium Plan is not to be used to determine square footage of any Unit or Exclusive Use Easement Area.

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500

Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

**CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California**

GENERAL NOTES
(CONTINUED):

8. The location of the Condominium Building, and Condominium Units as shown hereon are based upon the cad files provided by the CGM Development, dated December 15, 2021, and are not the result of surveyed locations.

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California

SHEET 10 OF 21

UNIT ELEVATION NOTES:

1. The upper limits for the basement floor of the Condominium Units shall be 8.7 feet above the finished floor elevation as shown on the Unit Elevation Schedule on sheet 21.
2. The upper limits for the first floor of the Condominium Units shall be 8.7 feet above the finished floor elevation as shown on the Unit Elevation Schedule on sheet 21.
3. The upper limits for the second floor of the Condominium Units shall be 8.7 feet above the finished floor elevation as shown on the Unit Elevation Schedule on sheet 21.

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

CONDOMINIUM PLAN FOR
Parcel Map No. 2021-155
In the City of Laguna Hills,
County of Orange, State of California

SHEET 11 OF 21

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS CONDOMINIUM PLAN, CONSISTING OF 21 SHEETS CORRECTLY (1) REPRESENTS THE TRUE AND COMPLETE SURVEY OF THE BOUNDARY OF THE LAND MADE UNDER MY SUPERVISION WHICH IS INCLUDED WITHIN THE PROJECT AND (2) SHOWS THE APPROXIMATE LOCATION OF THE PROPOSED UNITS THEREON AND IS BASED UPON DIAGRAMATIC PLANS PROVIDED BY CGM DEVELOPMENT IN CADD FORMAT ON DECEMBER 15, 2021. NO STRUCTURAL ANALYSIS OR DESIGN REVIEW WAS ATTEMPTED OR CONSIDERED IN THE PREPARATION OF THIS PLAN.


 John Duquette, P.L.S. 7566

8/10/22
 Date

**BASIS OF BEARINGS**

The Basis of Bearings shown hereon are based on the centerline of Beckenham Street as shown on Parcel Map No. 2021-155.

Being North 78°25'07" West.

BENCHMARK

County of Orange
 Benchmark No. 3HH-20-91
 Elevation: 258.279 Feet (NAVD88) (LEVELED IN 1991)

3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3HH-20-91" BENCH MARKS IS SITUATED AT THE NORTHWESTERLY CORNER OF A 4'x14' CONCRETE CATCH BASIN, LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF ALICIA PARKWAY AND ALISO HILLS DRIVE, 54 FEET WESTERLY OF THE CENTERLINE OF ALICIA PARKWAY AND 59 FEET NORTHERLY OF THE CENTERLINE OF ALISO HILLS DRIVE. BENCHMARK IS LEVEL (FLUSH) WITH THE SIDEWALK.

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500

Santa Ana, CA 92707

(949) 472-3505 MBAKERINTL.COM

CONDOMINIUM PLAN FOR
PARCEL MAP NO. 2021-155
In the City of Laguna Hills,
County of Orange, State of California
LEGEND OF SYMBOLS AND ABBREVIATIONS

BUILDING ORIENTATION REFERENCE POINT



FINISHED FLOOR ELEVATION

F.F.E.

JANITORIAL CLOSET

JAN.

STORAGE

STO.

BATHROOM

BR

ELEVATOR

ELEV.

ELEVATOR ROOM

ER

ELECTRICAL ROOM

ELEC.

TELEPHONE ROOM

TEL.

UNIT NUMBER



Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3505 • MBAKERINTL.COM

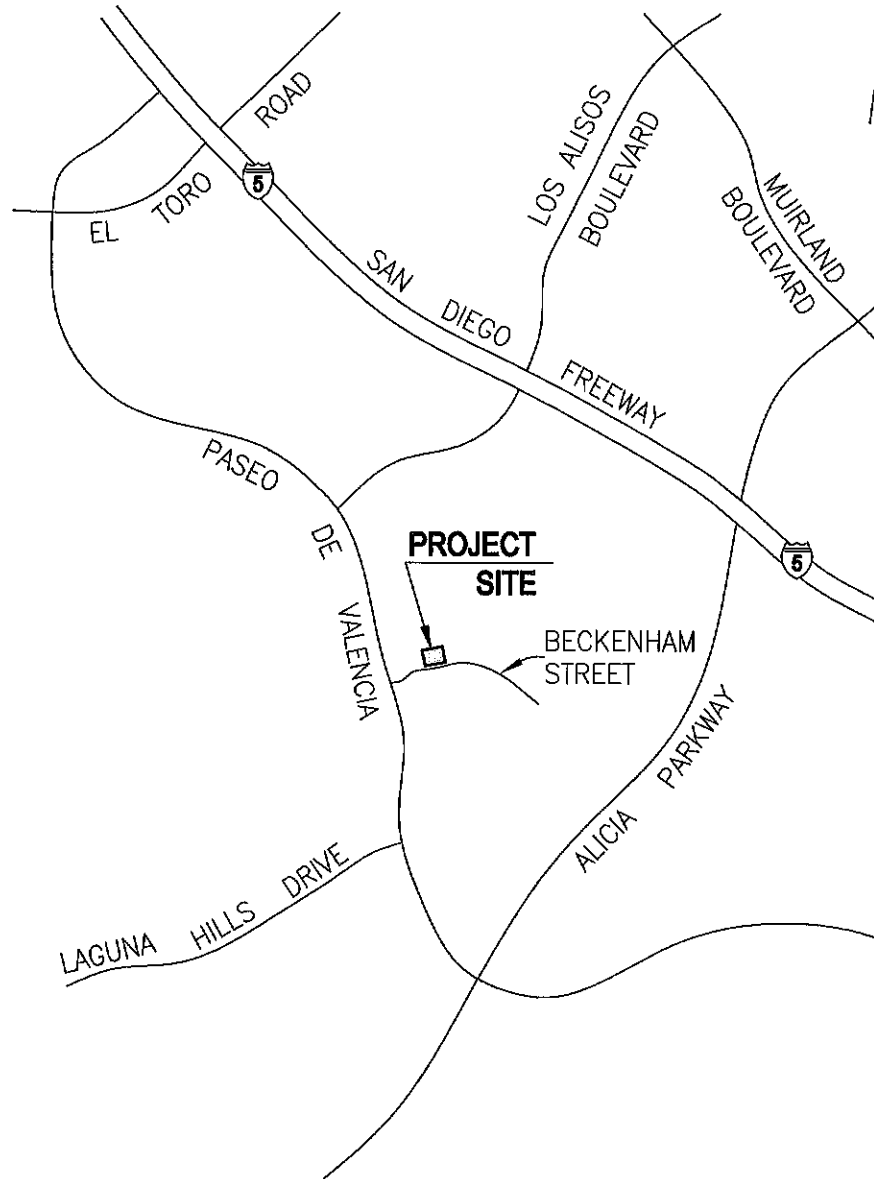
JN 184631

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

**CONDOMINIUM PLAN FOR
PARCEL MAP NO. 2021-155**
In the City of Laguna Hills,
County of Orange, State of California
VICINITY MAP
NOT TO SCALE

SHEET 13 OF 21

SEE SHEET 12 FOR LEGEND



Michael Baker

INTERNATIONAL

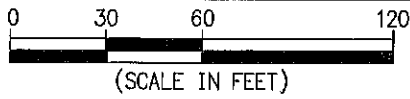
5 Hutton Centre Drive, Suite 500

Santa Ana, CA 92707

(949) 472-3505 · MBACKERINTL.COM

JN 184631

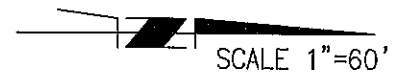
Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)



**CONDOMINIUM PLAN FOR
PARCEL MAP NO. 2021-155**
In the City of Laguna Hills,
County of Orange, State of California
SITE PLAN

SHEET 14 OF 21

SEE SHEET 12 FOR LEGEND



PARCEL MAP
PARCEL 3
P.M.B. 85/23-24

TRACT NO. 8855

SUNSET PLACE

PARCEL 1
PARCEL MAP
NO.
2021-155

TRACT NO. 9809
M.M. 416/19-22

M.M.
389/12-14

BECKENHAM STREET

PARCEL MAP
PARCEL 1
P.M.B. 85/23-24

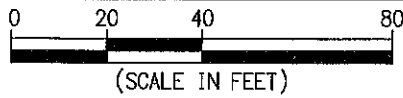
Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3505 · MBAKERINTL.COM

JN 184631

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)



CONDOMINIUM PLAN FOR PARCEL MAP NO. 2021-155

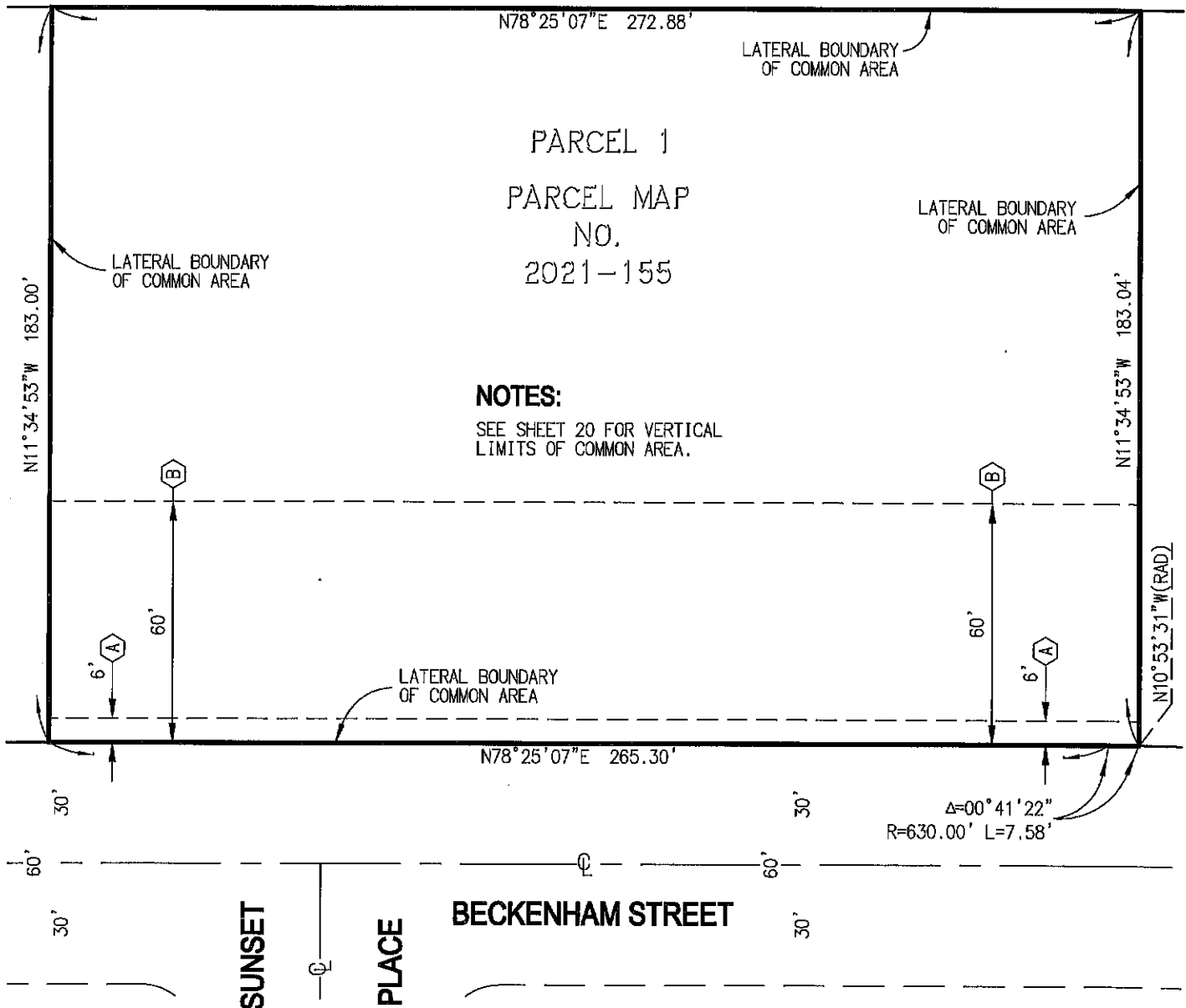
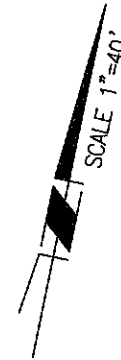
In the City of Laguna Hills,
County of Orange, State of California
PROJECT BOUNDARY

SHEET 15 OF 21

SEE SHEET 12 FOR LEGEND

EASEMENT NOTES:

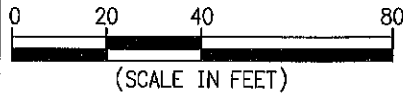
- (A) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 9, 1977, DOCUMENT NO. 13191 IN BOOK 12487, PAGE 894 OF OFFICIAL RECORDS.
- (B) EASEMENT FOR VEHICULAR INGRESS AND EGRESS IN FAVOR OF LAGUNA HILLS MEDICAL ARTS CENTER BUILDINGS NO. 3, A CALIFORNIA LIMITED PARTNERSHIP AND LAGUNA HILLS MEDICAL ARTS CENTER PHASE 2, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED MAY 12, 1978 IN BOOK 12673, PAGE 958 OF OFFICIAL RECORDS.

**Michael Baker**

INTERNATIONAL
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3505 · MBAKERINTL.COM

JN 184631

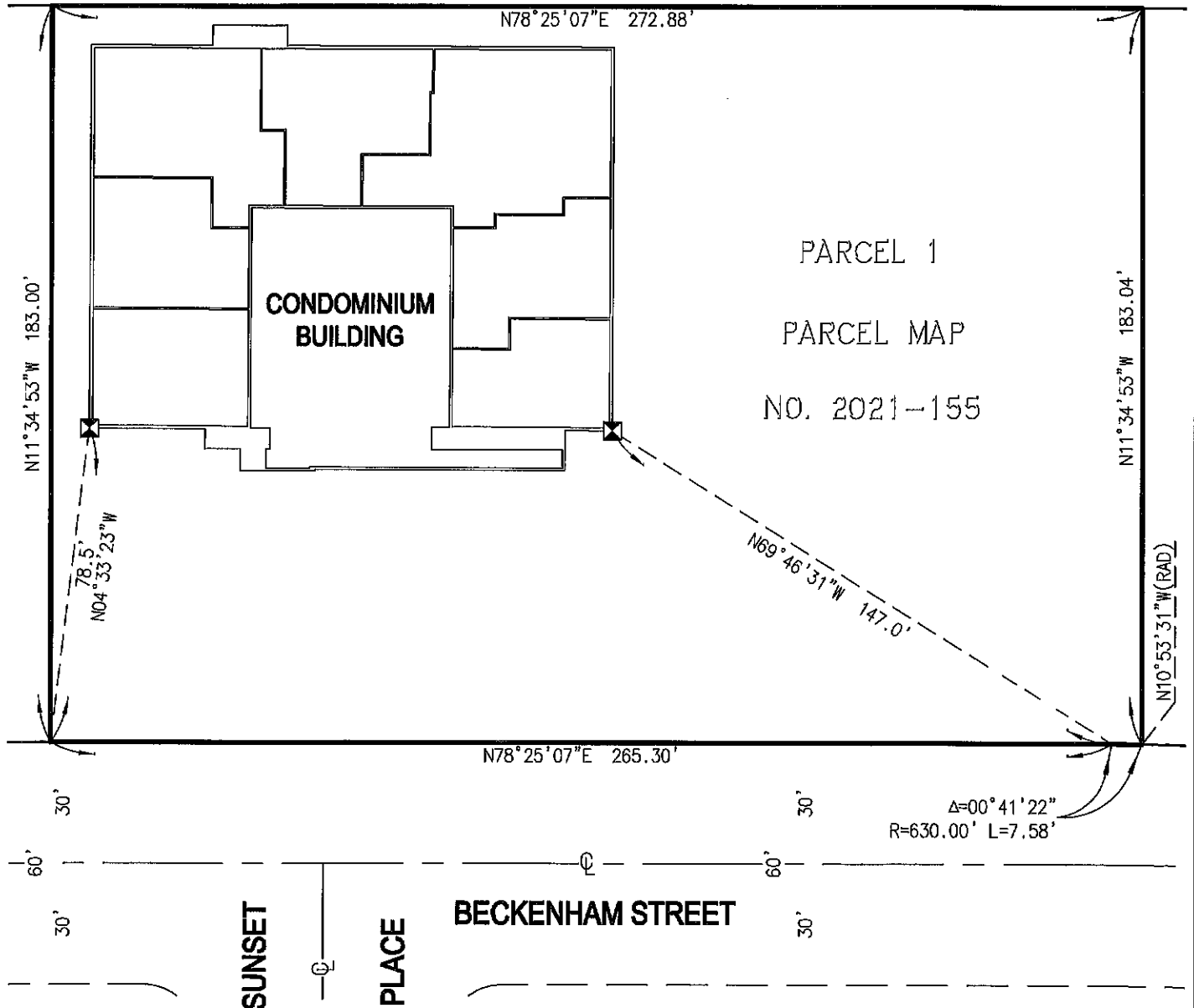
Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)



**CONDOMINIUM PLAN FOR
PARCEL MAP NO. 2021-155**
In the City of Laguna Hills,
County of Orange, State of California
BUILDING CONTROL

SHEET 16 OF 21

SEE SHEET 12 FOR LEGEND

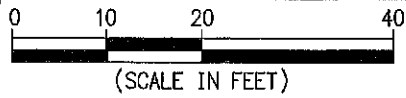


Michael Baker

INTERNATIONAL
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3505 • MBAKERINTL.COM

JN 184631

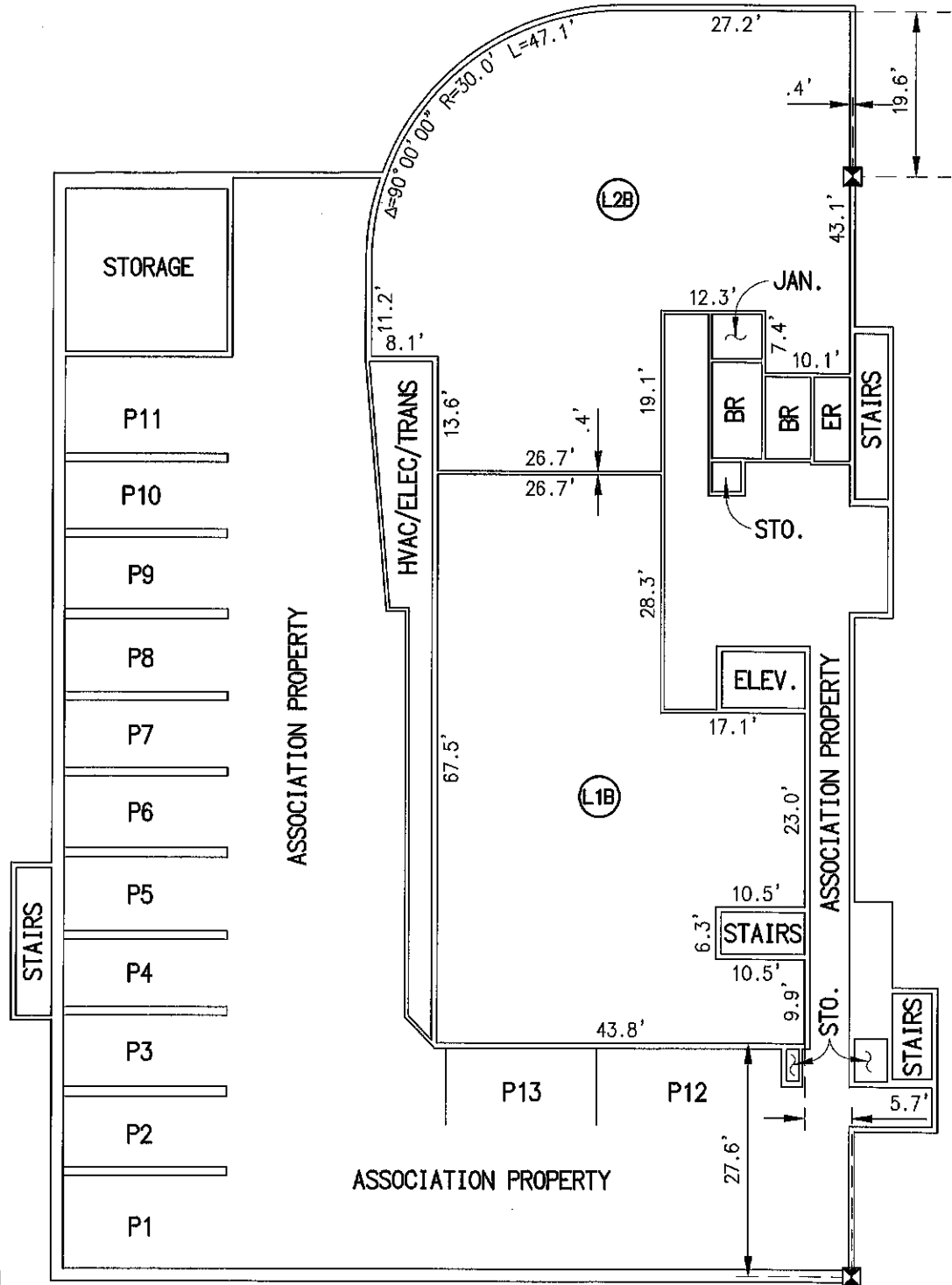
Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)



**CONDOMINIUM PLAN FOR
PARCEL MAP NO. 2021-155**
In the City of Laguna Hills,
County of Orange, State of California
**UNIT DESCRIPTION
BASEMENT FLOOR**

SHEET 17 OF 21

SEE SHEET 12 FOR LEGEND



Michael Baker

INTERNATIONAL
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3505 • MBAKERINTL.COM

JN 184631

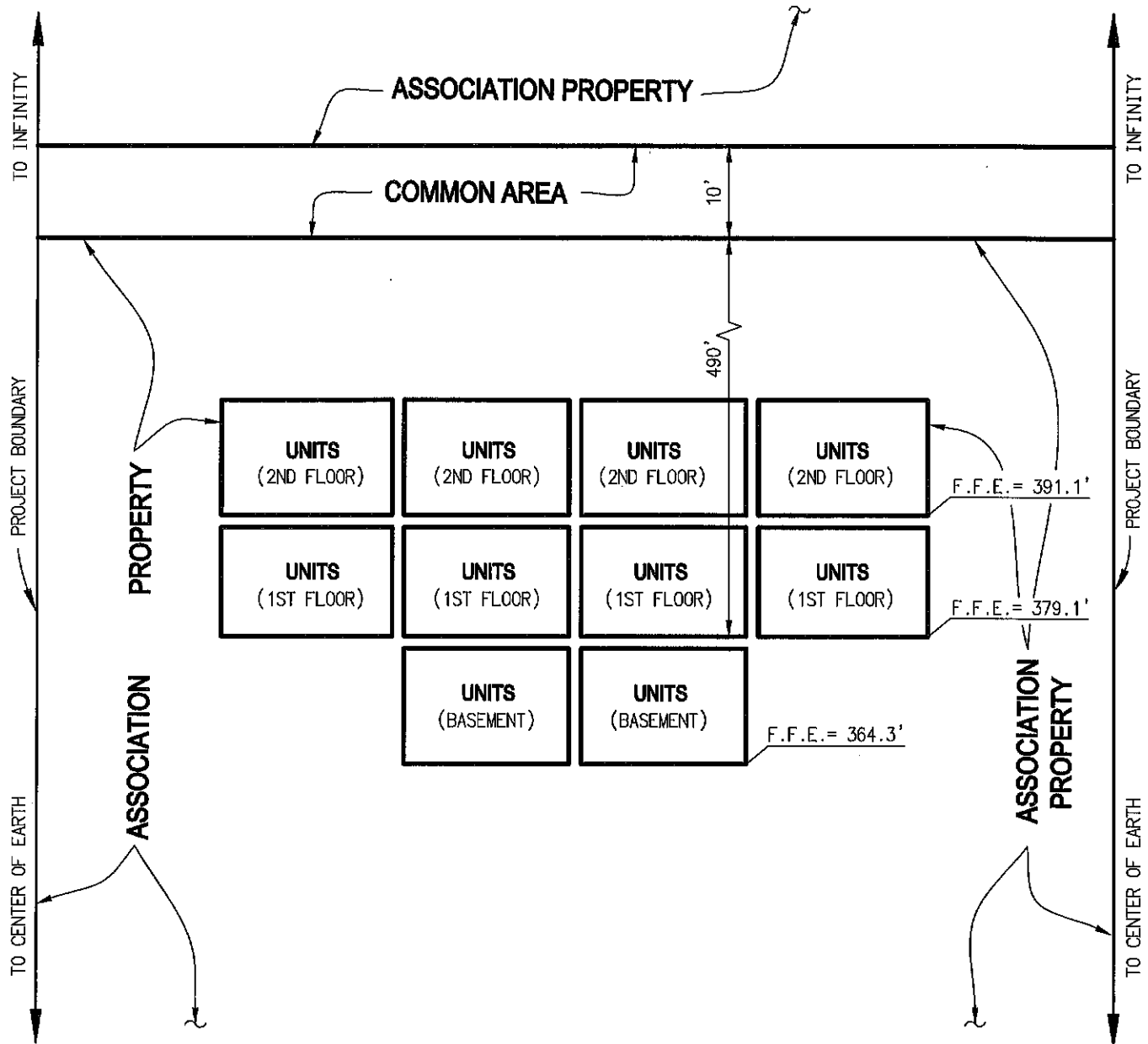
Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

**CONDOMINIUM PLAN FOR
PARCEL MAP NO. 2021-155**
In the City of Laguna Hills,
County of Orange, State of California
TYPICAL VERTICAL AIRSPACE DETAIL

NO SCALE

SHEET 20 OF 21

SEE SHEET 12 FOR LEGEND



Michael Baker

INTERNATIONAL
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3605 · MBAKERINTL.COM

JN 184631

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)

**CONDOMINIUM PLAN FOR
PARCEL MAP NO. 2021-155**
In the City of Laguna Hills,
County of Orange, State of California

SHEET 21 OF 21

SEE SHEET 12 FOR LEGEND

UNIT ELEVATION SCHEDULE		
FLOOR LEVEL	UNIT NUMBER	UNIT FINISHED FLOOR ELEVATIONS (IN FEET)
BASEMENT	L1B	364.3
BASEMENT	L2B	364.3
FIRST	10B	379.1
FIRST	12B	379.1
FIRST	13B	379.1
FIRST	14B	379.1
FIRST	15B	379.1
FIRST	16B	379.1
FIRST	17B	379.1
SECOND	21B	391.1
SECOND	22B	391.1
SECOND	23B	391.1
SECOND	24B	391.1
SECOND	25B	391.1
SECOND	26B	391.1
SECOND	28B	391.1

Michael Baker

INTERNATIONAL
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
(949) 472-3505 · MBAKERINTL.COM

JN 184631

Attachment: Condominium Plan (2939 : Approval of Final Parcel Map No. 2021-155)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022
TO: Mayor and Council Members
FROM: Dan Meehan
Community Services Superintendent
ISSUE: 2022 Fourth of July Post Event Report

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

SUMMARY:

Staff is estimating that nearly 6,000 people attended the City of Laguna Hills' annual Fourth of July event this year. The 2022 Fourth of July event saw the return of carnival rides, games, informational and food booths, and again included live music. Total ticket sales revenue was \$4,761 for the two carnival rides. The non-profit food vendors that participated in this year's event were:

- Boy Scouts: Hot Dogs, Chips, Water
- LHHS Music Boosters: Nachos, Churros, Popcorn and Candy
- Armenian Festival: Chicken Kabobs and Rice
- LHHS Water Polo Boosters: Shaved Ice and Water
- LHHS Football Boosters: Soda, Water and Gatorade

Food was also sold by six food trucks that were in attendance.

The fireworks display was again provided by Fireworks America. The fireworks show lasted 20 minutes, included nearly 1,300 shells, and had a total cost of \$38,500.

2022 Fourth of July Post Event Report
August 23, 2022
Page 2

A highlight of the 2022 event was the presence of Marines from the 1st Division. At the request of the 3/5 Support Committee several Marines attended the event, bringing with them static displays for the public to experience. In addition, character actors portraying George Washington and Abe Lincoln were present at the event.

The firing location for the show was the grass area between the football field and the baseball field on the Laguna Hills High School campus. On Tuesday, July 5, 2022, City staff walked the campus and found that shells and debris had fallen on the track, football field, and tennis courts, however, the pool area and the entire upper field was free from debris. A total of 5 Community Services staff members were on the Laguna Hills High School campus on July 5, clearing firework debris. In addition, City staff received assistance from the City's landscape maintenance vendor in the clean-up of the campus. There was no evidence of any burns or damage to the fields or new track surface.

FISCAL IMPACT:

The adopted budget for FY2022/2023 includes \$63,450 for the City's 2022 Fourth of July Celebration event. Expenditures for the 2022 Fourth of July Celebration totaled \$68,996. The cost of fireworks increased substantially this year. Net costs for the event totaled \$64,235, which accounts for \$4,761 in ticket sales revenue. A nominal expense may be added to the overall total for Saddleback Valley Unified School District (SVUSD) clean-up efforts of firework debris in areas that City staff could not access (e.g. roof areas) at the Laguna Hills High School. This expense is not currently represented in the figures presented in this staff report.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: Dan Meehan
Community Services Superintendent

ISSUE: 2022 Memorial Day Race Post Event Report and a Resolution Authorizing Community Assistance Funding for the 3/5 Marine Support Committee

RECOMMENDATION: That the City Council: 1) Receive and file the reports; and 2) Adopt a Resolution entitled: “A Resolution of the City Council of the City of Laguna Hills, California, authorizing community assistance funding for the 3rd Battalion, 5th Marines, 1st Division Support Committee, a California nonprofit corporation.”

SUMMARY:

The 23rd annual City of Laguna Hills Memorial Day Half Marathon 10K and 5K, honoring the USMC Dark Horse Battalion took place on Monday, May 30, 2022. Two thousand, seven hundred eighty runners (2,780) participated in the event, with 76 runners choosing to participate virtually. A number of Marines ran in the half marathon again this year, including Grand Marshall Raymond Orozco. A highlight of the community expo for 2022 was the presence of Marines along with a number of static displays. Total 2022 event expenditures, including staff time, were \$201,463 and event revenues totaled \$177,685. At the meeting of November 22, 2011, the City Council selected a pledge formula of \$3 per paid 5K, 10K, and half marathon participant for the continued funding assistance to the 3rd Battalion, 5th Marines, 1st Division Support Committee (3/5 Marine Support Committee). Based on this pledge formula, \$7,797 may be provided to the 3/5 Marine Support Committee by the adoption of the attached community assistance funding resolution.

2022 Post Memorial Day Race Report

August 23, 2022

Page 2

BACKGROUND:

2022 Post Race Event Report:

The 23rd annual City of Laguna Hills Memorial Day Half Marathon 10K and 5K honoring the USMC Dark Horse Battalion took place on Monday, May 30, 2022. Two thousand, seven hundred eighty runners (2,780) participated in the event, with 76 runners choosing to participate virtually. Table 1 below lists registration numbers by local City.

Table 1: Registration totals by City

City	Total Registrations
Mission Viejo	195
Laguna Hills	172
Laguna Niguel	139
Irvine	134
Aliso Viejo	130

The City of Laguna Hills and South County Outreach again partnered in a food drive over the Memorial Day Weekend. Race participants and spectators were encouraged to bring canned goods and non-perishable food items to benefit South County Outreach. Collection stations were available at Road Runner Sports during packet pick-up and at the race start line. Approximately one hundred pounds of food was collected. In addition, \$500 of beer garden proceeds were provided to South County Outreach.

A highlight of the community expo for 2022 was the presence of the Marines from the 1st Division. At the request of the 3/5 Marine Support Committee, a number of static displays were brought to the event. The public was able to sit in the vehicles and interact with the Marines. Grand Marshall Raymond Ortiz and a number of Marines ran in the event this year. In addition, former Grand Marshalls Michael Spivey, Aiyana Coleman, Jorge Ortiz, and Marcus Chischilly, along with a number of Gold Star families, all attended the event. The Color Guard from the 3/5 Battalion was also on hand to present the nation's colors prior to the start of the races.

2022 Post Memorial Day Race Report

August 23, 2022

Page 3

Resolution for Community Assistance:

As the City Council may recall, at the meeting of November 22, 2011, the City Council selected the option of a pledge formula based on the Memorial Day Race registration revenues for the purpose of providing future financial assistance to the 3/5 Marine Support Committee. The pledge formula approved by the City Council was \$3.00 per paid 5K, 10K, and half marathon race participant. Applying this pledge formula to the total of 2,599 paid race participants, the available community assistance funding for the 3/5 Marine Support Committee is \$7,797. Direction from the City Council at the November 22, 2011 meeting was to also require the 3/5 Marine Support Committee to provide a report to the City Council on the anticipated use of the funds. Attached to this staff report is a letter from the 3/5 Marine Support Committee stating its intentions on the use of the \$7,797 in community assistance.

A draft resolution is also attached to this staff report for the City Council's consideration and approval to authorize community assistance funding in the amount of \$7,797 for the 3/5 Marine Support Committee.

FISCAL IMPACT:

The 2022 Memorial Day Race event budget for direct expenditures is \$194,000 with a budget forecast for event sponsorships and registration revenue totaling \$174,600. Provided in Table 2 on the following page are the actual direct expenses of the event at \$199,056 with the actual revenue at \$178,306.

Table 2: 2022 Event Expense and Revenue Summary:

A) Event Revenue:	\$ Amount
Race Registrations	170,526
Sponsors	3,500
Expo Vendors	4,280
Total Revenue	178,306
B) Event Direct Expenses:	
Permits	1,643
Advertising	9,650
Graphics	7,546

2022 Post Memorial Day Race Report

August 23, 2022

Page 4

Miscellaneous (<i>Truck rentals, Scaffolding</i>)	16,969
Race Shirts/Awards/Bibs/Food	42,617
Services	82,080
Expo	11,652
Police Services	26,899
Total Event Direct Expenses	199,056
C) Direct Expenses (over)/under Revenue	(20,750)

If the City Council approves the community assistance resolution, \$7,797 will be provided to the 3/5 Marine Support Committee from the City's General Fund for Community Assistance funding. As a result, the 2022 Total Event Expenses would be revised to \$206,853.

ATTACHMENTS:

- Proposed Resolution - Community Assistance for 3/5 Support Committee
- 2022 Letter from Team Darkhorse

RESOLUTION NO. 2022-08-23-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAGUNA HILLS, CALIFORNIA, AUTHORIZING
COMMUNITY ASSISTANCE FUNDING FOR THE 3RD
BATTALION, 5TH MARINES, 1ST DIVISION SUPPORT
COMMITTEE, A CALIFORNIA NONPROFIT
CORPORATION

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

WHEREAS, at the discretion of the City Council, the City may provide community assistance funding to certain community groups and nonprofit organizations that provide community service, support, and/or programming efforts intended to enhance the quality of life of the City's residents, provided the City Council finds and determines that the expenditure of such community assistance funding fulfills a public purpose and provides a direct public benefit within the City of Laguna Hills; and

WHEREAS, at the November 22, 2011, City Council meeting, the City Council directed staff to prepare an authorizing resolution for community assistance funding for the 3rd Battalion, 5th Marines, 1st Division Support Committee, a California nonprofit corporation, based on a \$3.00 per paid 5K, 10K, and half marathon event participant after the conclusion of each Laguna Hills Memorial Half Marathon 10K & 5K Honoring the United States Marine Corps Dark Horse Battalion event; and

WHEREAS, applying the foregoing community assistance funding formula to the total of 2,599 paid runners that participated in the 2022 Laguna Hills Memorial Half Marathon 10K & 5K Honoring the United States Marine Corps Dark Horse Battalion event brings the proposed community assistance funding total to \$7,797; and

WHEREAS, through the adoption of this Resolution, a majority of the City Council desires to make public purpose findings in order to authorize the expenditure of community assistance funding to the 3rd Battalion, 5th Marines, 1st Division Support Committee in consideration of the work and services the Support Committee provided to enhance the quality of the 2022 Laguna Hills Memorial Half Marathon 10K & 5K Honoring the United States Marine Corps Dark Horse Battalion event.

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

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

SECTION 2. The City Council hereby authorizes and directs that the City provide community assistance funding in the amount of \$7,797 to the 3rd Battalion, 5th Marines, 1st Division Support Committee, a California nonprofit corporation.

SECTION 3. The City Council hereby finds and determines that the expenditure of community assistance funding in the fiscal year 2021/2022 Operating Budget to the 3rd Battalion, 5th Marines, 1st Division Support Committee as authorized herein fulfills a public purpose and provides a direct public benefit to the residents of the City of Laguna and surrounding community.

PASSED, APPROVED, AND ADOPTED this 23rd day of August 2022.

DAVID WHEELER, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

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

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2022-08-23-X adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 23rd day of August 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK



LAGUNA HILLS
TEAM DARKHORSE
 25462 Nellie Gail Road Laguna Hills, CA 92653
3rd Battalion 5th Marines 1st Division Support Committee dba Team Darkhorse
 Tax Identification #27-4526336 501- (C) - (3) IRS organization

Laguna Hills City Council
August 8, 2022

Discussion of the Mission and Accomplishments of TEAM DARKHORSE and use of funds donated by the City of Laguna Hills from the Memorial Day Races on May 30, 2022
Vanessa Kon, Team Darkhorse Chairman

The use of funds donated by the city from the Memorial Day Race, will be utilized for our administrative costs and the cost of sponsoring the Grand Marshal and other race expenses. These funds, a small portion of our budget, also go to pay insurance, storage fees, licensing and registration fees are essential in allowing our all volunteer committee to continue operate to raise money for other support programs. This year a new Computer program was completed. Team Darkhorse toured barracks and observed that there are 2 computer rooms and 12 existing carrels with no IT equipment. Accomplishing our mission to provide encouragement, relief and comfort to Marines/Sailor, we were able to improve the living conditions for the over 800 Dark Horse Marines housed in the barracks by setting up these 2 computer rooms to be fully functional computer labs.

The Laguna Hill's City Council, citizens, businesses, Chamber of Commerce, and many associations have been very supportive with donations, fund raisers and their appreciation of the 3/5 Marines has allowed us to fund these programs:

- Defraying ticket cost to MC Ball for junior enlisted Marines, mandatory all Marines attend
- Providing food, drinks and goodies to Marines and families on various field and family days, and monthly dinners with the Marines at the barracks
- Providing gifts at the annual Holiday Party held on base with restrictions this year.
- Assistance when possible to Marines or veterans experiencing a life trauma or emergency.
- Help with the costs for 3/5 Paralympian Snowboarder Michael Spivey to compete in the Winter Paralympics
- Tuition Grant to help 3/5 Veteran Jordan Laird attend school to continue his own healing and recovery by serving his fellow veterans as a certified counselor.
- Grant check of \$150.00 each to Marines of the Quarter and Non Commissioned Officer of the Quarter (NCOQ) who are selected by the Command for superior performance.
- Sponsor the over 20 Marines to attend and with their static display at the Laguna Hills July 4th Celebration
- Assemble along with our donation drive, gift baskets to welcome babies to the Darkhorse family and support some of the young mothers who may be far from home and their support system.

I had the honor of meeting with the 3/5 command team as the new chairman of TDH this January. In today's uncertain world, I felt great comfort in knowing that these men and women have dedicated their lives to protecting my family and our community. They have no political agenda, their sole purpose is to be there as a deterrent and to be ready to defend against any threats to America. The marines are deeply grateful and cannot express how much it means to have a whole community support them. Community involvement not only gives support to the Marines, it greatly benefits the businesses, the citizens and the city as a whole. Some of these events in the past year along with the ones already mentioned include:

- Laguna Hills Chamber of Commerce Car Show
- Pumpkin City Oktoberfest
- Holiday Craft Fair
- Christmas Toy Drive
- LHHS Hawks Hail Heros
- National Night Out

"Laguna Hills Supports Darkhorse Marines"

Attachment: 2022 Letter from Team Darkhorse (2934 : 2022 Post Memorial Day Race Report)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: Melissa Au-Yeung
Deputy City Manager/City Clerk

ISSUE: Adoption of a Resolution Amending the Memorandum of Understanding Between the City of Laguna Hills and the Laguna Hills City Employees Association

RECOMMENDATION: That the City Council adopt a Resolution entitled: “A Resolution of the City Council of the City of Laguna Hills, California, amending employment classifications and salary ranges within the bargaining unit covered by the Memorandum of Understanding between the City and the Laguna Hills City Employees Association.”

SUMMARY:

On July 13, 2021, the City Council approved a Memorandum of Understanding (MOU) between the City of Laguna Hills and the Laguna Hills City Employees Association (LHCEA) for a two-year MOU beginning on July 1, 2021 and expiring on June 30, 2023. In that MOU, the City agreed to conduct a comprehensive compensation and classification study utilizing the City’s existing 17 comparator agencies. As approved in the MOU, employees whose classification salary ranges are below the threshold of 5% above the comparator agencies’ average will have their classification range adjusted to 5% above the comparator agencies’ average, effective January 1, 2022. Any classification with a salary range increase of greater than 5% will receive the remaining increase on July 1, 2022. Based on the results of the study, it is recommended a total of 8 classifications be provided with salary range adjustments, including three classifications with increases of greater than 5%. Staff recommends approval of the attached Resolution amending the existing MOU to implement the recommendations as

Adoption of Resolution Amending the MOU

August 23, 2022

Page 2

presented in the classification and compensation study.

BACKGROUND:

On July 13, 2021, the City Council approved a Memorandum of Understanding (MOU) between the City of Laguna Hills and the Laguna Hills City Employees Association (LHCEA) for a two-year MOU beginning on July 1, 2021 and expiring on June 30, 2023 (Attachment A). Pursuant to the terms of the agreed-upon MOU, the City agreed to conduct a comprehensive market study for all classifications.

Classification and Compensation Study

As specified in the approved MOU, the City conducted a classification and compensation study using the same comparator agencies from the 2016 Compensation Report. The report was completed by Ralph Andersen & Associates over the past ten months and is included as Attachment B to this report. The following is a summary of the consultant's findings and conclusions:

- The City's base salary levels are 3.2% above the market average with most jobs being from 0% to 10% above the market average. No salary range reductions are required; however, the City may want to address those jobs that are less than 5% above the market average, the City's historical market relationship.
- The City appears to be meeting its objectives of maintaining salary ranges that are slightly above the market average. This maintains the City's ability to recruit and retain staff.
- The City's core benefits are generally consistent with the labor market, with a slightly higher cost for providing health insurance benefits. This is likely due to the small demographics in the City's workforce, not because the health benefits are any "richer" than those provided by other agencies.
- Only two survey agencies have continued to pay all or a portion of the employee's retirement contribution (retirement pick-up). This is a market transition that is still in progress in response to the Public Employees' Pension Reform Act of 2013 (PEPRA).
- When benefits are added to base salary, the City's compensation levels are 7.7% above the market average.

Adoption of Resolution Amending the MOU

August 23, 2022

Page 3

-
- When classic retirement tiers are compared, the City is one of seven agencies among the survey jurisdictions that has a 2%@60 retirement formula. This lower formula puts the City at a significant disadvantage when recruiting among competing cities.
 - The City's retirement costs, even with the enhanced PARS benefits, are lower than the market.
 - If future retirement costs are translated into net present day values, the City's salary levels are 0.2% below the market average (a 3.4% impact on the +3.2% base salary average). The analysis recognizes the reduced retirement benefit for City employees using classic tiers as a comparison.
 - The City's leave benefits are consistent with the market. No changes in leave benefits are required.

The scope of work also included a review of all existing classifications, including corresponding job descriptions, and recommendations for class title changes. The following are the consultant's recommendations (Attachment C):

- Administrative Assistant – Create a flexibly staffed Administrative Assistant I/II series. This classification can be found in the Community Development Department, Public Services Department, and Community Services Department.
- Permit Technician – This position is responsible for leading, overseeing, training, and participating in the more complex and difficult permit duties within the Community Development Department. In order to more accurately reflect the advanced level duties and responsibilities of this position, it is recommended that the title be changed to Senior Permit Technician.
- Assistant Permit Technician – Create a flexibly staffed Permit Technician I/II series. The Permit Technician I will be defined as the entry level class within the series and the Permit Technician II will be defined as the journey level. Creating a flexibly staffed series provides the City with flexibility in hiring individuals who may not have sufficient experience to perform the duties at the journey level and then advance them to the higher level once they demonstrate the proficiency to work independently.

Adoption of Resolution Amending the MOU

August 23, 2022

Page 4

-
- Management Analyst – Create a flexibly staffed Management Analyst I/II series. The Management Analyst I will be defined as the entry level class within the series and the Management Analyst II will be defined as the journey level. Creating a flexibly staffed series provides the City with flexibility in hiring individuals who may not have sufficient experience to perform the duties at the journey level and then advance them to the higher level once they demonstrate the proficiency to work independently.
 - Information Technology Specialist – The IT Specialist is responsible for overseeing all of the City’s information technology needs including administering a variety of information technology servers, systems, and networks. In order to more accurately reflect the duties and responsibilities of this position, it is recommended that the title be changed to Information Technology Administrator.
 - Assistant City Manager/Director of Public Services – Change title to Public Services Director to create consistency in titling of Director positions (i.e., putting Director after the Department name). It should be noted that this change will be addressed at a future City Council meeting with an amendment to Resolution No. 2021-07-13-4, the City’s Salary and Benefits Resolution pertaining to Management and Confidential employees.

These classification recommendations, with the exception of the Assistant City Manager/Director of Public Services title, are addressed in the attached proposed Resolution.

2021-2023 Memorandum of Understanding

Pursuant to the agreed-upon terms of the MOU between the City of Laguna Hills and the LHCEA, employees who are below the comparator agencies’ average in the 2021 compensation study must have their ranges adjusted to the 5% above the comparator agencies’ average threshold, effective January 1, 2022. Any employee whose range is scheduled to increase by more than 5% due to the results of the compensation study will receive 5% of the increase on January 1, 2022, with the remaining increase to take effect on July 1, 2022. Based on the results of the compensation study, the salary range adjustments are as follows:

Adoption of Resolution Amending the MOU
August 23, 2022
Page 5

CLASSIFICATION	SALARY RANGE INCREASE		TOTAL % INCREASE
	January 1, 2022	July 1, 2022	
Assistant City Engineer	1.6%	-	1.6%
Assistant Planner	0.8%	-	0.8%
Management Analyst I	3.0%	-	3.0%
Permit Technician II	5%	8.2%	13.2%
Recreation Coordinator	5%	10.6%	15.6%
Senior Management Analyst	2.2%	-	2.2%
Senior Permit Technician	5%	0.9%	5.9%
Senior Planner	0.5%	-	0.5%

As shown in the table above, a total of 8 existing classifications will receive an adjustment to their salary range varying from 0.5% to 5% retroactively to January 1, 2022 (based on the agreed upon terms of the MOU). Of those 8 existing classifications, three classifications are below the comparator agencies' by over 5%. Consequently, pursuant to the terms of the MOU, effective July 1, 2022, those three classifications will be provided with an additional increase equivalent to the remaining amount: Recreation Coordinator – 10.6%; Permit Technician II – 8.2%; and Senior Permit Technician – 0.9%.

There are two additional noteworthy changes in the salary recommendations resulting from the compensation study. First, the current classification of Accountant is currently 6.1% above the recommended benchmark. As such, staff is recommending the salary for this classification be reduced by 6.1% to be in line with the benchmark. This position is currently vacant and will not impact existing employees. The second noteworthy change is the addition of the Code Enforcement classification to the MOU. Historically, the City had combined Code Enforcement activities with the position of Planning Aide and/or Assistant Planner. As the workload of these positions increased, a temporary, part-time Code Enforcement classification was added. In recent years, the workload of the Code Enforcement classification has steadily increased. As such, staff is recommending the addition of the Code Enforcement classification to the MOU as an Extended Part-time classification. The monthly range for this classification will be set according to the results of the compensation study.

Adoption of Resolution Amending the MOU

August 23, 2022

Page 6

It should also be noted that the MOU provides for an increase in salary ranges consistent with the April 2022 Consumer Price Index (CPI) for the Los Angeles-Long Beach-Anaheim area for All Consumers, up to a maximum of 3%. Of note, the CPI for April 2022 was 7.9%; however, due to the maximum percentage increase imposed by the MOU, employees will only receive a 3% cost of living adjustment. The following salary schedule, effective July 1, 2022, is inclusive of all range adjustments (based on the results of the compensation study) and the 3% cost of living adjustment:

FULL-TIME POSITIONS – NON-MANAGEMENT	MONTHLY RANGE	
Accountant	\$ 6,841.77	\$ 8,316.22
Accounting Specialist	\$ 5,748.84	\$ 6,989.62
Administrative Assistant I	\$ 5,576.71	\$ 6,777.97
Administrative Assistant II	\$ 5,855.42	\$ 7,117.30
Assistant City Clerk	\$ 7,160.51	\$ 8,703.63
Assistant City Engineer	\$ 11,721.86	\$ 14,247.99
Assistant Planner	\$ 6,373.17	\$ 7,746.63
Community Services Superintendent	\$ 10,060.29	\$12,227.89
Information Technology Administrator	\$ 7,972.80	\$ 9,692.02
Management Analyst I	\$ 6,633.32	\$ 8,062.84
Management Analyst II	\$ 7,296.82	\$ 8,869.33
Parks Supervisor	\$ 8,074.38	\$ 9,814.44
Permit Technician I	\$ 4,789.41	\$ 5,821.56
Permit Technician II	\$ 5,284.99	\$ 6,424.53
Public Works Supervisor	\$ 8,074.38	\$ 9,814.44
Records Management Coordinator	\$ 5,873.51	\$ 7,138.67
Recreation Coordinator	\$ 5,519.19	\$ 6,709.80
Senior Management Analyst	\$ 8,410.28	\$ 10,222.75
Senior Permit Technician	\$ 5,798.08	\$ 7,047.74
Senior Planner	\$ 8,625.52	\$10,484.37
EXTENDED PART-TIME POSITIONS – NON-MGMT	HOURLY RANGE	
Code Enforcement Officer	\$ 35.0423	\$ 42.5942

Adoption of Resolution Amending the MOU

August 23, 2022

Page 7

Management staff has met and conferred with the Association on numerous occasions to discuss the progress and findings of the compensation and classification study.

A separate classification and compensation study was conducted for Management and Confidential employees and will be brought back to the City Council for consideration at a future meeting.

FISCAL IMPACT:

The total annual cost of these salary increases is approximately \$39,392 and has been included within the adopted 2021-2023 Biennial Budget.

ATTACHMENTS:

- Proposed Resolution
- Attachment A - MOU 2021-2023
- Attachment B - Compensation Report by Ralph Andersen & Associates
- Attachment C - Classification Recommendations Memorandum

RESOLUTION NO. 2022-08-23-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAGUNA HILLS, CALIFORNIA, AMENDING EMPLOYMENT
CLASSIFICATIONS AND SALARY RANGES WITHIN THE
BARGAINING UNIT COVERED BY THE MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY AND THE LAGUNA
HILLS CITY EMPLOYEES ASSOCIATION

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

WHEREAS, on July 13, 2021, the City Council approved and adopted the Memorandum of Understanding ("MOU") between the City of Laguna Hills ("City") and the Laguna Hills City Employees Association ("LHCEA" or "Association"), which became effective July 1, 2021, and will remain in effect until June 30, 2023; and

WHEREAS, Section IV of the MOU, entitled "Salary and Pay," establishes the employment classifications and the Salary Schedule for those positions in the bargaining unit covered by the MOU, including both full-time positions (non-management) and extended part-time positions; and

WHEREAS, Section IV of the MOU also provides that the City would complete a classification and compensation study, the results of which would impact salary ranges as set forth in that provision; and

WHEREAS, the City recently completed a comprehensive classification and compensation study utilizing the City's 17 historical comparator agencies, resulting in recommended changes to the City's existing classification titles and salary ranges as agreed to in Section IV of the MOU; and

WHEREAS, pursuant to the terms of the MOU, effective January 1, 2022, employees whose classification salary ranges are below the threshold of 5% above the comparator agencies must have their salary ranges adjusted to 5% above the comparator agencies' average, effective January 1, 2022, and any increases of more than 5% will result in salary range adjustments for the remaining increase amount, effective July 1, 2022; and

WHEREAS, pursuant to the terms of the MOU, effective July 1, 2022, the City also agreed to increase salaries by a cost of living adjustment ("COLA") equivalent to the Consumer Price Index ("CPI") for April 2022 for the Los Angeles-Long Beach-Anaheim area for All Urban Consumers, but not to exceed 3%; and

WHEREAS, the April 2022 CPI for the specified area was 7.9%, therefore triggering the maximum allowable COLA increase of 3%; and

WHEREAS, the City Council now wishes to implement the changes as recommended in the classification and compensation study and required by the previously agreed upon MOU.

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

SECTION 1. The purpose and intent of this Resolution is to amend Subsection A of Section IV. Salary and Pay, of the MOU between the City and the Association.

SECTION 2. All classifications listed in Subsection A of Section IV. Salary and Pay, will be included in the bargaining unit covered by the MOU and represented by the Association and all provisions in the MOU between the City and the Association will be applicable to these classifications.

SECTION 3. Effective January 1, 2022 and continuing through June 30, 2022, Subsection A of Section IV. Salary and Pay is hereby revised and replaced in its entirety as follows:

IV. Salary and Pay

A. The Salary Schedule for those positions in the bargaining unit at this time is as follows:

FULL-TIME POSITIONS – NON-MANAGEMENT	MONTHLY RANGE	
Accountant	\$ 6,642.50	\$ 8,074.00
Accounting Specialist	\$ 5,581.40	\$ 6,786.04
Administrative Assistant I	\$ 5,414.28	\$ 6,580.55
Administrative Assistant II	\$ 5,684.87	\$ 6,910.00
Assistant City Clerk	\$ 6,951.95	\$ 8,450.13
Assistant City Engineer	\$ 11,380.44	\$ 13,833.00
Assistant Planner	\$ 6,187.55	\$ 7,521.00
Community Services Superintendent	\$ 9,767.27	\$11,871.73
Information Technology Administrator	\$ 7,740.58	\$ 9,409.73
Management Analyst I	\$ 6,440.11	\$ 7,828.00
Management Analyst II	\$ 7,084.29	\$ 8,611.00
Parks Supervisor	\$ 7,839.21	\$ 9,528.59
Permit Technician I	\$ 4,649.91	\$ 5,652.00
Permit Technician II	\$ 4,742.20	\$ 5,764.70

Public Works Supervisor	\$ 7,839.21	\$ 9,528.59
Records Management Coordinator	\$ 5,702.44	\$ 6,930.75
Recreation Coordinator	\$ 4,844.88	\$ 5,890.02
Senior Management Analyst	\$ 8,165.32	\$ 9,925.00
Senior Permit Technician	\$ 5,579.00	\$ 6,781.44
Senior Planner	\$ 8,374.29	\$10,179.00

SECTION 4. Effective July 1, 2022, Subsection A of Section IV. Salary and Pay is hereby further revised and replaced in its entirety as follows:

IV. Salary and Pay

A. The Salary Schedule for those positions in the bargaining unit at this time is as follows:

FULL-TIME POSITIONS – NON-MANAGEMENT	MONTHLY RANGE	
Accountant	\$ 6,841.77	\$ 8,316.22
Accounting Specialist	\$ 5,748.84	\$ 6,989.62
Administrative Assistant I	\$ 5,576.71	\$ 6,777.97
Administrative Assistant II	\$ 5,855.42	\$ 7,117.30
Assistant City Clerk	\$ 7,160.51	\$ 8,703.63
Assistant City Engineer	\$ 11,721.86	\$ 14,247.99
Assistant Planner	\$ 6,373.17	\$ 7,746.63
Community Services Superintendent	\$ 10,060.29	\$12,227.89
Information Technology Administrator	\$ 7,972.80	\$ 9,692.02
Management Analyst I	\$ 6,633.32	\$ 8,062.84
Management Analyst II	\$ 7,296.82	\$ 8,869.33
Parks Supervisor	\$ 8,074.38	\$ 9,814.44
Permit Technician I	\$ 4,789.41	\$ 5,821.56
Permit Technician II	\$ 5,284.99	\$ 6,424.53
Public Works Supervisor	\$ 8,074.38	\$ 9,814.44
Records Management Coordinator	\$ 5,873.51	\$ 7,138.67
Recreation Coordinator	\$ 5,519.19	\$ 6,709.80
Senior Management Analyst	\$ 8,410.28	\$ 10,222.75
Senior Permit Technician	\$ 5,798.08	\$ 7,047.74

Senior Planner	\$ 8,625.52	\$10,484.37
EXTENDED PART-TIME POSITIONS – NON-MGMT	HOURLY RANGE	
Code Enforcement Officer	\$ 35.0423	\$ 42.5942

SECTION 5. The Association has been notified of the actions set forth herein, provided with the opportunity to meet and confer, and agrees with the changes.

PASSED, APPROVED, AND ADOPTED this 23rd day of August 2022.

DAVE WHEELER, MAYOR

ATTEST:

MELISSA AU-YEUNG, CITY CLERK

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

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2022-08-23-x adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 23rd day of August 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

MELISSA AU-YEUNG, CITY CLERK

Attachment: Proposed Resolution (2946 : Adoption of Resolution Amending the MOU)

Memorandum of Understanding between the City of Laguna Hills and the Laguna Hills City Employees Association

I. This Memorandum of Understanding "MOU") shall be effective July 1, 2021 and shall remain in effect until June 30, 2023.

II. Recognition

A. The City of Laguna Hills recognizes the Laguna Hills City Employees Association ("LHCEA" or the "Association") as the exclusive bargaining representative for all regular full-time, and extended part-time non-management and non-confidential employees as those positions are defined in the Employer-Employee Relations Resolution adopted by the City. The terms of this MOU will only apply to those employees who are part of LHCEA.

III. Types of Employees

A. Full Time: 40 hrs/wk (80/2 wks)

B. Extended Part Time: 20 or more but less than 40 hrs. Such employees are at-will.

C. Temporary: Of limited duration, not to exceed 12 months. With the exception of an absence due to disability, no work currently being performed by bargaining unit employees may be performed by temporary employees. Such employees are at-will.

IV. Salary and Pay

A. The Salary Schedule for those positions in the bargaining unit as of the time of the signing of this MOU is as follows:

FULL-TIME POSITIONS – NON-MANAGEMENT	MONTHLY RANGE	
Accountant	\$ 7,072.63	\$ 8,597.91
Accounting Specialist	\$ 5,581.40	\$ 6,786.04
Administrative Assistant I	\$ 5,414.28	\$ 6,580.55
Assistant City Clerk	\$ 6,951.95	\$ 8,450.13
Assistant City Engineer	\$ 11,205.03	\$ 13,619.78
Assistant Planner	\$ 6,137.32	\$ 7,459.67
Community Services Superintendent	\$ 9,767.27	\$11,871.73
Information Technology Specialist	\$ 7,740.58	\$ 9,409.73

Management Analyst	\$ 6,250.93	\$ 7,598.04
Parks Supervisor	\$ 7,839.21	\$ 9,528.59
Permit Technician	\$ 5,313.33	\$ 6,458.51
Permit Technician Assistant	\$ 4,516.38	\$ 5,490.19
Public Works Supervisor	\$ 7,839.21	\$ 9,528.59
Records Management Coordinator	\$ 5,702.44	\$ 6,930.75
Recreation Coordinator	\$ 4,614.17	\$ 5,609.55
Senior Management Analyst	\$ 7,989.23	\$ 9,710.05
Senior Planner	\$ 8,333.60	\$10,129.33

EXTENDED PART-TIME POSITIONS – NON-MANAGEMENT	HOURLY RANGE	
Accounting Specialist	\$ 32.20	\$ 39.15

B. Salary Increases

Effective July 1, 2021, the City agrees to increase salaries by a cost of living adjustment of 2%. Effective July 1, 2022, the City agrees to further increase salary ranges in accordance with the Consumer Price Index ("CPI") for April 2022 for the Los Angeles-Long Beach-Anaheim area for All Urban Consumers, with a minimum increase of 1% and a maximum increase of 3%.

The City is currently completing a 2021 comprehensive classification and compensation study. Employees whose classification salary ranges are below the threshold of 5% above the comparator agencies' average, as determined by the results of the 2021 compensation study, will have their classification salary range adjusted to 5% above the comparator agencies' average. Any classification with a salary range increase of more than 5% due to the results of the 2021 compensation study will receive 5% of the increase on January 1, 2022. The remaining increase will be provided on July 1, 2022. The City agrees to conduct an in-house market study for compensation in March 2023, prior to the MOU expiration. The City will use the same comparator agencies that were surveyed in the 2018 compensation study.

C. Working Out of Class Pay

This section defines when an employee will receive compensation for performing duties in a higher position and classification on an interim or temporary basis.

Employees working out of class as defined herein will be paid an additional 5% of their current classification base salary or first step of the higher classification, whichever is higher. Compensation for working out of classification is provided as monetary recognition to an employee for assuming and performing the duties normally performed by an employee in a higher

classification. Working out of one's position classification must be for an extended period of time wherein a need exists to fulfill the duties and responsibilities of the vacant position. Such an appointment must be approved in advance, in writing, by the City Manager. An extended period of time is generally considered five or more working days.

When the temporary assignment is completed, the employee's salary will be readjusted to its previous level. The employee's hire date and anniversary date will remain unchanged throughout the temporary assignment.

If an employee separates from service while on an acting assignment, the employee's regular salary rate, not acting pay, will be used as the basis for any vacation payout.

D. Overtime / Compensatory Time

Full-time and extended part-time, non-management employees assigned duties beyond 40 hours for a regular work week will be compensated for overtime in one of two ways:

1. One and one-half payment of the employee's regular rate of pay for each hour worked over 40 in a work week, or
2. One and one-half hours of compensatory time off for each hour worked over 40 in a work week.

E. Maximum Hours of Compensatory Time

Unless authorized by the Deputy City Manager, employees may not accrue more than 120 hours of compensatory time. After an employee has accrued 120 hours of compensatory time, all subsequent overtime hours worked will be compensated for in cash. The General Government Department will provide a notice when a compensatory balance exceeds 90 hours.

F. Using Compensatory Time

Accrued compensatory time must be used prior to accessing accrued vacation time. When using compensatory time, employees must obtain prior approval from their supervisor.

G. Compensatory Time at Termination

Any compensatory time balance will be paid at the employee's most recent non-exempt rate of pay to the employee upon termination, retirement, or change of status from non-exempt to exempt.

V. Hours and Work Week

A. Hours

1. The Laguna Hills' City Hall operates from 7:30 a.m. to 5:30 p.m., Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Fridays.
2. Full-time non-management employees work a 40-hour work week; however, the City reserves the right to adjust work hours to meet changing needs and requirements.

3. Some full-time non-management employees work a 9/80 schedule which consists of working eight nine-hour days and one eight-hour day during a two-week period for a total of eighty hours.

B. Work Week

The work week is a fixed and recurring period of 168 hours, or seven consecutive 24-hour periods. The work week begins and ends on either mid-shift Mondays or mid-shift Fridays depending on whether an employee takes every other Friday off or every other Monday off. The workweeks are structured on an individual or group work basis so that 40 hours of work regularly occurs during the fixed and regularly reoccurring period of 168 hours. The specific workweek for each employee is fixed by the City Manager or his designee and is maintained by the Finance Department.

C. Lunch Periods and Breaks

A department's Supervisor will coordinate daily lunches and breaks. Lunch breaks are unpaid. Lunches and breaks are provided as follows:

1. Full-Time, Non-Management Employees:

8 hour day: 1 hour lunch, two 15-minute breaks

9 hour days for employees on a 9/80 work schedule: 1 hour lunch, two 15-minute breaks

2. Part-Time Employees:

8 hour day: 1 hour lunch, two 15-minute breaks

6-7 hour day: 1/2 hour lunch, two 15-minute breaks

4-5 hour day: one 15-minute break

4 hours: no break

VI. Recruitment

The Deputy City Manager will administer and coordinate the hiring process for all position vacancies to ensure compliance with contractual, legal, and equal employment opportunity requirements. All hiring efforts are conducted in the spirit of equal opportunity and non-discrimination.

All City appointments and promotions shall be based on merit and fitness, and will be determined by a competitive examination.

A. Closed-Promotional Recruitment

The Deputy City Manager will first consider promotions from within the City. Promoting from within the City is considered a closed-promotional recruitment. Promotions must be

recommended by the Department Head and approved by the City Manager. Even if one qualified candidate within the City exists, the Deputy City Manager will not be required to promote that individual and may use her discretion to go outside and conduct an open recruitment.

B. Open Recruitment

If a closed-promotional recruitment is not recommended or approved, the Deputy City Manager will seek outside candidates through open recruitment. Job announcements will be distributed to City employees and locally advertised in appropriate publications.

No applications for a position will be accepted after the published closing date. If there are no sufficiently qualified candidates at the closing date, the position may be reopened and re-advertised.

VII. Probation

A. The probation period is an integral part of the employment process and provides the opportunity to observe the employee's work and assist the employee's adjustment to the new position. During this period, the probationary employee will have no rights of tenure, and may be terminated with or without cause either during or at the end of the probation period.

B. Duration

1. All newly-hired, full-time, non-management employees are subject to a one-year probation period. A Department Director must specifically affirm that an employee has passed probation before he or she will have actually passed probation.
2. Employees reclassified to a position where they have assumed new duties and responsibilities shall be subject to a six-month probation period.

C. Extensions

1. Prior to the end of the probation period, the Department Head has discretion to extend the probation period by up to six months, with the City Manager's approval.
2. The employee will be notified in writing of such an extension.

D. Promotional Probation Period

1. All promoted employees are subject to a six month probation period. Prior to the end of the probation period, the Department Head has discretion to extend the probation period by up to six months, with the City Manager's approval.
2. The six month probation period for promoted, full-time non-management employees will begin on the first day of the promotion or reclassification.

3. Prior to the end of this period, the Department Head may recommend that the employee return to the former position, range, and salary if the employee's performance and conduct does not meet the standards required for the new position or classification.

E. Action at the End of Probationary Period

Prior to the end of an employee's probationary period, the City Manager, or designee, shall take one of the following actions:

1. Affirm, in writing, the satisfactory performance and conduct of the employee and designate the employee for regular, full-time employment status.
2. Extend the employee's probationary period.
3. Return the employee to their former class and pay step before promotional probation. If no position is available in the same class and pay step, employee shall be placed in the next highest paid position. If regular, full-time status was not previously attained, the probation period must be completed.
4. Terminate the employee if the employee was newly hired for failing to pass probation.

VIII. Layoff

A. The City Manager may separate any employee from employment, eliminate a class of positions, or freeze vacant positions, because of financial necessity, reduction of work, or abandonment of activities. However, no regular, full-time employee shall be separated from any department while there are emergency, seasonal, probationary, or temporary employees serving in the same class of positions in the City.

If the City Manager eliminates a position, the employee holding such position may be laid off or demoted without disciplinary action and without the right of appeal.

B. Layoff Procedures

The procedure to reduce the work force shall be as follows:

1. 30-Day Notice to the Association and 14 days' notice to affected employees.

Employees separated from the City through a reduction in force shall be given a 14-day advance notice of the separation explaining the reason for the separation.

2. Returning City Property

Prior to separation, keys, City identification cards, computer pass-words, security codes, and other City-owned property shall be given or returned to the Deputy City Manager.

3. Compensation

When all City property has been returned, the employee shall receive a two-week severance pay based on his/her current pay scale. Additionally, the employee will receive compensation for his/her accrued vacation and sick leave, in accordance with current City policies.

Vacation and sick leave will be compensated in the following manner:

All accrued unused vacation leave shall be paid to the separated employee at his/her current pay scale. The separated employee may also convert unused personal sick leave in excess of 160 hours at a ratio of eight hours of vacation leave for every 24 hours of personal sick leave. If conversion occurs, the employee may increase their compensable vacation leave up to 320 hours.

4. Exit Interview

Prior to separation, the Deputy City Manager shall schedule an exit interview with the employee. Employees are encouraged to use the exit interview process.

C. Reemployment List

The names of regular employees who have been laid-off due to a reduction in the work force shall be placed on an appropriate layoff reemployment list according to the date and the order separated from City service. A reemployment list shall be established by placing the last employee laid-off on the top of the list as the first employee eligible for reemployment. All subsequent laid-off employees will be eligible for reemployment in the same manner.

Each employee on a layoff reemployment list shall remain on that list for six months, and laid-off employees will be considered for reemployment in the same class, or a lower classification within the same classification series, as they were laid-off. The City Manager may extend the active period of reemployment lists or an employee's eligibility if it is in the City's best interest.

D. Order of Layoff

Layoffs will be considered in the following order: temporary, part-time, extended part-time, probationary, and regular employees. Regular employees will be laid off in the inverse order of their seniority in their classification in the department. A layoff out of the inverse order of seniority may be made if, in the City Manager's judgment, retention of special job skills is required.

In cases where there are two or more employees in the classification in the department from which the layoff is to be made who have the same seniority date, such employees will be laid off on the basis of the last evaluation rating in the class, providing such rating has been on file at least thirty (30) days and no more than twelve months prior to the layoff, as follows:

First, all employees having ratings of "improvement needed"; second, all employees having ratings of "competent"; third, all employees having ratings of "outstanding."

Employees who have been promoted into a higher paying classification within a different department shall have rights of reversion to his/ her previously occupied position if subject to layoff.

IX. Management Rights

The rights of management include but are not limited to:

- A. Determine the mission of its constituent departments and boards;
- B. Set standards of service and hours of operation;
- C. Determine the procedures and standards of selection for employment and promotion;
- D. Determine the content of job descriptions;
- E. Direct its employees;
- F. Take disciplinary action;
- G. Relieve its employees from duty because of lack of work or for other legitimate reasons;
- H. Maintain the efficiency of governmental operations;
- I. Determine the methods, means, and personnel by which governmental operations are to be conducted;
- J. Take all necessary actions to carry out its mission in emergencies;
- K. Exercise control and discretion over its organization and the technology of performing its work.
- L. To propose new classifications during the life of this MOU, and to utilize the procedures of this MOU in order to meet and confer on rates of pay and family of jobs for such new classifications, and to establish and determine thereby such new job classifications; and
- M. To promulgate, modify and enforce work and safety rules and regulations.

X. Employee Rights

The rights of employees include but are not limited to:

- A. The right to work in an environment free from harassment and discrimination based on sex, sexual orientation, race, age, disability, national origin, and religion.
- B. The right to not be retaliated against for complaining about harassment or discrimination in the workplace.
- C. The right to work in a safe work environment.
- D. The right to file grievances in accordance with the procedure set forth in this MOU.

XI. Association Rights

The Association shall have the following rights:

- A. Deduction of Dues: Upon receipt of an authorized card, membership dues of LHCEA members shall be deducted by the City from the paycheck of the members.
- B. Use of Bulletin Boards: The City will provide the Association access to two bulletin boards for purposes of posting information relevant to the Association and its meetings.
- C. Release Time For Meetings: Bargaining unit employees shall be provided with reasonable time off without loss of pay for purposes of meeting and conferring with management over wages, hours and working conditions and notifying its membership of such matters; processing grievances to be limited to meeting with management during the steps of the grievance process as outlined herein; and for representing employees in disciplinary meetings with management. In addition, bargaining unit employee shall be permitted to attend two annual meetings of the Association without loss of pay at a maximum of one hour for each meeting.

XII. Holidays

- A. The City will observe certain fixed holidays during which City Hall will be closed. These include:

New Year's Day
 Presidents Day
 Memorial Day
 Independence Day
 Labor Day
 Veterans Day
 Thanksgiving
 Day After Thanksgiving
 Christmas Eve (when Christmas Eve falls on a regularly scheduled work day)
 Christmas Day

- B. Full-time employees shall receive 8 hours pay for these holidays. In order to receive holiday pay, an employee must have received pay for all of both (1) the regularly scheduled work assignment immediately prior to a holiday and (2) the regularly scheduled working assignment immediately after that holiday.

- C. Full-time employees shall receive 108 holiday hours as set forth herein and use the remaining time as discretionary holiday leave subject to supervisor approval.

- D. Extended part-time employees shall receive a maximum of 54 hours for observed holidays as set forth in Section XII. A. above and use the remaining time as discretionary holiday leave subject to supervisor approval.

E. With the exception of Christmas Eve, holidays falling on Sunday shall be observed on the following Monday. Holidays falling on Saturday shall be observed on the preceding Friday unless this, too, is a holiday and then one day sooner.

F. Discretionary holiday hours must be taken during each fiscal year and cannot be carried over to the succeeding fiscal year.

G. On the anniversary of the 20th year of full-time service, employees shall receive a one-time allotment of 40-hours of discretionary holiday leave which must be used in a twelve-month period after received. Such discretionary holiday leave hours do not have any cash value.

XIII. Leaves

A. Leaves With Pay

Full-time employees accrue vacation and sick leave, discretionary holiday leave hours annually, and may accumulate compensatory overtime hours. In the interest of fairly and consistently accommodating all employees and maintaining adequate coverage for City Hall operations, all requested time off shall be first approved by the employee's immediate Supervisor and then approved by the Department Head with consideration to employee's preference and City's business needs.

All requests for leave will be considered based upon availability of employee's leave hours, work load, work schedules, and coverage.

The following process is to be followed when requesting time off:

- Employees desiring time off for planned vacation, discretionary holiday leave, compensatory time, or scheduled medical leave shall make such requests to their immediate Supervisor by filling out a Leave Request form as soon as practicable.
- Final approval of time off rests with the Department Head.
- Vacation leave may only be taken in increments of one hour.

1. Vacation

- a. Full-time, non-management employees accrue vacation according to the following schedule:

Years of Service	Rate
0-3	80 hrs/yr or 6.667 hrs/mo
3-10	120 hrs/yr or 10 hrs/mo
10+	160 hrs/yr or 13.334

- b. Extended part-time employees accrue vacation leave of 40 hours per year or 3.34 hours per month.

c. Vacation Buy Back

Upon separation or retirement from City service, all employees shall be compensated at their current pay scale for their accrued vacation. No employee shall be allowed to carry over more than 320 hours of vacation time from one fiscal year to the next. At the start of the fiscal year, if an employee has more than 320 hours accrued, the City will automatically cash out any hours in excess of 320.

2. Sick Leave

- a. All full-time employees shall accrue sick leave at a rate of 8 hours per month. Extended part-time shall accrue sick leave at a rate of 4 hours per month.
- b. All full-time employees prior to completing ten years of service as full-time employees, (hereafter, "ten-year anniversary") shall be eligible, if they so desire, each quarter (October 1, January 1, April 1, and July 1) to convert unused personal sick leave in excess of 160 hours at a rate of 8 hours of vacation for every 24 hours of personal sick leave. Upon honorable retirement or resignation from the City prior to their ten-year anniversary, a full-time employee who has personal sick leave in excess of 160 hours may convert the excess hours to vacation at a rate of eight hours of vacation for every 24 hours of personal sick leave. In this situation, the vacation accrual limits set forth above can be exceeded to a maximum of 480 hours.
- c. When ill or injured, employees are required to notify their Department Head/Supervisor prior to starting the workday but no later than within one hour after the workday begins. When absence is due to a work-related injury, the employee's Department Head/Supervisor must be notified immediately. Medical verifications will be required for insurance purposes.
- d. All employees who know they will be absent from work shall receive their Department Head/Supervisor's permission in advance. Employees shall provide at least 30 days' notice for foreseeable leaves such as birth, adoption, or planned medical treatment.
- e. If an employee's accrued sick leave hours have been exhausted, additional sick time will be either unpaid leave time or deducted from available vacation hours. Use of sick leave hours is a privilege and not to be abused. Under such conditions, the City Manager may choose to identify the time off as an unpaid leave or as vacation time to be paid out of the employee's available vacation hours.
- f. Care for Ill Family Member. Employees may use half of their accrued sick leave for the care of an ill child, parent, spouse, grandparent, grand-child, sibling, or registered domestic partner. "Child" includes a biological, foster, or adopted child; a child of the

employee's domestic partner; a stepchild; a legal ward; or a child to whom the employee acts as a parent. "Parent" includes a biological, foster, or adoptive parent; a step-parent; or a legal guardian. Sick leave to care for ill family members is subject to all policies that apply to sick leave.

3. School Activity Leave

Employees are entitled to take up to 40 hours of accrued leave annually to attend school related activities for their children. Such time off must be pre-approved by a supervisor and a supervisor may require proof of attendance.

4. Bereavement Leave

All full-time and extended part-time employees shall receive five (5) days, for a maximum of 40 total hours, bereavement leave for absence necessitated by the death of immediate family members. An immediate family member shall be defined as the spouse, children, parents, brothers, sisters, grandparents, parents-in-law, or other individuals whose relationship to the employee is that of a dependent or near dependent. Where such death has occurred and upon request of the Deputy City Manager, the employee shall furnish satisfactory evidence of such death.

5. Court Leave

Although the City is not required to grant employees paid leaves of absence for jury duty pursuant to California Government Code Section 1230, the City has elected to grant full-time employees up to ten (10) working days of service with full pay while performing jury duty services. If an employee is required to serve more than ten working days, then the City Manager may grant an extension of time off with or without pay.

- a. If summoned to jury duty, employees should immediately notify their Department Head/Supervisor.
- b. Compensation received from jury duty will be deducted from the employee's paycheck; travel, parking, and meal allowances granted by the court may be retained by the employee.

6. Military Leave

- a. A full-time employee who is released from active duty with the United States armed forces will be entitled to reinstatement to their former position or one with similar compensation and duties with no loss of seniority rights and full reimbursement for up to 80 hours per fiscal year. However, military leave beyond 80 hours per year shall be without pay, unless the employee chooses to use vacation time while on leave.
- b. Prior to use of any military leave, an official copy of military orders must be submitted to the General Government Department.

7. Administrative Leave with Pay Pending Investigation into Possible Misconduct

The City, in its discretion, may place an employee on administrative leave with pay pending an investigation into possible misconduct by the employee.

B. Leaves Without Pay

1. Family Medical Leave Act (FMLA) (See City's Personnel Policies and Procedures)
2. Time off for voting. The City will provide reasonable time off to vote if based on the employee's residence and hours of work, he or she is not able to vote either before or after work.

XIV. Benefits

A. Retirement

The City shall participate in the California Public Employees Retirement System's (Cal PERS). Effective January 1, 2013, the City shall have two tiers of benefits as follows:

1. Tier 1 (Employees hired before January 1, 2013 or individuals hired after January 1, 2013 who have participated in a public retirement system within the six months prior to being hired): 2% @ 60 Program and pay all employees' contributions to PERS as deferred income. Additional benefits provided through Cal PERS shall include the following:

One-Year Final Compensation

Post-Retirement Survivor Allowance

Pre-Retirement Survivor Allowance

1959 Survivor Benefits, including Third Level Benefits

Extension of Reciprocity Rights for Elective Officers

2. Tier 2 (Employees hired on or after January 1, 2013 who have not been members of a public retirement in the six months prior to employment with the City): 2% @ 62 with 3 year Final Compensation.

Tier 1 employees shall pay the full 7% of the employee's normal cost rate of the City's pension program with PERS. Tier 2 employees will pay 50% of the normal cost rate of the City's pension program with PERS.

B. Medical Insurance

1. Employees are eligible to receive medical insurance the 1st of the month following the date of hire by the City.

Effective July 1, 2021, the City will contribute the following towards employees' health insurance premium:

Employee Only	\$822.65
Employee + One	\$1,637.58
Employee + Family	\$2,126.94

During the term of this agreement, City contributions to medical insurance plan will increase to an amount not to exceed the equivalent of the annual increase in the PPO premium. Employees will be responsible for paying any portion of their health insurance premium not covered by the City's contribution amount.

For extended part-time employees, the City will provide and pay 50% of the City contribution amount paid to full-time employees for Employee only premiums.

2. Employees are responsible for notifying the General Government Department of changes in personal information including marital status, number or age of dependents, name, address, etc.
3. Medical insurance is subject to an open enrollment in October of each year.
4. Upon separation or dismissal, the employee should contact the General Government Department to make the necessary changes concerning insurance coverage.
5. Under the Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA), employees may continue health care coverage for themselves and their dependents under the City's group medical insurance program for a period not to exceed 18 months. The employee must pay the full insurance premium to receive coverage. Any dependent who loses coverage due to the death of the employee, divorce or legal separation from the employee, loss of dependent child status, or loss of Medicare eligibility, has the option to continue coverage for 36 months at the dependent's sole expense.

C. Dental

The City will provide and pay the full cost of a dental insurance plan for full-time employees and their dependents.

D. Vision

The City will provide and pay for the full cost of a vision insurance plan for full-time employees and their dependents.

E. Life Insurance

1. The City will provide and pay life insurance for full-time and extended part-time employees based on 150% of their base annual salary up to a maximum \$250,000.
2. Coverage is subject to the terms and conditions of the insurance policy given to employees at the time of employment.

F. Deferred Compensation

The City shall make available to all full-time employees the ICMA Retirement Corporations Section 457 Deferred Compensation Plan. This is a voluntary program and is funded at the sole cost of each participating employee.

G. Supplemental Retirement Program

The City shall provide a supplemental retirement program as set forth in Resolution No. 99-05-04-1.

H. Retiree Health Savings

The City shall provide a retiree health savings plan as set forth in Resolution No. 2001-12-11-2.

I. Mileage Reimbursement

All employees not receiving an automobile allowance shall be compensated at the prevailing IRS rate.

J. Disability Insurance

The City will provide and pay for a short and long-term disability plan for all full-time employees.

1. The City provides disability insurance for full-time employees, and includes a short-term disability insurance policy that pays 60% of employees' weekly earnings to a maximum of \$1,000 per week, less any other income benefits. Benefits begin after a 14-day elimination period and may continue for 24 weeks.
2. Employees may use their time available from vacation, discretionary holiday leave and sick time to receive compensation during the 14-day elimination period.
3. Long-term disability pays 60% of the full-time employee's basic monthly earnings to a maximum of \$10,000 per month, less any other income benefits. Benefits begin after a 180-day elimination period.

4. Employees must provide a doctor's release prior to returning to work, and the City will pay the employee's insurance premiums during the six-month short-term disability period.

XV. Grievance Procedure

- A. An employee may file a grievance regarding management's interpretation or application of any provisions of this MOU.
- B. Disciplinary matters involving suspensions of five or more days and terminations (which are subject to the appeal procedure) in addition to matters involving harassment, discrimination, retaliation or safety violations are exempted from this process.

The following procedure shall be used:

1. If an employee has a conflict with his/her immediate Supervisor, and the employee believes further action is necessary to solve the problem, then the employee shall contact his/her immediate Supervisor to discuss the problem. If this discussion settles the matter, no further action is necessary. However, if the employee feels the meeting does not resolve the problem, then the employee shall contact the Department Head and the Deputy City Manager for a continuation of an information discussion.

2. If no satisfactory solution is reached, the employee has ten working days to begin the written proceedings.

3. The employee shall write a formal statement of grievance detailing the subject of the dispute and provide two copies to his/her immediate Supervisor. (One copy for the Deputy City Manager and the other for the employee's Department Head)

4. Within ten working days of receiving the written statement of grievance, the immediate Supervisor shall respond to the employee in writing.

5. If no response is received, or the response is unsatisfactory, the employee may:

- a. Request a reply from the Deputy City Manager within 20 working days of filing the original statement of grievance.
- b. The Deputy City Manager shall reply in writing within ten working days of receiving the employee's request for reply.

6. If no reply is received, or the reply is unsatisfactory, the employee may:

- a. Send a copy of the original written grievance to the City Manager within 40 working days of filing the original statement of grievance.

- b. The City Manager will reply with a written decision within 30 calendar days of receiving a copy of the original statement of grievance. The City Manager's decision is final and not appealable.

C. Important Details

1. When filing a formal grievance, staying within the time limits is extremely important. A grievance will be forfeited if timelines are not adhered. Time limits may be extended by mutual agreement of the parties at any step of the process.

2. Be concise and factual. Cite dates and times verbally and in writing. In the written response, the employee should clearly state the specific problem being appealed, any actions to be taken, and the reasons for the actions.

3. Employees may request another person's assistance to write or present their response and explanation at any time.

XVI. Appeals Procedure for Suspensions of Five Days or More, Demotions, and Terminations

A. Management will not impose a suspension of five or more days, demote, or terminate a non-probationary full-time employee without just cause. A written notice of such proposed action shall be served on the employee personally, or by certified mail, at least fourteen calendar days prior to the effective date of the proposed action. Such written notice shall contain:

1. a description of the proposed action and its effective date(s);
2. a statement of the reasons for such proposed action, including the acts or omissions on which the proposed action is based;
3. copies of all material on which the proposed action is based;
4. a statement of the employee's right to respond –either orally or in writing – prior to the effective date of such proposed action;
5. a statement of the employee's right to representation; and
6. a statement of the employee's right to appeal should such proposed action become final.

B. Prior to the effective date of such suspension, demotion or discharge, an employee will be given an opportunity to respond – either orally or in writing at the employee's option – to a designated City representative, who has the authority to make an effective recommendation on the proposed disciplinary action.

C. An employee may represent him or herself or may be represented by an Association representative in the disciplinary process.

D. An employee shall receive written notice either sustaining, modifying, or canceling a proposed action on or prior to the effective date of such action.

E. Upon receipt of a notice of intent to impose disciplinary action, an employee may, within fourteen calendar days of receipt of such notice, submit a request to the supervisor / manager proposing discipline for a meeting to address the charges in the notice. A meeting will be scheduled at which the employee and/or his representative can make a presentation regarding why discipline should not be imposed or reduced. Within 14 calendar days of such meeting, the supervisor/ manager initially proposing discipline will render a decision regarding the matter.

F. If the employee does not agree with the decision and wishes to further appeal the decision, he or she may file an appeal with the City Manager or his designee within fourteen calendar days of receipt of the decision from the supervisor/ manager. An appeal to the City Manager or his designee consists of a full trial-type evidentiary hearing where the employee may present witnesses and written evidence as well as have the opportunity to cross-examine witnesses and make opening and closing arguments (either in writing or orally). An employee may represent him or herself or may be represented by an Association representative. Such hearings are closed to the public but may be tape recorded or recorded through a court reporter. At the conclusion of the hearing, if a designated hearing officer is used, he or she will render a recommendation to the City Manager within the 30 days after the matter is submitted. The City Manager will consider the recommendation and either uphold or modify the recommendation. The City Manager's decision will be the final step in the appeal process.

XVII. Severability

In the event that any provision of this MOU is declared invalid by any court of competent jurisdiction, such decision shall not invalidate the entire MOU, it being the express intent of the City Council that all other provisions not declared invalid shall remain in full force and effect.

XVIII. No Strike

During the life of this MOU, no work stoppages, strikes, slowdowns, or other concerted employee actions that can be interpreted as job actions shall be caused or sanctioned by the Association – nor shall any lockouts be caused by the City. In the event any employees covered by this MOU, individually or collectively, violate the provisions of this section and the Association fails to make all reasonable efforts to halt the work interruption, the Association and the employees involved shall be deemed in violation of this section. The City shall be entitled to seek all remedies available to it under the applicable law.

XIX. City's Policies and Procedures

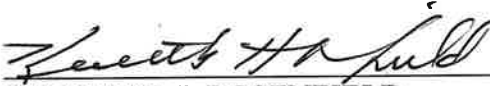
All rules of conduct set forth in the City's Policies and Procedures (as modified from time to time) pertaining to such matters as harassment, drug and alcohol testing, dress code, workplace violence, FMLA, pregnancy disability leave, court leave and other policies applicable to all employees of the City shall continue to apply to bargaining unit employees unless otherwise made expressly inapplicable to bargaining unit employees.

XX. Association Accessibility to Employees

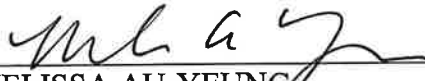
The City and Association have met and conferred and reached agreement regarding the implementation of Assembly Bill 119.

XXI. Annual Labor / Management Committee Meetings

The City and Association agree to implement annual labor / management committee meetings. The Association may request additional meetings if needed.


 KENNETH H. ROSENFELD
 INTERIM CITY MANAGER


 JENNIFER LEE
 LHCEA PRESIDENT


 MELISSA AU-YEUNG
 DEPUTY CITY MANAGER


 JULIE COMELLA
 LHCEA VICE PRESIDENT


 JANICE REYES
 FINANCE DIRECTOR

07/13/2021
 Date


 AMBER SHAH
 LHCEA SECRETARY

07/12/2021
 Date

SAL QUINONES
 MEMBER AT LARGE FOR



2022 Compensation Report – Represented

City of Laguna Hills

TABLE OF CONTENTS

CONTENTS

TABLE OF CONTENTS.....	1
EXECUTIVE SUMMARY	2
SECTION I PROJECT OVERVIEW	3
EFFECTIVE COMPENSATION PLANS.....	3
STUDY OBJECTIVES	3
SECTION II METHODOLOGIES	4
WHY COMPENSATION SURVEYS?	4
LABOR MARKET SURVEY AGENCIES	4
LABOR MARKET POSITION	5
MARKET DATA COLLECTION PROCESS	6
STATISTICS USED IN ANALYZING THE MARKET DATA.....	6
POINT OF COMPARISON	7
SECTION III COMPENSATION FINDINGS	8
SALARY SURVEY RESULTS – BASE PAY	8
SALARY SURVEY RESULTS – BENEFITS	9
SUMMARY TABLE OF TOTAL COMPENSATION TRENDS	10
RETIREMENT BENEFITS	11
LEAVE BENEFITS	13
SUMMARY	13
APPENDIX A BASE SALARY DATASHEETS.....	14
APPENDIX B BENEFITS DATASHEETS (TOTAL COMP)	15

EXECUTIVE SUMMARY

This section provides a summary of the findings and conclusions contained in the remainder of the report. All findings are for represented job classifications only.

Base Salary

1. The City's base salary levels are 3.2% above the market mean with most jobs being from 0% to 10% above the market mean. No salary range reductions are required, however, the City may want to address those jobs that are less than 5% above the market mean, the City's historical market relationship. Potential adjustments have been provided to the City separately.
2. The City appears to be meeting its objective of maintaining salary ranges that are slightly above the market mean. This maintains the City's ability to recruit and retain staff.

Core Benefits

1. The City's core benefits are generally consistent with the labor market, with a slightly higher cost for providing health insurance benefits. This is likely due to the small demographics in the City's workforce, not because the health benefits are any "richer" than other agencies.
2. Only two survey agencies have continued to pay all or a portion of the employee's retirement contribution (retirement pick-up). This is a market transition that is still in progress in response to the Public Employees' Pension Reform Act of 2013 (PEPRA).
3. When benefits are added to base salary, the City's compensation levels are 7.7% above the market average.

Retirement Benefits

1. When classic retirement tiers are compared, the City is one of seven agencies among the survey jurisdictions that has a 2%@60 retirement formula. This lower formula puts the City at a significant disadvantage when recruiting among competing cities.
2. The City's retirement costs, even with the enhanced PARS benefits, are lower than the market.
3. If future retirement costs are translated into net present day values, the City's salary levels are 0.2% below the market average (a 3.4% impact on the +3.2% base salary average). This analysis recognizes the reduced retirement benefit for City employees using classic tiers as a comparison.

Other Benefits

1. The City's leave benefits are consistent with the market. No changes in leave benefits are required.

SECTION I PROJECT OVERVIEW

Ralph Andersen & Associates was retained by the City of Laguna Hills to conduct a Compensation Study involving all of the City's job classifications. This report presents the results of the study for the City's represented job classifications through the following sections:

- Section I – Project Overview
- Section II – Methodologies
- Section III – Compensation Findings

The methodologies described in this report are similar to those used for any public or private employer, with a customized approach to fit the location and nature of services of the City of Laguna Hills. The scope of data collection and analysis is similar to the study completed in 2016.

EFFECTIVE COMPENSATION PLANS

The City's compensation plan is one of the most important elements in its personnel system. Combining a sound compensation system with an effective classification system contributes to the overall effectiveness of an organization. In broad terms, the City's compensation plan should:

- Ensure that the City has the ability to attract and retain well-qualified employees
- Provide a defensible and rational basis for compensating employees
- Allow flexibility and adaptability for making City-wide compensation decisions based on changing market conditions
- Recognize the City's responsibility as a public agency in establishing a pay plan that is consistent with public practices
- Ensure that the City's compensation practices are competitive and consistent with those of comparable employers.

Policy decisions resulting from the compensation study will ultimately balance the above goals with City's ability to pay and other budget priorities.

STUDY OBJECTIVES

Based on the identified needs of the City, this study was designed to achieve the following overall objectives:

- Collect and analyze salary and benefits data to provide a picture of base salary and total compensation trends
- Analyze the market data and document comparisons with the City's compensation plan
- Identify survey trends for base salary and benefits.

The primary objective of the compensation survey and subsequent analysis is to provide a "picture" of wage practices in the labor market for comparable jobs. Additionally, the compensation survey documents how City represented jobs compare to similar employers in terms of compensation. The results of the compensation survey provide a basis for compensating employees in a consistent, equitable, defensible, and competitive manner. The methodologies used to accomplish these objectives are presented in Section II.

SECTION II METHODOLOGIES

This section provides an overview of the methodologies that have been used to conduct the compensation analyses and develop specific recommendations. Specific methods and systems presented include:

- Why Market Surveys
- Labor Market Survey Agencies
- Labor Market Position
- Market Data Collection Process
- Point of Comparison.

All methodologies used by *Ralph Andersen & Associates* are consistent with established professional standards of compensation.

WHY COMPENSATION SURVEYS?

Compensation surveys are an effective tool for compensation professionals to utilize in assessing an employer's competitiveness with market practices. Survey data is necessary because labor markets are constantly changing in response to the availability of skill sets and fluctuations in economic conditions. These changes can vary among regions and across industries and employer types. Thus, an effective survey will provide data that closely reflects market conditions that the employer is competing against. Survey data is important for the following reasons:

- Detailed data allows an employer to anticipate changing market conditions and understand what peer employers are doing with respect to compensation and benefits.
- Market data allows an employer to be deliberate in making compensation related decisions by reducing guesses or reliance on indexes that may not reflect compensation practices.
- Survey data can provide defensibility and transparency for employees and other stakeholders.

At a minimum, survey data can help an employer reduce undesired employee turnover and optimize the ability to hire employees when filling vacant positions. The use of market data is a common practice in both public and private employers, however, it is more critical for public employers who may need to meet the requirements of labor bargaining and related laws.

LABOR MARKET SURVEY AGENCIES

One of the most important policy components of a compensation plan is a definition of the labor market within which the City must compete. There are typically five important criteria utilized in identifying those employers that comprise an agency's labor market. They are:

- **Historical Practices** — Over time, an employer will develop some level of continuity regarding labor market comparables for the purposes of conducting compensation surveys. There may be a strong history of surveying a specific set of employers either by agreement or by practice. In some instances, survey agencies can be more formally defined by policy documents or memorandums of understanding. Historical practices are an important consideration if for no other reason than deviating from a long term historical practice typically requires a strong, defensible rationale.
- **Nature of Services Provided** — In order to ensure comparable jobs are found when conducting a market survey, it is important to utilize employers that provide similar services to the City of Laguna Hills.

Compensation Report – Represented

Employers who provide similar services are most likely to compete with one another for employees and may have similar organizational and operational characteristics.

- **Geographic Proximity** Geographic proximity of potential employers is one of the most important factors utilized in identifying an organization’s labor market. This factor is particularly useful because it identifies those employers that directly compete with the City to recruit and retain personnel. If a sufficient number of comparable agencies exist within close proximity to the City, the defined geographic area may be confined to the county. If comparably sized or similar services do not exist within close proximity, a wider geographic region may be necessary.
- **Employer Size** — The more similar employers are in size and complexity, the greater the likelihood that comparable positions exist within both organizations. This factor is less important for jobs where employer size makes little difference in the nature of duties and more important where employee or other resources are a defining characteristic of the job.
- **Economic Similarity** — While there are a number of economic factors that can be compared among agencies, the most important factor related to compensation is cost of living. In some regions, living costs can vary significantly and have an important impact on how potential candidates evaluate compensation. This factor can be important if labor market agencies are used beyond the local market, or there are significant differences in the cost of living.

Using the above criteria, and in consultation with the City of Laguna Hills, the following agencies have been used in the compensation survey. These are the same agencies used in the 2016 survey.

Brea	Mission Viejo
Buena Park	Newport Beach
Cypress	Orange
Dana Point	Rancho Santa Margarita
Fountain Valley	San Clemente
Irvine	San Juan Capistrano
Laguna Beach	Tustin
Laguna Niguel	Yorba Linda
Lake Forest	

All agencies participated in the survey and were able to provide data for both salary and benefits.

LABOR MARKET POSITION

Most public and private employers will establish their compensation plans somewhere between the 50th and 75th percentile of the market, depending on how competitive they need to be. Establishing a labor market position is a policy decision that often considers the following:

- The City’ ability to pay
- Priority of compensation versus other expenditures
- Recruitment and retention (turnover) issues
- Comparability of the survey agencies (size, cost of living differences, etc.)
- The mix of salary and benefits in providing a total compensation package for employees.

Historically, the City of Laguna Hills has maintained a market position of “5% above the average” of Orange County cities.

Compensation Report – Represented

MARKET DATA COLLECTION PROCESS

To ensure reliability and completeness, survey data was collected according to a structured methodology. In conducting the compensation survey, the following specific steps were taken:

- Survey employers were contacted to confirm participation and to request background information including current salary schedules, job descriptions, benefits information, position control documents, and organizational charts
- Source documents were analyzed for each survey agency in order to determine comparability issues and obtain salary/benefit data
- Follow-up reviews were conducted by e-mail and telephone to verify and clarify the data to ensure accuracy and comparability.

Throughout the data collection process, careful efforts were made to document the full range of duties and requirements of all job classes as compared to the City’s corresponding survey classes.

When conducting labor market surveys, one of the most important objectives is to ensure that the labor market data is sufficiently comparable to City jobs while also serving as a strong indicator of market trends. Since the purpose of the labor market analysis is to identify general wage trends with other agencies, broad comparability guidelines are used when collecting data. If the comparability guidelines are too narrow, then insufficient data will be found.

Common comparability criteria typically include similar core functional duties, education/skill requirements, level of duties, and scope of supervisory and management duties. It is not as critical for all job duties to be the same or for the number of employees supervised to be the same. Furthermore, it is not essential that comparable market jobs use the same equipment, have the same workload, or work in an identical facility. While *Ralph Andersen & Associates* has been careful not to include outlier job comparisons, there will be some variability in the job matches. In some instances, a comparable market job may exceed the responsibilities and duties of the City’s job and in other cases, the market job may perform duties at a slightly lower level. Overall, the market comparabilities are intended to provide a balanced indication of market trends.

The data sheets presented in Appendix A contain job matches that are sufficiently comparable based on the professional judgment of *Ralph Andersen & Associates*. Wherever possible, job matches are supported by documentation received from the survey agencies. While job descriptions served as a starting point for all comparability analysis, they were not the sole source of information used to establish job matches. Job descriptions can be unreliable (particularly if they are not up to date), not every agency has the same level of detail in their job descriptions, and many agencies may not have the same philosophy in establishing minimum qualifications.

The term “No Comparable Class” has been used in the data sheets in Appendix A to indicate instances where the job does not exist within the survey agency, the level of responsibilities/duties are not sufficiently comparable, or the comparable job duties are spread among several job classifications.

STATISTICS USED IN ANALYZING THE MARKET DATA

The salary survey data has been analyzed using a variety of statistical measures that are standards in compensation analysis. The purpose of the statistics is to describe the data and identify data trends that can be used to describe the labor market. The three most common statistics used in analyzing compensation data include:

- **Mean (average)** – This is a common statistical measure in which the market data is summed and divided by the number of agencies in which data is reported.

Compensation Report – Represented

- **Median (50th percentile)** – This statistic is based on the ranking of the data and represents the “middle” of the data set; as such, half of the data is above the median and half is below.
- **75th Percentile (3rd quartile)** – This is also a rank based statistic in which one quarter of the data is above the 75th percentile and three quarters of the data are below this point. This statistic effectively captures the high end of the data set, however, it is not as stable a measure as the median. Since the relationship between the median and the 75th percentile is based both on the ranking and on variability of the data, no consistent percentage relationship exists between these statistics.

Our analysis has focused on the market mean or average, which is consistent with the City’s historical practices.

POINT OF COMPARISON

When comparing City salaries with market agencies, it is important to establish a consistent point of comparison. Since all the survey agencies used in the market study utilize pay range structures, a critical review was needed to find the salary range “control point”. This is the point in the salary range that:

- Is used to “anchor” the pay range to the labor market
- Employees will attain through step increases or other increases based on satisfactory performance (range progression beyond the control point is usually based on superior job performance)
- The majority of employee salaries cluster around as measured by calculating a compa-ratio (employee salary divided by the range maximum).

For the vast majority of agencies, the salary range maximum (top step) is the reference control point. Longevity steps, one-time lump sum payments, and incentive pays are not included in this comparison. For private sector data, the proper comparison point is typically 75% of range progression (between the midpoint and the top of the range).

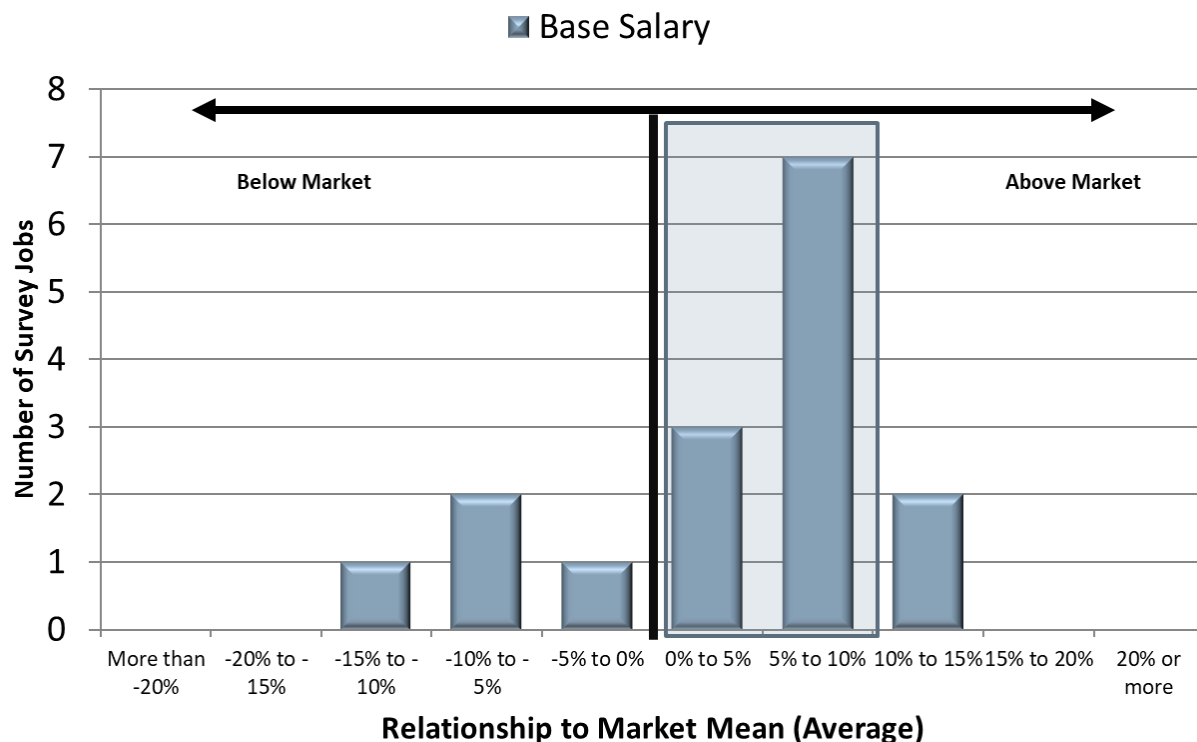
SECTION III

COMPENSATION FINDINGS

This section of the report documents the key findings and observations resulting from the consultant's compensation analyses. The focus of the compensation analysis is to identify significant differences in the pay practices of the City as compared to the other labor market agencies. Ideally, the City should be consistent with any pay or benefit item that is a common practice in the market (half or more of the survey agencies).

SALARY SURVEY RESULTS – BASE PAY

Based on an evaluation of the survey data, general salary trends in the marketplace have been identified. A summary of the salary survey using the labor market employers and the market mean is provided in the following graph.



As indicated in the graph, the majority of the survey jobs are slightly above the market mean. On average, the City's salaries are 3.2% above the market average. While this macro level view of the City's market relationship is important, internal salary structures may be more important and more relevant than the trends identified in the market survey for some jobs.

The following table provides a detailed summary of the market survey. This summary table includes:

- The job title surveyed
- The City's current salary range maximum
- The number of observations (matches), not including City data
- The market mean using monthly maximum salaries in the labor market

Compensation Report – Represented

- The percentage relationship of the mean to the City's current salary maximum
- The percentile relationship with 0 being at the bottom of the market, 50 being at the middle of the market, and 100 being at the top of the market.

The following summary table that shows the survey results for all jobs.

Class Title	Range Max	# of Obs.	Market Mean	% +/- Mean	Mean +5%	% +/- Mean+5%	Percentile
Accountant	8,598	17	7,690	10.6%	8,074	6.1%	90
Accounting Specialist	6,786	16	5,951	12.3%	6,248	7.9%	89
Administrative Assistant I	6,581	17	6,226	5.4%	6,537	0.7%	80
Assistant City Clerk	8,450	13	7,792	7.8%	8,181	3.2%	81
Assistant Planner	7,460	16	7,163	4.0%	7,521	-0.8%	82
Associate Civil Engineer (Drift)	Drift	13	9,961	--	10,460	--	--
Clerical Assistant (Drift)	Drift	13	4,483	--	4,707	--	--
Community Services Superintendent	11,872	16	11,178	5.8%	11,737	1.1%	87
Information Technology Specialist	9,410	12	8,752	7.0%	9,190	2.3%	68
Management Analyst	7,598	17	8,201	-7.9%	8,611	-13.3%	5
Parks Supervisor	9,529	12	8,655	9.2%	9,088	4.6%	96
Permit Technician	5,490	17	5,921	-7.9%	6,217	-13.2%	25
Public Works Supervisor	9,529	14	8,888	6.7%	9,333	2.1%	89
Records Management Coordinator	6,931	9	6,529	5.8%	6,855	1.1%	67
Recreation Coordinator	5,500	17	6,053	-10.1%	6,356	-15.6%	12
Senior Management Analyst	9,710	15	9,453	2.6%	9,925	-2.2%	69
Senior Permit Technician	6,459	7	6,728	-4.2%	7,064	-9.4%	36
Senior Planner	10,129	15	9,694	4.3%	10,179	-0.5%	86
Average		14		3.2%		-1.6%	66

The survey data represents a market picture as of March 2022. In order for competitive 2022-23 salaries to be implemented, salary ranges may need to be adjusted further for future market changes. Detailed datasheets for the above job classes are provided in Appendix A.

SALARY SURVEY RESULTS – BENEFITS

In order to provide the City with a more accurate assessment of how its compensation plan compares with those of other agencies, *Ralph Andersen & Associates* collected and analyzed key employer provided benefits for each survey agency's comparable class. All comparisons of the City to the labor market agencies are based on the labor market mean so that differences in benefit categories can be analyzed in a trend analysis. The primary purpose of the analysis is to determine whether the City's benefits improve or worsen its competitive position compared to other agencies.

The total compensation data includes the employer cost for four categories of benefits:

- **Base Salary**— This column contains base salary range maximum for each agency where a comparable job was identified.
- **Cash Supplements** – These columns display the following cash equivalent benefits:
 - retirement pick-up paid by the employer on behalf of the employee
 - deferred compensation paid by the employer
 - other cash benefits

A cumulative sub-total follows these columns that sums base salary and cash supplements for each employer.

- **Insurances** – These columns show the maximum employer contribution for the following insurance benefits:

Compensation Report – Represented

- health insurance, including dependent coverage as provided
- dental insurance
- vision insurance

A cumulative sub-total follows these columns that sums base salary, cash supplements and insurances for each employer

- **Retirement** – These columns show the employer retirement contributions for the majority tier for each agency. This section includes:
 - full employer retirement rate
 - other retirement contribution (PARS)

A cumulative sub-total follows these columns that sums base salary and cash supplements for each employer. Additional analysis of retirement plans and retiree health are provided later in this section.

SUMMARY TABLE OF TOTAL COMPENSATION TRENDS

The summary information presented in the following table is based on detailed calculations of total compensation trends for each of the survey job classifications. For all of the survey jobs included in the table, percentage comparisons of the City's benefits and those of the market agencies are provided. The Base, Base + Cash, Base + Cash + Insurance, and Total Comp columns present the percentage relationship between the City's cumulative compensation for each benefit category and the mean of the cumulative totals of the market agencies. The gain/loss columns show the percentage gain/loss between each compensation component.

Class Title	# of Obs.	Base	Base + Cash	Gain/ Loss	Base + Cash + Ins.	Gain/ Loss	Total Comp (Cash + Ins. + Ret.)	Gain/ Loss	Total Gain/ Loss
Accountant	17	10.6%	9.9%	-0.7%	12.4%	2.5%	13.7%	1.3%	3.1%
Accounting Specialist	16	12.3%	11.7%	-0.6%	13.9%	2.2%	15.7%	1.8%	3.4%
Administrative Assistant I	17	5.4%	4.6%	-0.8%	8.9%	4.3%	9.8%	0.9%	4.4%
Assistant City Clerk	13	7.8%	7.3%	-0.5%	10.2%	2.9%	11.4%	1.2%	3.6%
Assistant Planner	16	4.0%	3.2%	-0.7%	7.5%	4.3%	8.0%	0.4%	4.0%
Associate Civil Engineer (Drift)	13								
Clerical Assistant (Drift)	13								
Community Services Superintendent	16	5.8%	5.0%	-0.8%	7.1%	2.1%	8.0%	0.9%	2.2%
Information Technology Specialist	12	7.0%	6.2%	-0.7%	9.7%	3.4%	11.7%	2.0%	4.7%
Management Analyst	17	-7.9%	-8.9%	-0.9%	-1.9%	7.0%	-1.1%	0.8%	6.9%
Parks Supervisor	12	9.2%	8.5%	-0.7%	10.2%	1.7%	11.8%	1.6%	2.7%
Permit Technician	17	-7.9%	-8.5%	-0.7%	0.3%	8.9%	0.8%	0.5%	8.7%
Public Works Supervisor	14	6.7%	6.3%	-0.4%	9.1%	2.7%	9.9%	0.9%	3.2%
Records Management Coordinator	9	5.8%	5.2%	-0.6%	8.0%	2.8%	9.2%	1.2%	3.4%
Recreation Coordinator	17	-10.1%	-10.8%	-0.7%	-1.3%	9.5%	-0.9%	0.4%	9.1%
Senior Management Analyst	15	2.6%	1.9%	-0.7%	5.2%	3.3%	6.2%	1.0%	3.6%
Senior Permit Technician	7	-4.2%	-4.5%	-0.4%	0.9%	5.5%	0.9%	0.0%	5.1%
Senior Planner	15	4.3%	3.6%	-0.7%	6.6%	2.9%	8.1%	1.5%	3.8%
Average		3.2%	2.6%	-0.7%	6.7%	4.1%	7.7%	1.0%	4.5%

Using the average as a reference, the following information can be derived from the table:

- **Base** – The base pay on average for all survey jobs is 3.2% above the market average.
- **Base+Cash** – When cash supplements (deferred compensation and retirement pick-up) are added in, the survey jobs are 2.6% above the market average, which is a loss of 0.7%. This means that the City's cash benefits are slightly worse than the market, but not significantly so. This is due to the fact that six survey agencies provide a deferred compensation benefit and two agencies pay a portion of the employee's retirement contribution.

Compensation Report – Represented

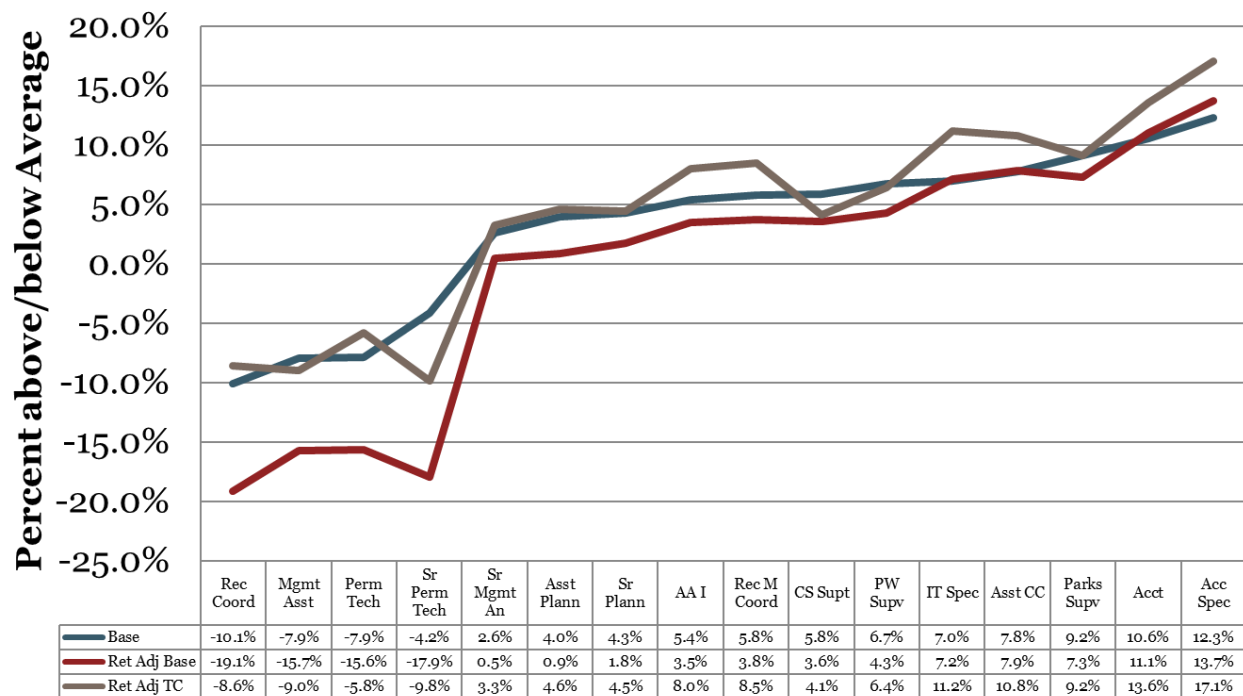
- **Base+Cash+Insurance** – When insurance costs (the maximum an employer will contribute to pay for health, dental, vision) are added in, the cumulative impact is that the City is 6.7% above the market average, which is a gain of 4.1%. This is the result of insurance contributions which are slightly higher than most survey agencies. On average, the City's combined maximum insurance contributions are approximately \$680 higher than the market average of survey agency maximum contributions. The percentage impact of this higher cost will be greater for lower paid jobs than higher paid jobs since the benefit costs are fixed.
- **Base+Cash+Insurance+Retirement** – When employer retirement costs are added in, the cumulative impact is that the City is 7.7% above the market average, which is a slight gain of 1.0%.
- **Total Gain/Loss** – Overall, there is a gain in market position on average of 4.5%. This is not statistically significant and indicates the City's benefits are consistent with market, overall.

Detailed datasheets for all survey jobs are provided in Appendix B.

RETIREMENT BENEFITS

In order to fully understand the impact of the City's retirement plans, the City's retirement benefits were also analyzed using a present value analysis of retirement benefits. The details of the present value analysis are shown in Appendix B for each survey job and is shown in summary form in the graph below.

Market Relationship – Retirement Adjusted



Prior to the implementation of PEPRA (effective January 1, 2013), the City of Laguna Hills was unique among the survey cities since it was the only city in its labor market with a 2%@60 retirement formula (only four cities in California had this formula prior to PEPRA). According to the latest CalPERS valuations, the City has 22 active members in the PEPRA retirement tier and 17 members in the 2%@60 retirement tier (the "classic" tier). For purposed of market comparison, there are two options for comparing retirement benefits:

Compensation Report – Represented

- **Classic Tier** – This comparison uses the retirement tier/formula that is relevant for a newly hired employee who qualifies for the classic benefit tier (those with prior service at a qualifying public agency). This is a common method for comparing retirement benefits and reflects actual recruitment and retention impacts.
- **PEPRA Tier** – This comparison recognizes that with PEPRA implementation, there are essentially no differences in the costs and benefits of retirement between California cities (all agencies have the same formula and bear the same costs for miscellaneous employees). Thus, if data is modeled using PEPRA tiers, there is no measurable impact when retirement benefits are included in the total compensation analysis.

Unlike market conditions prior to January 1, 2013 (PEPRA), the City's survey labor market now contains several agencies that have a 2@60 benefit for incoming non-PEPRA employees (classic tier). Specifically, 7 of the 17 survey agencies have a 2@60 classic tier retirement benefit while the remaining 10 survey agencies have a higher benefit formula. For City employees in the 2@60 benefit tier, the City also provides a supplemental PARS benefit that provides a mix of defined benefit and defined contribution plans. This plan design minimizes long term liabilities while providing a more flexible retirement benefit to employees. While this effectively reduces the City's costs, it also impacts the level of benefits once an employee retires. Compared to the survey agencies, City employees will have lower retirement earnings once they retire. This analysis captured by providing an adjusted base salary for each agency that incorporates the value of the retirement benefit in present day dollars.

As shown in the graph, the City's lower retirement benefits have a slight impact on the City's market position with an average impact of 3.4%, meaning the City's base salaries are 3.4% less competitive in today's dollars when future retirement earnings are considered. As new employees are hired, the impact of retirement plans will continue to lessen since newer retirement tiers are more similar among the market agencies.

Another way of looking at the City's retirement benefits is to consider what final salary would need to be paid to equate to the retirement benefit of other agencies. This analysis is shown in the following table.

Retirement Formula - Classic Tier		Age 55; 30 Years		Age 60; 30 Years	
Survey Agency	Ret. Form.	% Final @ Ret	% Diff in Salary	% Final @ Ret	% Diff in Salary
Brea	2@55	60.0%	37.0%	67.9%	13.1%
Buena Park	2@60	43.8%		60.0%	
Cypress	2@55	60.0%	37.0%	67.9%	13.1%
Dana Point	2@55	60.0%	37.0%	67.9%	13.1%
Fountain Valley	2@60	43.8%		60.0%	
Irvine	2@55	60.0%	37.0%	67.9%	13.1%
Laguna Beach	2.5@55	75.0%	71.2%	75.0%	25.0%
Laguna Niguel	2@60	43.8%		60.0%	
Lake Forest	2@55	60.0%	37.0%	67.9%	13.1%
Mission Viejo	2@60	43.8%		60.0%	
Newport Beach	2@60	43.8%		60.0%	
Orange	2.7@55	81.0%	84.9%	81.0%	35.0%
Rancho Santa Margarita	2@60	43.8%		60.0%	
San Clemente	2@55	60.0%	37.0%	67.9%	13.1%
San Juan Capistrano	2@57	53.1%	21.2%	70.1%	16.9%
Tustin	2@60	43.8%		60.0%	
Yorba Linda	2@55	60.0%	37.0%	67.9%	13.1%
Laguna Hills	2@60	43.8%		60.0%	

Compensation Report –Represented

As shown in the table, an agency that provides a 2@55 benefit will have a retirement benefit that is 37% higher at age 55 if the final salary is the same. For agencies with a 2.5@55 benefit, the retirement benefit will be 71.2% higher. If age 60 is used, the differences are less but are still significant with a 13.1% and 25% higher benefit for 2@55 and 2.5@55 formulas, respectively. Using classic tiers, ten of the agencies have a higher benefit.

Given the change in classic tier retirement formulas in the market and the fact that half of the City's employees are in the PEPRA tier (according to the latest CalPERS actuarial), the inclusion of retirement benefits in the total compensation analysis may be less relevant than prior surveys. However, the use of classic tier formulas in the analysis does reflect the recruitment and retention elements of hiring/losing employees from/to other public agencies.

LEAVE BENEFITS

Appendix B contains a detailed analysis of leave benefits including holidays, sick time, and vacation accruals. In summary, the analysis of leave benefits shows:

- The City's holidays are consistent with the labor market with 9 holidays compared to a market average of 8 holidays.
- The City's sick leave accrual is consistent with market practices of 8 sick days per year.
- The City's maximum vacation accrual is consistent with the market when combined leave programs are accounted for (five agencies combine vacation and sick leave).
- Administrative leave is a common practice for management/supervisory jobs (and jobs that are grouped with FLSA exempt positions). The City of Laguna Hills does not have an administrative leave benefit and typically wouldn't for represented employees.

Overall, the City's leave practices are consistent with labor market practices.

SUMMARY

The City of Laguna Hills appears to be effectively meeting its pay philosophy of setting salary ranges at a point 5% above market average, as measured using the 17 survey cities in our analysis. When benefits are analyzed, the City does not have overall benefits that are significantly different from an employer cost perspective.

APPENDIX A BASE SALARY DATASHEETS

Laguna Hills
Labor Market Summary

Class Title	Range Max	# of Obs.	Market Mean	% +/- Mean	Mean +5%	% +/- Mean+5%	Percentile
Accountant	8,598	17	7,690	10.6%	8,074	6.1%	90
Accounting Specialist	6,786	16	5,951	12.3%	6,248	7.9%	89
Administrative Assistant I	6,581	17	6,226	5.4%	6,537	0.7%	80
Assistant City Clerk	8,450	13	7,792	7.8%	8,181	3.2%	81
Assistant Planner	7,460	16	7,163	4.0%	7,521	-0.8%	82
Associate Civil Engineer (Drift)	Drift	13	9,961	--	10,460	--	--
Clerical Assistant (Drift)	Drift	13	4,483	--	4,707	--	--
Community Services Superintendent	11,872	16	11,178	5.8%	11,737	1.1%	87
Information Technology Specialist	9,410	12	8,752	7.0%	9,190	2.3%	68
Management Analyst	7,598	17	8,201	-7.9%	8,611	-13.3%	5
Parks Supervisor	9,529	12	8,655	9.2%	9,088	4.6%	96
Permit Technician	5,490	17	5,921	-7.9%	6,217	-13.2%	25
Public Works Supervisor	9,529	14	8,888	6.7%	9,333	2.1%	89
Records Management Coordinator	6,931	9	6,529	5.8%	6,855	1.1%	67
Recreation Coordinator	5,500	17	6,053	-10.1%	6,356	-15.6%	12
Senior Management Analyst	9,710	15	9,453	2.6%	9,925	-2.2%	69
Senior Permit Technician	6,459	7	6,728	-4.2%	7,064	-9.4%	36
Senior Planner	10,129	15	9,694	4.3%	10,179	-0.5%	86
Average		14		3.2%		-1.6%	66

EXPLANATION OF SURVEY DATA SHEETS

Survey Class	Title of the survey classification.
Agency	Name of survey agency from which compensation data was collected.
Comparable Class Title	Comparable title of matching class in each survey agency. The phrase "No Comparable Class" is used when a survey agency does not have the job or if there is a significant difference in qualifications or scope of duties.
Monthly Minimum	This is the monthly starting salary for positions in the class.
Monthly Control Point or Maximum	This is the monthly top step or range maximum for those agencies that use the range maximum as the control point. Control point salaries are used if the agency's range structure utilizes a mid-point or similar reference point. By definition, the range control point is that point in the salary range that most employees attain through tenure, assuming satisfactory performance. The control point is also used as the market "anchoring point" of the salary range. Range maximums do not include longevity, merit, or performance based pay.
City Rank	This is the range relative to the market with 1 being the highest salary in the market.
Coefficient of Variance	This is a statistical measure of variability and reliability. If this number is above 30%, the data may not be reliable.
Number of Obs.	The total number of data observations (not including the City's salary). If this number is less than six, insufficient data is available for statistical analysis.
Variability	This is a quick description of the sample variability. High variability, if inconsistent with the overall trends of the data, can indicate unreliable data. Low variability indicates very reliable data.
Mean	This is the average of the survey data. This statistic is subject to data skewing by data anomalies and is not as reliable as the median.
Median	This statistic represents the middle of the labor market. As such, half of the data is above the median and half is below the median.
Percentiles	This measurement is similar to the median except a different percentage of data is above a specific point in the ranking and the balance of data is below this point (i.e., for the 75th percentile, 25% of the data is above this point and 75% is below). The percentiles are calculated using an Excel spreadsheet function. Since there are different methods for computing percentiles, the function methodology used by Excel may not be the same as other spreadsheet programs or manual calculation methods.
Percent Above/Below	This percentage represents the difference between the market statistic to the left of the percentage and the City's salary. Specifically, it is the percentage increase/decrease needed to move the City's salary to the market. For convenience, below market relations are shown as negative values and above market relations are shown as positive values. The following formula is used to calculate the percentage: $\frac{(\text{City's Salary} - \text{Market})}{\text{City's Salary}}$ It is important that the City's salary be in the denominator of any percentage formula.
Percentile Rank	This is the percentile that corresponds to the City's salary if it is placed into the market data.

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Accountant

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
San Clemente	Senior Accountant	\$ 7,714	\$ 9,377	21.6%
Laguna Niguel	Senior Accountant	\$ 7,087	\$ 8,860	25.0%
Laguna Hills	Accountant	\$ 7,073	\$ 8,598	21.6%
Laguna Beach	Accountant	\$ 5,941	\$ 8,357	40.7%
Newport Beach	Accountant	\$ 5,920	\$ 8,317	40.5%
Irvine	Accountant	\$ 5,034	\$ 7,920	57.3%
Cypress	Accountant	\$ 6,399	\$ 7,779	21.6%
Fountain Valley	Accountant	\$ 6,310	\$ 7,670	21.6%
Dana Point	Accountant	\$ 5,781	\$ 7,666	32.6%
San Juan Capistrano	Accountant	\$ 6,295	\$ 7,652	21.6%
Brea	Accountant II	\$ 5,820	\$ 7,451	28.0%
Lake Forest	Accountant	\$ 5,710	\$ 7,423	30.0%
Tustin	Accountant	\$ 5,555	\$ 7,124	28.2%
Orange	Accountant	\$ 5,541	\$ 7,105	28.2%
Mission Viejo	Accountant	\$ 5,018	\$ 7,074	41.0%
Yorba Linda	Accountant	\$ 5,808	\$ 7,060	21.6%
Rancho Santa Margarita	Accountant	\$ 5,241	\$ 7,024	34.0%
Buena Park	Accountant	\$ 5,411	\$ 6,869	26.9%
Laguna Hills Rank		3/18	Market Value	Percent +/-
Coefficient of Variance		9%		
Number of Observations		17		
Variability		Moderate		
Labor Market Mean			\$ 7,690	10.56%
Labor Market Median			\$ 7,652	11.00%
25th Percentile			\$ 7,105	17.36%
75th Percentile			\$ 7,920	7.89%
Percentile Rank			90	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Accounting Specialist

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Laguna Beach	Accounting Technician	\$ 5,274	\$ 7,407	40.4%
Newport Beach	Fiscal Specialist	\$ 5,182	\$ 7,294	40.8%
Laguna Hills	Accounting Specialist	\$ 5,581	\$ 6,786	21.6%
Laguna Niguel	Senior Accounting Clerk	\$ 5,201	\$ 6,504	25.1%
Irvine	Senior Accounting Technician	\$ 4,013	\$ 6,313	57.3%
Dana Point	Accounting Technician	\$ 4,636	\$ 6,147	32.6%
Tustin	Senior Accounting Specialist	\$ 4,782	\$ 6,133	28.2%
Yorba Linda	Accounting Technician	\$ 4,992	\$ 6,068	21.6%
San Clemente	Senior Accounting Specialist	\$ 4,973	\$ 6,044	21.5%
Lake Forest	Accounting Technician	\$ 4,572	\$ 5,944	30.0%
San Juan Capistrano	Accounting Specialist	\$ 4,567	\$ 5,550	21.5%
Rancho Santa Margarita	Accounting Technician	\$ 4,085	\$ 5,475	34.0%
Orange	Senior Finance Clerk	\$ 4,232	\$ 5,427	28.2%
Fountain Valley	Accounting Technician II	\$ 4,450	\$ 5,409	21.6%
Mission Viejo	Accounting Technician	\$ 3,758	\$ 5,340	42.1%
Buena Park	Accounting Technician	\$ 4,172	\$ 5,275	26.4%
Brea	Accounting Technician II	\$ 3,815	\$ 4,884	28.0%
Cypress	No Comparable Class			
Laguna Hills Rank		3/17		
Coefficient of Variance		12%		
Number of Observations		16	Market Value	Percent +/-
Variability		High		
Labor Market Mean			\$ 5,951	12.31%
Labor Market Median			\$ 5,994	11.67%
25th Percentile			\$ 5,422	20.09%
75th Percentile			\$ 6,188	8.81%
Percentile Rank			89	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Administrative Assistant I

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Newport Beach	Administrative Assistant	\$ 5,311	\$ 7,463	40.5%
Irvine	Administrative Coordinator	\$ 4,703	\$ 7,393	57.2%
Laguna Beach	Administrative Assistant	\$ 4,802	\$ 6,756	40.7%
San Juan Capistrano	Administrative Coordinator	\$ 5,428	\$ 6,598	21.6%
Laguna Hills	Administrative Assistant I	\$ 5,414	\$ 6,581	21.6%
Tustin	Executive Assistant	\$ 5,053	\$ 6,479	28.2%
Laguna Niguel	Administrative Secretary	\$ 5,169	\$ 6,463	25.0%
Dana Point	Senior Administrative Assistant	\$ 4,686	\$ 6,214	32.6%
Lake Forest	Administrative Specialist	\$ 4,686	\$ 6,092	30.0%
San Clemente	Administrative Assistant	\$ 4,973	\$ 6,044	21.5%
Orange	Executive Assistant	\$ 4,653	\$ 5,967	28.2%
Rancho Santa Margarita	Administrative Assistant	\$ 4,396	\$ 5,891	34.0%
Brea	Executive Assistant	\$ 4,544	\$ 5,818	28.0%
Yorba Linda	Administrative Secretary	\$ 4,777	\$ 5,807	21.6%
Fountain Valley	Secretary	\$ 4,770	\$ 5,798	21.6%
Mission Viejo	Administrative Assistant	\$ 4,049	\$ 5,788	42.9%
Cypress	Secretary to Department Head	\$ 4,722	\$ 5,736	21.5%
Buena Park	Senior Administrative Assistant	\$ 4,335	\$ 5,533	27.6%
Laguna Hills Rank		5/18	Market Value	Percent +/-
Coefficient of Variance		9%		
Number of Observations		17		
Variability		Moderate		
Labor Market Mean			\$ 6,226	5.40%
Labor Market Median			\$ 6,044	8.16%
25th Percentile			\$ 5,807	11.76%
75th Percentile			\$ 6,479	1.55%
Percentile Rank			80	

Attachment: Attachment B - Compensation Report by Ralph Andersen & Associates (2946 : Adoption of Resolution Amending the MOU)

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Assistant City Clerk

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Newport Beach	Assistant City Clerk	\$ 7,235	\$ 10,183	40.7%
Irvine	Assistant City Clerk	\$ 6,370	\$ 10,121	58.9%
Mission Viejo	Assistant City Clerk	\$ 6,188	\$ 8,655	39.9%
Laguna Hills	Assistant City Clerk	\$ 6,952	\$ 8,450	21.5%
Yorba Linda	Deputy City Clerk	\$ 6,403	\$ 7,783	21.6%
Buena Park	Assistant City Clerk	\$ 6,394	\$ 7,736	21.0%
Dana Point	Deputy City Clerk	\$ 5,805	\$ 7,698	32.6%
Lake Forest	Assistant City Clerk	\$ 5,710	\$ 7,423	30.0%
San Clemente	Deputy City Clerk	\$ 6,044	\$ 7,347	21.6%
San Juan Capistrano	Assistant City Clerk	\$ 5,993	\$ 7,283	21.5%
Rancho Santa Margarita	Deputy City Clerk	\$ 5,353	\$ 7,174	34.0%
Laguna Beach	Deputy City Clerk	\$ 4,802	\$ 6,756	40.7%
Fountain Valley	Management Aide	\$ 5,542	\$ 6,737	21.6%
Cypress	Deputy City Clerk	\$ 5,262	\$ 6,399	21.6%
Brea	No Comparable Class			
Laguna Niguel	No Comparable Class			
Orange	No Comparable Class			
Tustin	No Comparable Class			
Laguna Hills Rank		4/14	Market Value	Percent +/-
Coefficient of Variance		15%		
Number of Observations		13		
Variability		High		
Labor Market Mean			\$ 7,792	7.79%
Labor Market Median			\$ 7,423	12.15%
25th Percentile			\$ 7,174	15.10%
75th Percentile			\$ 7,783	7.89%
Percentile Rank			81	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Assistant Planner

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Laguna Beach	Assistant Planner	\$ 5,941	\$ 8,357	40.7%
Newport Beach	Assistant Planner	\$ 5,699	\$ 8,026	40.8%
San Juan Capistrano	Assistant Planner	\$ 6,295	\$ 7,652	21.6%
Laguna Hills	Assistant Planner	\$ 6,137	\$ 7,460	21.6%
Irvine	Assistant Planner	\$ 4,703	\$ 7,393	57.2%
San Clemente	Assistant Planner	\$ 6,044	\$ 7,347	21.6%
Laguna Niguel	Assistant Planner	\$ 5,792	\$ 7,240	25.0%
Dana Point	Assistant Planner	\$ 5,457	\$ 7,236	32.6%
Tustin	Assistant Planner	\$ 5,555	\$ 7,124	28.2%
Fountain Valley	Assistant Planner	\$ 5,698	\$ 6,926	21.6%
Lake Forest	Assistant Planner	\$ 5,302	\$ 6,893	30.0%
Cypress	Assistant Planner	\$ 5,665	\$ 6,887	21.6%
Yorba Linda	Assistant Planner	\$ 5,650	\$ 6,868	21.6%
Mission Viejo	Assistant Planner	\$ 4,751	\$ 6,731	41.7%
Brea	Assistant Planner	\$ 5,248	\$ 6,718	28.0%
Orange	Assistant Planner	\$ 5,193	\$ 6,659	28.2%
Buena Park	Assistant Planner	\$ 5,167	\$ 6,549	26.7%
Rancho Santa Margarita	No Comparable Class			
Laguna Hills Rank		4/17	Market Value	Percent +/-
Coefficient of Variance		7%		
Number of Observations		16		
Variability		Moderate		
Labor Market Mean			\$ 7,163	3.98%
Labor Market Median			\$ 7,025	5.83%
25th Percentile			\$ 6,834	8.40%
75th Percentile			\$ 7,358	1.36%
Percentile Rank			82	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Associate Civil Engineer (Drift)

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Laguna Beach	Associate Civil Engineer	\$ 8,170	\$ 11,494	40.7%
Newport Beach	Associate Civil Engineer	\$ 7,835	\$ 11,018	40.6%
San Juan Capistrano	Associate Civil Engineer	\$ 8,460	\$ 10,285	21.6%
Mission Viejo	Associate Engineer	\$ 7,186	\$ 10,052	39.9%
Laguna Niguel	Associate Engineer	\$ 7,978	\$ 9,970	25.0%
Dana Point	Associate Engineer	\$ 7,511	\$ 9,960	32.6%
Buena Park	Associate Engineer	\$ 8,141	\$ 9,859	21.1%
Fountain Valley	Engineering Associate	\$ 8,058	\$ 9,795	21.6%
Tustin	Associate Engineer	\$ 7,592	\$ 9,734	28.2%
Cypress	Associate (Civil) Engineer	\$ 7,862	\$ 9,556	21.5%
Irvine	Associate Engineer	\$ 6,041	\$ 9,495	57.2%
Orange	Associate Civil Engineer	\$ 7,181	\$ 9,208	28.2%
Brea	Associate Engineer	\$ 7,087	\$ 9,073	28.0%
Laguna Hills	Associate Civil Engineer (Drift)			
Lake Forest	No Comparable Class			
Rancho Santa Margarita	No Comparable Class			
San Clemente	No Comparable Class			
Yorba Linda	No Comparable Class			
Laguna Hills Rank		--		
Coefficient of Variance		7%		
Number of Observations		13		
Variability		Moderate		
			Market Value	Percent +/-
Labor Market Mean			\$ 9,961	--
Labor Market Median			\$ 9,859	--
25th Percentile			\$ 9,556	--
75th Percentile			\$ 10,052	--
Percentile Rank			--	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Clerical Assistant (Drift)

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Laguna Beach	Office Specialist	\$ 3,718	\$ 5,236	40.8%
Newport Beach	Office Assistant	\$ 3,643	\$ 5,128	40.8%
Lake Forest	Receptionist/Clerk	\$ 3,661	\$ 4,759	30.0%
Irvine	Office Specialist	\$ 3,018	\$ 4,742	57.2%
Laguna Niguel	Clerk Typist	\$ 3,563	\$ 4,454	25.0%
Mission Viejo	Department Assistant	\$ 3,110	\$ 4,443	42.9%
Brea	Administrative Clerk II	\$ 3,455	\$ 4,424	28.0%
San Clemente	Office Specialist I	\$ 3,620	\$ 4,400	21.5%
Rancho Santa Margarita	Office Assistant	\$ 3,221	\$ 4,316	34.0%
Orange	Office Assistant	\$ 3,331	\$ 4,272	28.2%
Yorba Linda	Office Assistant I	\$ 3,349	\$ 4,070	21.5%
Buena Park	Office Assistant	\$ 3,215	\$ 4,058	26.2%
Cypress	Office Assistant I	\$ 3,274	\$ 3,977	21.5%
Dana Point	No Comparable Class			
Fountain Valley	No Comparable Class			
Laguna Hills	Clerical Assistant (Drift)			
San Juan Capistrano	No Comparable Class			
Tustin	No Comparable Class			
Laguna Hills Rank		--		
Coefficient of Variance		9%		
Number of Observations		13		
Variability		Moderate		
			Market Value	Percent +/-
Labor Market Mean			\$ 4,483	--
Labor Market Median			\$ 4,424	--
25th Percentile			\$ 4,272	--
75th Percentile			\$ 4,742	--
Percentile Rank			--	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Community Services Superintendent

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Irvine	Manager, Community Services	\$ 9,051	\$ 14,104	55.8%
Mission Viejo	Community Services Manager	\$ 8,686	\$ 12,147	39.9%
Laguna Hills	Community Services Superintendent	\$ 9,767	\$ 11,872	21.6%
San Juan Capistrano	Community Services Manager	\$ 9,759	\$ 11,863	21.6%
Yorba Linda	Recreation Superintendent	\$ 9,516	\$ 11,567	21.6%
San Clemente	Recreation Manager	\$ 9,377	\$ 11,397	21.5%
Dana Point	Recreation Manager	\$ 8,517	\$ 11,294	32.6%
Cypress	Recreation & Community Services Manager	\$ 8,655	\$ 11,251	30.0%
Orange	Recreation Services Manager	\$ 8,636	\$ 11,075	28.2%
Lake Forest	Recreation Manager	\$ 8,476	\$ 11,019	30.0%
Brea	Community Services Manager	\$ 8,569	\$ 10,971	28.0%
Newport Beach	Recreation & Senior Services Manager	\$ 9,013	\$ 10,957	21.6%
Laguna Niguel	Recreation Manager	\$ 8,687	\$ 10,859	25.0%
Tustin	Recreation Superintendent	\$ 8,405	\$ 10,778	28.2%
Fountain Valley	Recreation and Community Services Manager	\$ 8,655	\$ 10,520	21.6%
Laguna Beach	Community Services Supervisor	\$ 7,181	\$ 10,108	40.8%
Buena Park	Facilities and Parks Superintendent	\$ 7,394	\$ 8,946	21.0%
Rancho Santa Margarita	No Comparable Class			
Laguna Hills Rank		3/17	Market Value	Percent +/-
Coefficient of Variance		10%		
Number of Observations		16		
Variability		High		
Labor Market Mean			\$ 11,178	5.84%
Labor Market Median			\$ 11,047	6.95%
25th Percentile			\$ 10,839	8.70%
75th Percentile			\$ 11,440	3.64%
Percentile Rank			87	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Information Technology Specialist

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Irvine	Information Technology Specialist II	\$ 7,039	\$ 11,073	57.3%
Laguna Niguel	IT Network Administrator	\$ 8,391	\$ 10,488	25.0%
Laguna Beach	Information Systems Specialist	\$ 7,181	\$ 10,108	40.8%
Buena Park	Information Systems Administrator	\$ 7,573	\$ 9,667	27.7%
Laguna Hills	Information Technology Specialist	\$ 7,741	\$ 9,410	21.6%
Mission Viejo	Information Technology Specialist	\$ 6,503	\$ 9,147	40.6%
Newport Beach	IT Specialist III	\$ 6,207	\$ 8,733	40.7%
San Clemente	Information Technology Analyst II	\$ 7,168	\$ 8,712	21.5%
Brea	Information Technology Specialist II	\$ 6,494	\$ 8,314	28.0%
Tustin	Information Technology Specialist	\$ 5,826	\$ 7,471	28.2%
Cypress	Computer Support Specialist	\$ 6,109	\$ 7,425	21.5%
Lake Forest	Information Technology Specialist	\$ 5,710	\$ 7,423	30.0%
Fountain Valley	Information Technology Technician	\$ 5,323	\$ 6,470	21.6%
Dana Point	No Comparable Class			
Orange	No Comparable Class			
Rancho Santa Margarita	No Comparable Class			
San Juan Capistrano	No Comparable Class			
Yorba Linda	No Comparable Class			
Laguna Hills Rank		5/13	Market Value	Percent +/-
Coefficient of Variance		16%		
Number of Observations		12		
Variability		High		
Labor Market Mean			\$ 8,752	6.99%
Labor Market Median			\$ 8,723	7.31%
25th Percentile			\$ 7,459	20.73%
75th Percentile			\$ 9,777	-3.90%
Percentile Rank			68	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Management Analyst

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Irvine	Management Analyst II	\$ 6,041	\$ 9,495	57.2%
Tustin	Management Analyst II	\$ 7,296	\$ 9,353	28.2%
Newport Beach	Management Analyst	\$ 6,291	\$ 8,854	40.7%
Mission Viejo	Management Analyst	\$ 6,188	\$ 8,655	39.9%
Laguna Niguel	Management Analyst	\$ 6,656	\$ 8,321	25.0%
San Clemente	Management Analyst II	\$ 6,826	\$ 8,298	21.6%
Dana Point	Management Analyst	\$ 6,158	\$ 8,166	32.6%
Yorba Linda	Management Analyst	\$ 6,664	\$ 8,100	21.5%
Brea	Management Analyst II	\$ 6,264	\$ 8,019	28.0%
Lake Forest	Management Analyst	\$ 6,149	\$ 7,993	30.0%
Fountain Valley	Management Analyst	\$ 6,521	\$ 7,926	21.6%
Cypress	Management Analyst	\$ 6,488	\$ 7,833	20.7%
Laguna Beach	Administrative Analyst	\$ 5,538	\$ 7,777	40.4%
Orange	Administrative Analyst II	\$ 6,061	\$ 7,772	28.2%
Buena Park	Management Analyst	\$ 6,110	\$ 7,745	26.8%
Rancho Santa Margarita	Management Analyst	\$ 5,711	\$ 7,653	34.0%
Laguna Hills	Management Analyst	\$ 6,251	\$ 7,598	21.5%
San Juan Capistrano	Management Analyst	\$ 6,134	\$ 7,456	21.6%
Laguna Hills Rank		17/18	Market Value	Percent +/-
Coefficient of Variance		7%		
Number of Observations		17		
Variability		Moderate		
Labor Market Mean			\$ 8,201	-7.94%
Labor Market Median			\$ 8,019	-5.54%
25th Percentile			\$ 7,777	-2.36%
75th Percentile			\$ 8,321	-9.52%
Percentile Rank			5	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Parks Supervisor

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
San Clemente	Maintenance Operations Supervisor	\$ 8,100	\$ 9,846	21.6%
Laguna Hills	Parks Supervisor	\$ 7,839	\$ 9,529	21.6%
Laguna Beach	Maintenance Supervisor	\$ 6,527	\$ 9,187	40.8%
Mission Viejo	Public Services Supervisor	\$ 6,472	\$ 9,166	41.6%
Irvine	Landscape Maintenance Supervisor	\$ 5,704	\$ 8,970	57.2%
Lake Forest	Public Works Supervisor	\$ 6,787	\$ 8,823	30.0%
Laguna Niguel	Building & Facilities Supervisor	\$ 7,023	\$ 8,791	25.2%
Newport Beach	Public Works Supervisor	\$ 6,193	\$ 8,713	40.7%
Dana Point	Parks Supervisor	\$ 6,467	\$ 8,575	32.6%
Tustin	Maintenance Supervisor - Landscape	\$ 6,500	\$ 8,334	28.2%
Yorba Linda	Park Maintenance Supervisor	\$ 6,514	\$ 7,917	21.5%
Cypress	Maintenance Supervisor	\$ 6,004	\$ 7,807	30.0%
Orange	Parks Maintenance Supervisor	\$ 6,031	\$ 7,734	28.2%
Brea	No Comparable Class			
Buena Park	No Comparable Class			
Fountain Valley	No Comparable Class			
Rancho Santa Margarita	No Comparable Class			
San Juan Capistrano	No Comparable Class			
Laguna Hills Rank		2/13	Market Value	Percent +/-
Coefficient of Variance		7%		
Number of Observations		12		
Variability		Moderate		
Labor Market Mean			\$ 8,655	9.17%
Labor Market Median			\$ 8,752	8.16%
25th Percentile			\$ 8,230	13.64%
75th Percentile			\$ 9,019	5.35%
Percentile Rank			96	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Permit Technician

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Newport Beach	Permit Technician II	\$ 5,699	\$ 8,026	40.8%
San Juan Capistrano	Permit Technician	\$ 5,703	\$ 6,931	21.5%
Yorba Linda	Building Permit Technician	\$ 5,329	\$ 6,478	21.6%
Irvine	Permit Specialist II	\$ 4,013	\$ 6,313	57.3%
Rancho Santa Margarita	Permit Processing Technician	\$ 4,570	\$ 6,124	34.0%
Laguna Niguel	Public Works Permit Technician	\$ 4,896	\$ 6,120	25.0%
San Clemente	Permit Technician	\$ 4,973	\$ 6,044	21.5%
Dana Point	Permit Technician	\$ 4,514	\$ 5,985	32.6%
Lake Forest	Permit Technician	\$ 4,572	\$ 5,944	30.0%
Laguna Beach	Permit Technician	\$ 4,216	\$ 5,937	40.8%
Mission Viejo	Planning Technician	\$ 4,030	\$ 5,710	41.7%
Fountain Valley	Permit Technician	\$ 4,606	\$ 5,598	21.6%
Laguna Hills	Assistant Permit Technician	\$ 4,516	\$ 5,490	21.6%
Orange	Permit Technician	\$ 4,275	\$ 5,482	28.2%
Tustin	Building Permit Technician	\$ 4,233	\$ 5,425	28.2%
Brea	Permit Technician	\$ 4,017	\$ 5,143	28.0%
Buena Park	Permit Technician	\$ 3,789	\$ 4,794	26.5%
Cypress	Administrative Clerk/Community Development	\$ 3,788	\$ 4,605	21.6%
Laguna Hills Rank		13/18	Market Value	Percent +/-
Coefficient of Variance		13%		
Number of Observations		17		
Variability		High		
Labor Market Mean			\$ 5,921	-7.85%
Labor Market Median			\$ 5,944	-8.27%
25th Percentile			\$ 5,482	0.15%
75th Percentile			\$ 6,124	-11.55%
Percentile Rank			25	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Public Works Supervisor

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Dana Point	Street Manager/Public Works Inspector	\$ 8,517	\$ 11,294	32.6%
San Clemente	Maintenance Operations Supervisor	\$ 8,100	\$ 9,846	21.6%
Laguna Hills	Public Works Supervisor	\$ 7,839	\$ 9,529	21.6%
Laguna Beach	Maintenance Supervisor	\$ 6,527	\$ 9,187	40.8%
Mission Viejo	Public Services Supervisor	\$ 6,472	\$ 9,166	41.6%
Fountain Valley	Public Services Supervisor	\$ 7,496	\$ 9,112	21.6%
Irvine	Street Maintenance Supervisor	\$ 5,704	\$ 8,970	57.2%
Buena Park	Street Maintenance Superintendent	\$ 7,394	\$ 8,946	21.0%
Lake Forest	Public Works Supervisor	\$ 6,787	\$ 8,823	30.0%
Newport Beach	Public Works Supervisor	\$ 6,193	\$ 8,713	40.7%
Yorba Linda	Maintenance Contract Administrator	\$ 7,111	\$ 8,644	21.6%
Tustin	Maintenance Supervisor - Buildings/Streets	\$ 6,500	\$ 8,334	28.2%
Brea	Maintenance Services Supervisor	\$ 6,141	\$ 7,862	28.0%
Cypress	Maintenance Supervisor	\$ 6,004	\$ 7,807	30.0%
Orange	Public Works Maintenance Supervisor	\$ 6,031	\$ 7,734	28.2%
Laguna Niguel	No Comparable Class			
Rancho Santa Margarita	No Comparable Class			
San Juan Capistrano	No Comparable Class			
Laguna Hills Rank		3/15	Market Value	Percent +/-
Coefficient of Variance		10%		
Number of Observations		14		
Variability		Moderate		
Labor Market Mean			\$ 8,888	6.72%
Labor Market Median			\$ 8,885	6.76%
25th Percentile			\$ 8,411	11.73%
75th Percentile			\$ 9,152	3.95%
Percentile Rank			89	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Records Management Coordinator

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Brea	Deputy City Clerk/Records Supervisor	\$ 5,982	\$ 7,658	28.0%
Newport Beach	Records Specialist	\$ 5,311	\$ 7,463	40.5%
Irvine	Deputy City Clerk II	\$ 4,678	\$ 7,429	58.8%
Laguna Hills	Records Management Coordinator	\$ 5,702	\$ 6,931	21.6%
San Clemente	Records Management Coordinator	\$ 5,482	\$ 6,664	21.6%
San Juan Capistrano	Records Coordinator	\$ 5,428	\$ 6,598	21.6%
Laguna Niguel	Deputy City Clerk	\$ 5,169	\$ 6,463	25.0%
Laguna Beach	Records Management Coordinator	\$ 4,216	\$ 5,937	40.8%
Lake Forest	Records Specialist	\$ 4,245	\$ 5,519	30.0%
Buena Park	Administrative Assistant	\$ 3,973	\$ 5,030	26.6%
Cypress	No Comparable Class			
Dana Point	No Comparable Class			
Fountain Valley	No Comparable Class			
Mission Viejo	No Comparable Class			
Orange	No Comparable Class			
Rancho Santa Margarita	No Comparable Class			
Tustin	No Comparable Class			
Yorba Linda	No Comparable Class			
Laguna Hills Rank		4/10	Market Value	Percent +/-
Coefficient of Variance		14%		
Number of Observations		9		
Variability		High		
Labor Market Mean			\$ 6,529	5.80%
Labor Market Median			\$ 6,598	4.80%
25th Percentile			\$ 5,937	14.34%
75th Percentile			\$ 7,429	-7.19%
Percentile Rank			67	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Recreation Coordinator

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Irvine	Community Services Program Coordinator	\$ 5,013	\$ 7,883	57.3%
Newport Beach	Recreation Coordinator	\$ 4,911	\$ 6,911	40.7%
Tustin	Recreation Coordinator	\$ 5,339	\$ 6,845	28.2%
San Juan Capistrano	Community Services Coordinator	\$ 5,563	\$ 6,763	21.6%
Yorba Linda	Recreation Coordinator	\$ 5,445	\$ 6,619	21.6%
Laguna Beach	Recreation Coordinator	\$ 4,543	\$ 6,394	40.7%
Lake Forest	Recreation Coordinator	\$ 4,671	\$ 6,263	34.1%
Dana Point	Recreation Coordinator	\$ 4,686	\$ 6,214	32.6%
San Clemente	Recreation Coordinator	\$ 5,094	\$ 6,192	21.6%
Mission Viejo	Community Services Coordinator	\$ 4,257	\$ 6,119	43.7%
Rancho Santa Margarita	Community Services Coordinator	\$ 4,527	\$ 6,066	34.0%
Orange	Recreation Services Coordinator	\$ 4,653	\$ 5,967	28.2%
Laguna Niguel	Recreation Coordinator	\$ 4,636	\$ 5,795	25.0%
Cypress	Recreation Coordinator	\$ 4,648	\$ 5,649	21.5%
Fountain Valley	Recreation Coordinator	\$ 4,526	\$ 5,501	21.6%
Laguna Hills	Recreation Coordinator	\$ 4,524	\$ 5,500	21.6%
Buena Park	Community Services Coordinator	\$ 3,529	\$ 4,465	26.5%
Brea	Community Services Coordinator - PT	\$ 2,810	\$ 3,259	16.0%
Laguna Hills Rank		16/18	Market Value	Percent +/-
Coefficient of Variance		17%		
Number of Observations		17		
Variability		High		
Labor Market Mean			\$ 6,053	-10.07%
Labor Market Median			\$ 6,192	-12.59%
25th Percentile			\$ 5,795	-5.37%
75th Percentile			\$ 6,619	-20.36%
Percentile Rank			12	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Senior Management Analyst

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Tustin	Senior Management Analyst	\$ 8,897	\$ 11,421	28.4%
Irvine	Senior Management Analyst	\$ 6,706	\$ 10,546	57.3%
Newport Beach	Senior Management Analyst	\$ 7,235	\$ 10,183	40.7%
Mission Viejo	Senior Management Analyst	\$ 7,186	\$ 10,052	39.9%
Buena Park	Senior Management Analyst	\$ 8,141	\$ 9,859	21.1%
Laguna Hills	Senior Management Analyst	\$ 7,989	\$ 9,710	21.5%
Dana Point	Sr Management Analyst	\$ 7,082	\$ 9,391	32.6%
San Juan Capistrano	Sr Management Analyst	\$ 7,662	\$ 9,313	21.5%
Lake Forest	Senior Management Analyst	\$ 7,131	\$ 9,225	29.4%
Laguna Niguel	Senior Management Analyst	\$ 7,322	\$ 9,153	25.0%
Orange	Senior Administrative Analyst	\$ 7,039	\$ 9,026	28.2%
Rancho Santa Margarita	Sr Management Analyst	\$ 6,724	\$ 9,011	34.0%
Brea	Senior Management Analyst	\$ 6,891	\$ 8,823	28.0%
Fountain Valley	Sr Management Analyst	\$ 7,172	\$ 8,717	21.6%
Cypress	Senior Management Analyst	\$ 6,518	\$ 8,715	33.7%
Laguna Beach	Senior Administrative Analyst	\$ 5,941	\$ 8,357	40.7%
San Clemente	No Comparable Class			
Yorba Linda	No Comparable Class			
Laguna Hills Rank		6/16	Market Value	Percent +/-
Coefficient of Variance		9%		
Number of Observations		15		
Variability		Moderate		
Labor Market Mean			\$ 9,453	2.65%
Labor Market Median			\$ 9,225	4.99%
25th Percentile			\$ 8,917	8.17%
75th Percentile			\$ 9,955	-2.53%
Percentile Rank			69	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Senior Permit Technician

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Irvine	Lead Permit Specialist	\$ 4,678	\$ 7,356	57.2%
San Juan Capistrano	Senior Permit Technician	\$ 5,993	\$ 7,283	21.5%
Dana Point	Senior Permit Technician	\$ 5,229	\$ 6,933	32.6%
San Clemente	Senior Permit Technician	\$ 5,616	\$ 6,826	21.5%
Laguna Hills	Senior Permit Technician	\$ 5,313	\$ 6,459	21.6%
Laguna Beach	Senior Permit Technician	\$ 4,543	\$ 6,394	40.7%
Lake Forest	Senior Permit Technician	\$ 4,803	\$ 6,244	30.0%
Orange	Senior Permit Technician	\$ 4,723	\$ 6,057	28.2%
Brea	No Comparable Class			
Buena Park	No Comparable Class			
Cypress	No Comparable Class			
Fountain Valley	No Comparable Class			
Laguna Niguel	No Comparable Class			
Mission Viejo	No Comparable Class			
Newport Beach	No Comparable Class			
Rancho Santa Margarita	No Comparable Class			
Tustin	No Comparable Class			
Yorba Linda	No Comparable Class			
Laguna Hills Rank		5/8	Market Value	Percent +/-
Coefficient of Variance		8%		
Number of Observations		7		
Variability		Low		
Labor Market Mean			\$ 6,728	-4.16%
Labor Market Median			\$ 6,826	-5.68%
25th Percentile			\$ 6,319	2.17%
75th Percentile			\$ 7,108	-10.05%
Percentile Rank			36	

**LAGUNA HILLS
LABOR MARKET SALARY SURVEY**

Statistics computed using range Control Point/Max

Senior Planner

Agency	Comparable Class Title	Minimum	C.P./Max	Spread
Laguna Niguel	Senior Planner	\$ 8,915	\$ 11,145	25.0%
Newport Beach	Senior Planner	\$ 7,556	\$ 10,622	40.6%
Laguna Hills	Senior Planner	\$ 8,334	\$ 10,129	21.5%
Laguna Beach	Senior Planner	\$ 7,181	\$ 10,108	40.8%
Fountain Valley	Senior Planner	\$ 8,144	\$ 9,899	21.6%
Dana Point	Senior Planner	\$ 7,329	\$ 9,718	32.6%
Yorba Linda	Senior Planner	\$ 7,927	\$ 9,636	21.6%
Tustin	Senior Planner	\$ 7,493	\$ 9,608	28.2%
San Clemente	Senior Planner	\$ 7,902	\$ 9,605	21.6%
San Juan Capistrano	Senior Planner	\$ 7,853	\$ 9,545	21.5%
Lake Forest	Senior Planner	\$ 7,309	\$ 9,502	30.0%
Irvine	Senior Planner	\$ 6,041	\$ 9,495	57.2%
Mission Viejo	Senior Planner	\$ 6,602	\$ 9,355	41.7%
Brea	Senior Planner	\$ 7,202	\$ 9,221	28.0%
Orange	Senior Planner	\$ 7,181	\$ 9,208	28.2%
Buena Park	Senior Planner	\$ 6,887	\$ 8,746	27.0%
Cypress	No Comparable Class			
Rancho Santa Margarita	No Comparable Class			
Laguna Hills Rank		3/16	Market Value	Percent +/-
Coefficient of Variance		6%		
Number of Observations		15		
Variability		Moderate		
Labor Market Mean			\$ 9,694	4.29%
Labor Market Median			\$ 9,605	5.17%
25th Percentile			\$ 9,425	6.95%
75th Percentile			\$ 9,808	3.17%
Percentile Rank			86	

APPENDIX B BENEFITS DATASHEETS (TOTAL COMP)

Laguna Hills

Labor Market Summary - Average Total Compensation

Represented Employees

Class Title	# of Obs.	Base	Base + Cash	Gain/ Loss	Base + Cash + Ins.	Gain/ Loss	Total Comp (Cash + Ins. + Ret.)	Gain/ Loss	Total Gain/ Loss
Accountant	17	10.6%	9.9%	-0.7%	12.4%	2.5%	13.7%	1.3%	3.1%
Accounting Specialist	16	12.3%	11.7%	-0.6%	13.9%	2.2%	15.7%	1.8%	3.4%
Administrative Assistant I	17	5.4%	4.6%	-0.8%	8.9%	4.3%	9.8%	0.9%	4.4%
Assistant City Clerk	13	7.8%	7.3%	-0.5%	10.2%	2.9%	11.4%	1.2%	3.6%
Assistant Planner	16	4.0%	3.2%	-0.7%	7.5%	4.3%	8.0%	0.4%	4.0%
Associate Civil Engineer (Drift)	13								
Clerical Assistant (Drift)	13								
Community Services Superintendent	16	5.8%	5.0%	-0.8%	7.1%	2.1%	8.0%	0.9%	2.2%
Information Technology Specialist	12	7.0%	6.2%	-0.7%	9.7%	3.4%	11.7%	2.0%	4.7%
Management Analyst	17	-7.9%	-8.9%	-0.9%	-1.9%	7.0%	-1.1%	0.8%	6.9%
Parks Supervisor	12	9.2%	8.5%	-0.7%	10.2%	1.7%	11.8%	1.6%	2.7%
Permit Technician	17	-7.9%	-8.5%	-0.7%	0.3%	8.9%	0.8%	0.5%	8.7%
Public Works Supervisor	14	6.7%	6.3%	-0.4%	9.1%	2.7%	9.9%	0.9%	3.2%
Records Management Coordinator	9	5.8%	5.2%	-0.6%	8.0%	2.8%	9.2%	1.2%	3.4%
Recreation Coordinator	17	-10.1%	-10.8%	-0.7%	-1.3%	9.5%	-0.9%	0.4%	9.1%
Senior Management Analyst	15	2.6%	1.9%	-0.7%	5.2%	3.3%	6.2%	1.0%	3.6%
Senior Permit Technician	7	-4.2%	-4.5%	-0.4%	0.9%	5.5%	0.9%	0.0%	5.1%
Senior Planner	15	4.3%	3.6%	-0.7%	6.6%	2.9%	8.1%	1.5%	3.8%
Average		3.2%	2.6%	-0.7%	6.7%	4.1%	7.7%	1.0%	4.5%

**Laguna Hills
Accountant**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Accountant II	\$7,451			\$7,451	\$1,550	inc	inc	\$9,001
Buena Park	Accountant	\$6,869			\$6,869	\$1,520	\$82		\$8,471
Cypress	Accountant	\$7,779		\$78	\$7,857	\$1,250	\$44	\$17	\$9,168
Dana Point	Accountant	\$7,666			\$7,666	\$1,355	inc	inc	\$9,021
Fountain Valley	Accountant	\$7,670	\$75		\$7,745	\$1,450	inc	inc	\$9,195
Irvine	Accountant	\$7,920	\$317		\$8,236	\$1,064	inc	inc	\$9,301
Laguna Beach	Accountant	\$8,357			\$8,357	\$2,842	\$123		\$11,322
Laguna Niguel	Senior Accountant	\$8,860	\$266		\$9,126	\$1,981	inc	inc	\$11,107
Lake Forest	Accountant	\$7,423			\$7,423	\$1,799	\$204	\$47	\$9,473
Mission Viejo	Accountant	\$7,074	\$150		\$7,224	\$1,780	inc	inc	\$9,004
Newport Beach	Accountant	\$8,317			\$8,317	\$1,874	inc	inc	\$10,191
Orange	Accountant	\$7,105			\$7,105	\$1,820	inc	inc	\$8,925
Rancho Santa Margarita	Accountant	\$7,024			\$7,024	\$1,725	inc	inc	\$8,749
San Clemente	Senior Accountant	\$9,377			\$9,377	\$1,699	inc	\$36	\$11,112
San Juan Capistrano	Accountant	\$7,652	\$20		\$7,672	\$2,279	\$162	\$32	\$10,144
Tustin	Accountant	\$7,124			\$7,124	\$1,635	inc	inc	\$8,759
Yorba Linda	Accountant	\$7,060	\$50		\$7,110	\$2,007	\$204	\$24	\$9,345
Laguna Hills	Accountant	\$8,598			\$8,598	\$2,127	\$136	\$34	\$10,895
	Average	\$7,690			\$7,746				\$9,546
	% +/-	10.6%			9.9%				12.4%
			Benefit Gain/Loss			-0.7%			2.5%

**Laguna Hills
Accountant**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Accountant II	28.5%		\$2,123			\$11,124
Buena Park	Accountant	34.3%		\$2,353			\$10,825
Cypress	Accountant	41.8%		\$3,255			\$12,423
Dana Point	Accountant	21.7%		\$1,660	(\$153)		\$10,527
Fountain Valley	Accountant	9.3%		\$713			\$9,907
Irvine	Accountant	21.4%		\$1,691			\$10,992
Laguna Beach	Accountant	27.9%		\$2,333			\$13,655
Laguna Niguel	Senior Accountant	9.7%		\$859			\$11,965
Lake Forest	Accountant	12.0%		\$890			\$10,363
Mission Viejo	Accountant	27.0%		\$1,909	(\$106)		\$10,807
Newport Beach	Accountant	33.7%		\$2,799	(\$499)		\$12,491
Orange	Accountant	41.9%		\$2,976			\$11,901
Rancho Santa Margarita	Accountant	10.1%		\$707			\$9,456
San Clemente	Senior Accountant	15.4%		\$1,447			\$12,559
San Juan Capistrano	Accountant	40.0%		\$3,060			\$13,204
Tustin	Accountant	22.2%		\$1,579	(\$214)		\$10,125
Yorba Linda	Accountant	27.9%		\$1,971			\$11,316
Laguna Hills	Accountant	23.7%	3.0%	\$2,040		\$258	\$13,193
	Average						\$11,391
	% +/-						13.7%

1.3%

Laguna Hills
Accountant

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Accountant II	2@55	2.000%	\$53,647	\$1,705,900	\$1,060,594		\$1,060,594	\$7,451	\$150	\$7,601
Buena Park	Accountant	2@60	1.460%	\$36,103	\$1,138,978	\$708,127		\$708,127	\$6,869	-\$1,074	\$5,795
Cypress	Accountant	2@55	2.000%	\$56,009	\$1,782,530	\$1,108,237		\$1,108,237	\$7,779	\$315	\$8,094
Dana Point	Accountant	2@55	2.000%	\$55,195	\$1,756,122	\$1,091,819		\$1,091,819	\$7,666	\$258	\$7,924
Fountain Valley	Accountant	2@60	1.460%	\$40,312	\$1,274,541	\$792,410		\$792,410	\$7,670	-\$782	\$6,888
Irvine	Accountant	2@55	2.000%	\$57,021	\$1,815,394	\$1,128,670		\$1,128,670	\$7,920	\$386	\$8,306
Laguna Beach	Accountant	2.5@55	2.500%	\$75,213	\$2,407,877	\$1,497,029		\$1,497,029	\$8,357	\$1,665	\$10,022
Laguna Niguel	Senior Accountant	2@60	1.460%	\$46,568	\$1,476,612	\$918,041		\$918,041	\$8,860	-\$345	\$8,515
Lake Forest	Accountant	2@55	2.000%	\$53,446	\$1,699,361	\$1,056,529		\$1,056,529	\$7,423	\$136	\$7,559
Mission Viejo	Accountant	2@60	1.460%	\$37,180	\$1,173,615	\$729,662		\$729,662	\$7,074	-\$999	\$6,074
Newport Beach	Accountant	2@60	1.460%	\$43,715	\$1,384,394	\$860,707		\$860,707	\$8,317	-\$544	\$7,773
Orange	Accountant	2.7@55	2.700%	\$69,061	\$2,207,143	\$1,372,228		\$1,372,228	\$7,105	\$1,232	\$8,337
Rancho Santa Margarita	Accountant	2@60	1.460%	\$36,918	\$1,165,199	\$724,429		\$724,429	\$7,024	-\$1,018	\$6,006
San Clemente	Senior Accountant	2@55	2.000%	\$67,514	\$2,156,750	\$1,340,898		\$1,340,898	\$9,377	\$1,123	\$10,500
San Juan Capistrano	Accountant	2@57	1.770%	\$48,759	\$1,547,488	\$962,106		\$962,106	\$7,652	-\$192	\$7,460
Tustin	Accountant	2@60	1.460%	\$37,444	\$1,182,122	\$734,951		\$734,951	\$7,124	-\$981	\$6,143
Yorba Linda	Accountant	2@55	2.000%	\$50,832	\$1,614,639	\$1,003,856		\$1,003,856	\$7,060	-\$47	\$7,013
Laguna Hills	Accountant	2@60	1.460%	\$45,191	\$1,432,087	\$890,359	\$79,457	\$969,816	\$8,598		\$8,598
	Average					\$1,005,311		\$1,005,311	\$7,690		\$7,648
	% +/-					-12.9%		-3.7%	10.6%		11.1%

0.5%

**Laguna Hills
Accountant**

Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Accountant II	9	8		17	34
Buena Park	Accountant	9	8	3	13	34
Cypress	Accountant	8	8		13	29
Dana Point	Accountant	9			20	29
Fountain Valley	Accountant	7	8		16	31
Irvine	Accountant	8	8	8	17	41
Laguna Beach	Accountant	7	7		15	28
Laguna Niguel	Senior Accountant	11	8	5	13	37
Lake Forest	Accountant	8	8		13	29
Mission Viejo	Accountant	7			23	31
Newport Beach	Accountant	8			22	30
Orange	Accountant	8	8		17	33
Rancho Santa Margarita	Accountant	7			22	29
San Clemente	Senior Accountant	8	8		15	31
San Juan Capistrano	Accountant	10	8		14	32
Tustin	Accountant	10			21	30
Yorba Linda	Accountant	8	8		13	30
Laguna Hills	Accountant	9	8		13	30
	Average					31.5
	% +/-					-4.0%

**Laguna Hills
Accounting Specialist**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Accounting Technician II	\$4,884			\$4,884	\$1,550	inc	inc	\$6,434
Buena Park	Accounting Technician	\$5,275			\$5,275	\$1,520	\$82		\$6,877
Cypress	No Comparable Class								
Dana Point	Accounting Technician	\$6,147			\$6,147	\$1,355	inc	inc	\$7,502
Fountain Valley	Accounting Technician II	\$5,409	\$75		\$5,484	\$1,450	inc	inc	\$6,934
Irvine	Senior Accounting Technician	\$6,313	\$126		\$6,439	\$1,064	inc	inc	\$7,503
Laguna Beach	Accounting Technician	\$7,407			\$7,407	\$2,842	\$123		\$10,372
Laguna Niguel	Senior Accounting Clerk	\$6,504	\$195		\$6,699	\$1,981	inc	inc	\$8,680
Lake Forest	Accounting Technician	\$5,944			\$5,944	\$1,799	\$204	\$47	\$7,994
Mission Viejo	Accounting Technician	\$5,340	\$150		\$5,490	\$1,780	inc	inc	\$7,270
Newport Beach	Fiscal Specialist	\$7,294			\$7,294	\$1,874	inc	inc	\$9,168
Orange	Senior Finance Clerk	\$5,427			\$5,427	\$1,820	inc	inc	\$7,247
Rancho Santa Margarita	Accounting Technician	\$5,475			\$5,475	\$1,725	inc	inc	\$7,200
San Clemente	Senior Accounting Specialist	\$6,044			\$6,044	\$1,699	inc	\$36	\$7,779
San Juan Capistrano	Accounting Specialist	\$5,550	\$20		\$5,570	\$2,279	\$162	\$32	\$8,042
Tustin	Senior Accounting Specialist	\$6,133			\$6,133	\$1,635	inc	inc	\$7,768
Yorba Linda	Accounting Technician	\$6,068	\$50		\$6,118	\$2,007	\$204	\$24	\$8,353
Laguna Hills	Accounting Specialist	\$6,786			\$6,786	\$2,127	\$136	\$34	\$9,083
	Average	\$5,951			\$5,989				\$7,820
	% +/-	12.3%			11.7%				13.9%
			Benefit Gain/Loss			-0.6%			2.2%

**Laguna Hills
Accounting Specialist**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Accounting Technician II	28.5%		\$1,391	(\$49)		\$7,777
Buena Park	Accounting Technician	34.3%		\$1,807			\$8,685
Cypress	No Comparable Class						
Dana Point	Accounting Technician	21.7%		\$1,331	(\$123)		\$8,710
Fountain Valley	Accounting Technician II	9.3%		\$502			\$7,436
Irvine	Senior Accounting Technician	21.4%		\$1,348			\$8,851
Laguna Beach	Accounting Technician	27.9%		\$2,068			\$12,440
Laguna Niguel	Senior Accounting Clerk	9.7%		\$630			\$9,310
Lake Forest	Accounting Technician	12.0%		\$713			\$8,707
Mission Viejo	Accounting Technician	27.0%		\$1,441	(\$80)		\$8,632
Newport Beach	Fiscal Specialist	33.7%		\$2,455	(\$438)		\$11,185
Orange	Senior Finance Clerk	41.9%		\$2,273			\$9,520
Rancho Santa Margarita	Accounting Technician	10.1%		\$551			\$7,751
San Clemente	Senior Accounting Specialist	15.4%		\$933			\$8,712
San Juan Capistrano	Accounting Specialist	40.0%		\$2,219			\$10,262
Tustin	Senior Accounting Specialist	22.2%		\$1,360	(\$184)		\$8,943
Yorba Linda	Accounting Technician	27.9%		\$1,694			\$10,047
Laguna Hills	Accounting Specialist	23.7%	3.0%	\$1,610		\$204	\$10,897
	Average						\$9,185
	% +/-						15.7%

1.8%

**Laguna Hills
Accounting Specialist**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Accounting Technician II	2@55	2.000%	\$35,165	\$1,108,781	\$689,353		\$689,353	\$4,884	-\$379	\$4,505
Buena Park	Accounting Technician	2@60	1.460%	\$27,725	\$870,063	\$540,937		\$540,937	\$5,275	-\$895	\$4,380
Cypress	No Comparable Class										
Dana Point	Accounting Technician	2@55	2.000%	\$44,258	\$1,401,945	\$871,620		\$871,620	\$6,147	\$254	\$6,401
Fountain Valley	Accounting Technician II	2@60	1.460%	\$28,429	\$892,595	\$554,945		\$554,945	\$5,409	-\$846	\$4,563
Irvine	Senior Accounting Technician	2@55	2.000%	\$45,452	\$1,440,534	\$895,611		\$895,611	\$6,313	\$337	\$6,650
Laguna Beach	Accounting Technician	2.5@55	2.500%	\$66,663	\$2,129,012	\$1,323,652		\$1,323,652	\$7,407	\$1,823	\$9,230
Laguna Niguel	Senior Accounting Clerk	2@60	1.460%	\$34,185	\$1,077,279	\$669,767		\$669,767	\$6,504	-\$447	\$6,057
Lake Forest	Accounting Technician	2@55	2.000%	\$42,797	\$1,354,737	\$842,269		\$842,269	\$5,944	\$152	\$6,096
Mission Viejo	Accounting Technician	2@60	1.460%	\$28,069	\$881,068	\$547,779		\$547,779	\$5,340	-\$871	\$4,470
Newport Beach	Fiscal Specialist	2@60	1.460%	\$38,339	\$1,210,968	\$752,885		\$752,885	\$7,294	-\$159	\$7,136
Orange	Senior Finance Clerk	2.7@55	2.700%	\$52,750	\$1,676,819	\$1,042,514		\$1,042,514	\$5,427	\$847	\$6,274
Rancho Santa Margarita	Accounting Technician	2@60	1.460%	\$28,777	\$903,724	\$561,865		\$561,865	\$5,475	-\$822	\$4,653
San Clemente	Senior Accounting Specialist	2@55	2.000%	\$43,517	\$1,377,988	\$856,725		\$856,725	\$6,044	\$202	\$6,246
San Juan Capistrano	Accounting Specialist	2@57	1.770%	\$35,365	\$1,115,207	\$693,348		\$693,348	\$5,550	-\$365	\$5,185
Tustin	Senior Accounting Specialist	2@60	1.460%	\$32,233	\$1,014,557	\$630,772		\$630,772	\$6,133	-\$583	\$5,550
Yorba Linda	Accounting Technician	2@55	2.000%	\$43,690	\$1,383,570	\$860,195		\$860,195	\$6,068	\$214	\$6,282
Laguna Hills	Accounting Specialist	2@60	1.460%	\$35,667	\$1,124,942	\$699,401	\$61,974	\$761,374	\$6,786		\$6,786
	Average					\$770,890		\$770,890	\$5,951		\$5,855
	% +/-					-10.2%		-1.2%	12.3%		13.7%

1.4%

**Laguna Hills
Accounting Specialist**

Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Accounting Technician II	9	8		17	34
Buena Park	Accounting Technician	9	8		13	30
Cypress	No Comparable Class					
Dana Point	Accounting Technician	9			20	29
Fountain Valley	Accounting Technician II	7	8		16	31
Irvine	Senior Accounting Technician	8	8	7	13	36
Laguna Beach	Accounting Technician	7	7		15	28
Laguna Niguel	Senior Accounting Clerk	11	8		13	32
Lake Forest	Accounting Technician	8	8		13	29
Mission Viejo	Accounting Technician	7			20	27
Newport Beach	Fiscal Specialist	8			22	30
Orange	Senior Finance Clerk	8	8		17	33
Rancho Santa Margarita	Accounting Technician	7			22	29
San Clemente	Senior Accounting Specialist	8	8		15	31
San Juan Capistrano	Accounting Specialist	10	8		14	32
Tustin	Senior Accounting Specialist	10			21	30
Yorba Linda	Accounting Technician	8	8		13	30
Laguna Hills	Accounting Specialist	9	8		13	30
	Average					30.7
	% +/-					-1.1%

Laguna Hills

Administrative Assistant I

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Executive Assistant	\$5,818			\$5,818	\$1,550	inc	inc	\$7,368
Buena Park	Senior Administrative Assistant	\$5,533			\$5,533	\$1,520	\$82		\$7,135
Cypress	Secretary to Department Head	\$5,736		\$57	\$5,793	\$1,250	\$44	\$17	\$7,104
Dana Point	Senior Administrative Assistant	\$6,214			\$6,214	\$1,355	inc	inc	\$7,569
Fountain Valley	Secretary	\$5,798	\$75		\$5,873	\$1,450	inc	inc	\$7,323
Irvine	Administrative Coordinator	\$7,393	\$148		\$7,541	\$1,064	inc	inc	\$8,605
Laguna Beach	Administrative Assistant	\$6,756			\$6,756	\$2,842	\$123		\$9,721
Laguna Niguel	Administrative Secretary	\$6,463	\$194		\$6,657	\$1,981	inc	inc	\$8,638
Lake Forest	Administrative Specialist	\$6,092			\$6,092	\$1,799	\$204	\$47	\$8,142
Mission Viejo	Administrative Assistant	\$5,788	\$150		\$5,938	\$1,780	inc	inc	\$7,718
Newport Beach	Administrative Assistant	\$7,463			\$7,463	\$1,874	inc	inc	\$9,337
Orange	Executive Assistant	\$5,967	\$179		\$6,146	\$1,880	inc	inc	\$8,026
Rancho Santa Margarita	Administrative Assistant	\$5,891			\$5,891	\$1,725	inc	inc	\$7,616
San Clemente	Administrative Assistant	\$6,044			\$6,044	\$1,699	inc	\$36	\$7,779
San Juan Capistrano	Administrative Coordinator	\$6,598	\$20		\$6,618	\$2,279	\$162	\$32	\$9,090
Tustin	Executive Assistant	\$6,479			\$6,479	\$1,725	inc	inc	\$8,204
Yorba Linda	Administrative Secretary	\$5,807	\$50		\$5,857	\$2,007	\$204	\$24	\$8,092
Laguna Hills	Administrative Assistant I	\$6,581			\$6,581	\$2,127	\$136	\$34	\$8,878
	Average	\$6,226			\$6,277				\$8,086
	% +/-	5.4%			4.6%				8.9%
			Benefit Gain/Loss			-0.8%			4.3%

Laguna Hills

Administrative Assistant I

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Executive Assistant	28.5%		\$1,658			\$9,025
Buena Park	Senior Administrative Assistant	34.3%		\$1,896			\$9,031
Cypress	Secretary to Department Head	41.8%		\$2,400			\$9,504
Dana Point	Senior Administrative Assistant	21.7%		\$1,345	(\$124)		\$8,790
Fountain Valley	Secretary	9.3%		\$539			\$7,861
Irvine	Administrative Coordinator	21.4%		\$1,578			\$10,183
Laguna Beach	Administrative Assistant	27.9%		\$1,886			\$11,607
Laguna Niguel	Administrative Secretary	9.7%		\$626			\$9,264
Lake Forest	Administrative Specialist	12.0%		\$730			\$8,873
Mission Viejo	Administrative Assistant	27.0%		\$1,562	(\$87)		\$9,193
Newport Beach	Administrative Assistant	33.7%		\$2,511	(\$448)		\$11,401
Orange	Executive Assistant	41.9%		\$2,499			\$10,525
Rancho Santa Margarita	Administrative Assistant	10.1%		\$593			\$8,209
San Clemente	Administrative Assistant	15.4%		\$933			\$8,712
San Juan Capistrano	Administrative Coordinator	40.0%		\$2,639			\$11,729
Tustin	Executive Assistant	22.2%		\$1,436	(\$194)		\$9,446
Yorba Linda	Administrative Secretary	27.9%		\$1,621			\$9,714
Laguna Hills	Administrative Assistant I	23.7%	3.0%	\$1,562		\$197	\$10,637
	Average						\$9,592
	% +/-						9.8%

0.9%

**Laguna Hills
Administrative Assistant I**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Executive Assistant	2@55	2.000%	\$41,889	\$1,325,430	\$824,049		\$824,049	\$5,818	\$174	\$5,992
Buena Park	Senior Administrative Assistant	2@60	1.460%	\$29,081	\$913,490	\$567,936		\$567,936	\$5,533	-\$715	\$4,818
Cypress	Secretary to Department Head	2@55	2.000%	\$41,299	\$1,306,399	\$812,217		\$812,217	\$5,736	\$133	\$5,869
Dana Point	Senior Administrative Assistant	2@55	2.000%	\$44,741	\$1,417,533	\$881,311		\$881,311	\$6,214	\$373	\$6,587
Fountain Valley	Secretary	2@60	1.460%	\$30,472	\$958,068	\$595,652		\$595,652	\$5,798	-\$619	\$5,179
Irvine	Administrative Coordinator	2@55	2.000%	\$53,227	\$1,692,278	\$1,052,126		\$1,052,126	\$7,393	\$966	\$8,359
Laguna Beach	Administrative Assistant	2.5@55	2.500%	\$60,804	\$1,938,323	\$1,205,097		\$1,205,097	\$6,756	\$1,497	\$8,253
Laguna Niguel	Administrative Secretary	2@60	1.460%	\$33,970	\$1,070,352	\$665,461		\$665,461	\$6,463	-\$376	\$6,087
Lake Forest	Administrative Specialist	2@55	2.000%	\$43,862	\$1,389,152	\$863,666		\$863,666	\$6,092	\$312	\$6,404
Mission Viejo	Administrative Assistant	2@60	1.460%	\$30,420	\$956,384	\$594,605		\$594,605	\$5,788	-\$622	\$5,165
Newport Beach	Administrative Assistant	2@60	1.460%	\$39,226	\$1,239,555	\$770,658		\$770,658	\$7,463	-\$11	\$7,452
Orange	Executive Assistant	2.7@55	2.700%	\$57,999	\$1,847,167	\$1,148,424		\$1,148,424	\$5,967	\$1,301	\$7,268
Rancho Santa Margarita	Administrative Assistant	2@60	1.460%	\$30,963	\$973,816	\$605,442		\$605,442	\$5,891	-\$585	\$5,306
San Clemente	Administrative Assistant	2@55	2.000%	\$43,517	\$1,377,988	\$856,725		\$856,725	\$6,044	\$288	\$6,332
San Juan Capistrano	Administrative Coordinator	2@57	1.770%	\$42,042	\$1,330,385	\$827,129		\$827,129	\$6,598	\$185	\$6,783
Tustin	Executive Assistant	2@60	1.460%	\$34,055	\$1,073,089	\$667,162		\$667,162	\$6,479	-\$371	\$6,109
Yorba Linda	Administrative Secretary	2@55	2.000%	\$41,810	\$1,322,895	\$822,472		\$822,472	\$5,807	\$169	\$5,976
Laguna Hills	Administrative Assistant I	2@60	1.460%	\$34,590	\$1,090,289	\$677,856	\$60,009	\$737,866	\$6,581		\$6,581
	Average					\$809,419		\$809,419	\$6,226		\$6,349
	% +/-					-19.4%		-9.7%	5.4%		3.5%

-1.9%

Laguna Hills**Administrative Assistant I****Leave Benefits**

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Executive Assistant	9	8		17	34
Buena Park	Senior Administrative Assistant	9	8		13	30
Cypress	Secretary to Department Head	8	8		13	29
Dana Point	Senior Administrative Assistant	9			20	29
Fountain Valley	Secretary	7	8		16	31
Irvine	Administrative Coordinator	8	8	10	17	43
Laguna Beach	Administrative Assistant	7	7		15	28
Laguna Niguel	Administrative Secretary	11	8		13	32
Lake Forest	Administrative Specialist	8	8		13	29
Mission Viejo	Administrative Assistant	7			20	27
Newport Beach	Administrative Assistant	8			22	30
Orange	Executive Assistant	9	8	5	20	43
Rancho Santa Margarita	Administrative Assistant	7			22	29
San Clemente	Administrative Assistant	8	8		15	31
San Juan Capistrano	Administrative Coordinator	10	8		14	32
Tustin	Executive Assistant	10			21	30
Yorba Linda	Administrative Secretary	8	8		13	30
Laguna Hills	Administrative Assistant I	9	8		13	30
	Average					31.6
	% +/-					-4.1%

**Laguna Hills
Assistant City Clerk**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	No Comparable Class								
Buena Park	Assistant City Clerk	\$7,736			\$7,736	\$1,520	\$82		\$9,338
Cypress	Deputy City Clerk	\$6,399		\$64	\$6,463	\$1,250	\$44	\$17	\$7,774
Dana Point	Deputy City Clerk	\$7,698			\$7,698	\$1,355	inc	inc	\$9,053
Fountain Valley	Management Aide	\$6,737	\$75		\$6,812	\$1,450	inc	inc	\$8,262
Irvine	Assistant City Clerk	\$10,121	\$202		\$10,323	\$1,064	inc	inc	\$11,388
Laguna Beach	Deputy City Clerk	\$6,756			\$6,756	\$2,842	\$123		\$9,721
Laguna Niguel	No Comparable Class								
Lake Forest	Assistant City Clerk	\$7,423			\$7,423	\$1,799	\$204	\$47	\$9,473
Mission Viejo	Assistant City Clerk	\$8,655	\$150		\$8,805	\$1,780	inc	inc	\$10,585
Newport Beach	Assistant City Clerk	\$10,183			\$10,183	\$1,874	inc	inc	\$12,057
Orange	No Comparable Class								
Rancho Santa Margarita	Deputy City Clerk	\$7,174			\$7,174	\$1,725	inc	inc	\$8,899
San Clemente	Deputy City Clerk	\$7,347			\$7,347	\$1,699	inc	\$36	\$9,082
San Juan Capistrano	Assistant City Clerk	\$7,283			\$7,283	\$2,279	\$162	\$32	\$9,755
Tustin	No Comparable Class								
Yorba Linda	Deputy City Clerk	\$7,783	\$50		\$7,833	\$2,007	\$204	\$24	\$10,068
Laguna Hills	Assistant City Clerk	\$8,450			\$8,450	\$2,127	\$136	\$34	\$10,747
	Average	\$7,792			\$7,833				\$9,650
	% +/-	7.8%			7.3%				10.2%
			Benefit Gain/Loss			-0.5%			2.9%

**Laguna Hills
Assistant City Clerk**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	No Comparable Class						
Buena Park	Assistant City Clerk	34.3%		\$2,650			\$11,989
Cypress	Deputy City Clerk	41.8%		\$2,677			\$10,451
Dana Point	Deputy City Clerk	21.7%		\$1,667	(\$154)		\$10,566
Fountain Valley	Management Aide	9.3%		\$626			\$8,887
Irvine	Assistant City Clerk	21.4%		\$2,161			\$13,548
Laguna Beach	Deputy City Clerk	27.9%		\$1,886			\$11,607
Laguna Niguel	No Comparable Class						
Lake Forest	Assistant City Clerk	12.0%		\$890			\$10,363
Mission Viejo	Assistant City Clerk	27.0%		\$2,336	(\$130)		\$12,791
Newport Beach	Assistant City Clerk	33.7%		\$3,427	(\$611)		\$14,873
Orange	No Comparable Class						
Rancho Santa Margarita	Deputy City Clerk	10.1%		\$722			\$9,621
San Clemente	Deputy City Clerk	15.4%		\$1,134			\$10,216
San Juan Capistrano	Assistant City Clerk	40.0%		\$2,912			\$12,668
Tustin	No Comparable Class						
Yorba Linda	Deputy City Clerk	27.9%		\$2,173			\$12,241
Laguna Hills	Assistant City Clerk	23.7%	3.0%	\$2,005		\$254	\$13,006
	Average						\$11,525
	% +/-						11.4%

1.2%

**Laguna Hills
Assistant City Clerk**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	No Comparable Class										
Buena Park	Assistant City Clerk	2@60	1.460%	\$40,660	\$1,285,792	\$799,405		\$799,405	\$7,736	-\$695	\$7,041
Cypress	Deputy City Clerk	2@55	2.000%	\$46,073	\$1,460,592	\$908,082		\$908,082	\$6,399	-\$318	\$6,081
Dana Point	Deputy City Clerk	2@55	2.000%	\$55,426	\$1,763,600	\$1,096,468		\$1,096,468	\$7,698	\$336	\$8,034
Fountain Valley	Management Aide	2@60	1.460%	\$35,407	\$1,116,578	\$694,200		\$694,200	\$6,737	-\$1,060	\$5,676
Irvine	Assistant City Clerk	2@55	2.000%	\$72,871	\$2,331,415	\$1,449,491		\$1,449,491	\$10,121	\$1,562	\$11,683
Laguna Beach	Deputy City Clerk	2.5@55	2.500%	\$60,804	\$1,938,323	\$1,205,097		\$1,205,097	\$6,756	\$714	\$7,470
Laguna Niguel	No Comparable Class										
Lake Forest	Assistant City Clerk	2@55	2.000%	\$53,446	\$1,699,361	\$1,056,529		\$1,056,529	\$7,423	\$198	\$7,621
Mission Viejo	Assistant City Clerk	2@60	1.460%	\$45,488	\$1,441,692	\$896,331		\$896,331	\$8,655	-\$358	\$8,296
Newport Beach	Assistant City Clerk	2@60	1.460%	\$53,522	\$1,701,834	\$1,058,067		\$1,058,067	\$10,183	\$203	\$10,386
Orange	No Comparable Class										
Rancho Santa Margarita	Deputy City Clerk	2@60	1.460%	\$37,707	\$1,190,585	\$740,212		\$740,212	\$7,174	-\$901	\$6,273
San Clemente	Deputy City Clerk	2@55	2.000%	\$52,898	\$1,681,616	\$1,045,497		\$1,045,497	\$7,347	\$159	\$7,506
San Juan Capistrano	Assistant City Clerk	2@57	1.770%	\$46,407	\$1,471,409	\$914,806		\$914,806	\$7,283	-\$294	\$6,989
Tustin	No Comparable Class										
Yorba Linda	Deputy City Clerk	2@55	2.000%	\$56,038	\$1,783,465	\$1,108,818		\$1,108,818	\$7,783	\$379	\$8,162
Laguna Hills	Assistant City Clerk	2@60	1.460%	\$44,413	\$1,406,947	\$874,729	\$78,021	\$952,751	\$8,450		\$8,450
	Average					\$997,923		\$997,923	\$7,792		\$7,786
	% +/-					-14.1%		-4.7%	7.8%		7.9%

0.1%

**Laguna Hills
Assistant City Clerk**

Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	No Comparable Class					
Buena Park	Assistant City Clerk	9	8		13	30
Cypress	Deputy City Clerk	8	8		13	29
Dana Point	Deputy City Clerk	9			20	29
Fountain Valley	Management Aide	7	8		16	31
Irvine	Assistant City Clerk	8	8	7	13	36
Laguna Beach	Deputy City Clerk	7	7		15	28
Laguna Niguel	No Comparable Class					
Lake Forest	Assistant City Clerk	8	8		13	29
Mission Viejo	Assistant City Clerk	7			23	31
Newport Beach	Assistant City Clerk	8		7	22	36
Orange	No Comparable Class					
Rancho Santa Margarita	Deputy City Clerk	7			22	29
San Clemente	Deputy City Clerk	8	8		15	31
San Juan Capistrano	Assistant City Clerk	10	8	7	15	39
Tustin	No Comparable Class					
Yorba Linda	Deputy City Clerk	8	8		13	30
Laguna Hills	Assistant City Clerk	9	8		13	30
	Average					31.4
	% +/-					-3.6%

**Laguna Hills
Assistant Planner**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Assistant Planner	\$6,718			\$6,718	\$1,550	inc	inc	\$8,268
Buena Park	Assistant Planner	\$6,549			\$6,549	\$1,520	\$82		\$8,151
Cypress	Assistant Planner	\$6,887		\$69	\$6,956	\$1,250	\$44	\$17	\$8,267
Dana Point	Assistant Planner	\$7,236			\$7,236	\$1,355	inc	inc	\$8,591
Fountain Valley	Assistant Planner	\$6,926	\$75		\$7,001	\$1,450	inc	inc	\$8,451
Irvine	Assistant Planner	\$7,393	\$296		\$7,688	\$1,064	inc	inc	\$8,753
Laguna Beach	Assistant Planner	\$8,357			\$8,357	\$2,842	\$123		\$11,322
Laguna Niguel	Assistant Planner	\$7,240	\$217		\$7,457	\$1,981	inc	inc	\$9,438
Lake Forest	Assistant Planner	\$6,893			\$6,893	\$1,799	\$204	\$47	\$8,943
Mission Viejo	Assistant Planner	\$6,731	\$150		\$6,881	\$1,780	inc	inc	\$8,661
Newport Beach	Assistant Planner	\$8,026			\$8,026	\$1,874	inc	inc	\$9,900
Orange	Assistant Planner	\$6,659			\$6,659	\$1,820	inc	inc	\$8,479
Rancho Santa Margarita	No Comparable Class								
San Clemente	Assistant Planner	\$7,347			\$7,347	\$1,699	inc	\$36	\$9,082
San Juan Capistrano	Assistant Planner	\$7,652	\$20		\$7,672	\$2,279	\$162	\$32	\$10,144
Tustin	Assistant Planner	\$7,124			\$7,124	\$1,635	inc	inc	\$8,759
Yorba Linda	Assistant Planner	\$6,868	\$50		\$6,918	\$2,007	\$204	\$24	\$9,153
Laguna Hills	Assistant Planner	\$7,460			\$7,460	\$2,127	\$136	\$34	\$9,757
	Average	\$7,163			\$7,218				\$9,023
	% +/-	4.0%			3.2%				7.5%
			Benefit Gain/Loss			-0.7%			4.3%

**Laguna Hills
Assistant Planner**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Assistant Planner	28.5%		\$1,914	(\$67)		\$10,115
Buena Park	Assistant Planner	34.3%		\$2,244			\$10,395
Cypress	Assistant Planner	41.8%		\$2,882			\$11,148
Dana Point	Assistant Planner	21.7%		\$1,567	(\$145)		\$10,013
Fountain Valley	Assistant Planner	9.3%		\$643			\$9,095
Irvine	Assistant Planner	21.4%		\$1,578			\$10,331
Laguna Beach	Assistant Planner	27.9%		\$2,333			\$13,655
Laguna Niguel	Assistant Planner	9.7%		\$702			\$10,140
Lake Forest	Assistant Planner	12.0%		\$826			\$9,770
Mission Viejo	Assistant Planner	27.0%		\$1,817	(\$101)		\$10,376
Newport Beach	Assistant Planner	33.7%		\$2,701	(\$482)		\$12,119
Orange	Assistant Planner	41.9%		\$2,789			\$11,268
Rancho Santa Margarita	No Comparable Class						
San Clemente	Assistant Planner	15.4%		\$1,134			\$10,216
San Juan Capistrano	Assistant Planner	40.0%		\$3,060			\$13,204
Tustin	Assistant Planner	22.2%		\$1,579	(\$214)		\$10,125
Yorba Linda	Assistant Planner	27.9%		\$1,918			\$11,071
Laguna Hills	Assistant Planner	23.7%	3.0%	\$1,770		\$224	\$11,751
	Average						\$10,815
	% +/-						8.0%

0.4%

**Laguna Hills
Assistant Planner**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Assistant Planner	2@55	2.000%	\$48,372	\$1,534,965	\$954,321		\$954,321	\$6,718	\$259	\$6,977
Buena Park	Assistant Planner	2@60	1.460%	\$34,422	\$1,084,882	\$674,494		\$674,494	\$6,549	-\$713	\$5,836
Cypress	Assistant Planner	2@55	2.000%	\$49,586	\$1,574,292	\$978,771		\$978,771	\$6,887	\$343	\$7,230
Dana Point	Assistant Planner	2@55	2.000%	\$52,099	\$1,655,706	\$1,029,388		\$1,029,388	\$7,236	\$519	\$7,755
Fountain Valley	Assistant Planner	2@60	1.460%	\$36,404	\$1,148,653	\$714,142		\$714,142	\$6,926	-\$575	\$6,351
Irvine	Assistant Planner	2@55	2.000%	\$53,227	\$1,692,278	\$1,052,126		\$1,052,126	\$7,393	\$598	\$7,991
Laguna Beach	Assistant Planner	2.5@55	2.500%	\$75,213	\$2,407,877	\$1,497,029		\$1,497,029	\$8,357	\$2,143	\$10,500
Laguna Niguel	Assistant Planner	2@60	1.460%	\$38,053	\$1,201,759	\$747,159		\$747,159	\$7,240	-\$461	\$6,779
Lake Forest	Assistant Planner	2@55	2.000%	\$49,630	\$1,575,691	\$979,641		\$979,641	\$6,893	\$347	\$7,240
Mission Viejo	Assistant Planner	2@60	1.460%	\$35,376	\$1,115,564	\$693,570		\$693,570	\$6,731	-\$647	\$6,084
Newport Beach	Assistant Planner	2@60	1.460%	\$42,184	\$1,334,943	\$829,962		\$829,962	\$8,026	-\$173	\$7,853
Orange	Assistant Planner	2.7@55	2.700%	\$64,725	\$2,065,914	\$1,284,423		\$1,284,423	\$6,659	\$1,405	\$8,064
Rancho Santa Margarita	No Comparable Class										
San Clemente	Assistant Planner	2@55	2.000%	\$52,898	\$1,681,616	\$1,045,497		\$1,045,497	\$7,347	\$575	\$7,922
San Juan Capistrano	Assistant Planner	2@57	1.770%	\$48,759	\$1,547,488	\$962,106		\$962,106	\$7,652	\$286	\$7,938
Tustin	Assistant Planner	2@60	1.460%	\$37,444	\$1,182,122	\$734,951		\$734,951	\$7,124	-\$503	\$6,621
Yorba Linda	Assistant Planner	2@55	2.000%	\$49,450	\$1,569,862	\$976,017		\$976,017	\$6,868	\$334	\$7,202
Laguna Hills	Assistant Planner	2@60	1.460%	\$39,210	\$1,239,018	\$770,324	\$68,452	\$838,776	\$7,460		\$7,460
	Average					\$947,100		\$947,100	\$7,163		\$7,396
	% +/-					-22.9%		-12.9%	4.0%		0.9%

-3.1%

**Laguna Hills
Assistant Planner**

Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Assistant Planner	9	8		17	34
Buena Park	Assistant Planner	9	8	3	13	34
Cypress	Assistant Planner	8	8		13	29
Dana Point	Assistant Planner	9			20	29
Fountain Valley	Assistant Planner	7	8		16	31
Irvine	Assistant Planner	8	8	7	13	36
Laguna Beach	Assistant Planner	7	7		15	28
Laguna Niguel	Assistant Planner	11	8	5	13	37
Lake Forest	Assistant Planner	8	8		13	29
Mission Viejo	Assistant Planner	7			23	31
Newport Beach	Assistant Planner	8			22	30
Orange	Assistant Planner	8	8		17	33
Rancho Santa Margarita	No Comparable Class					
San Clemente	Assistant Planner	8	8		15	31
San Juan Capistrano	Assistant Planner	10	8		14	32
Tustin	Assistant Planner	10			21	30
Yorba Linda	Assistant Planner	8	8		13	30
Laguna Hills	Assistant Planner	9	8		13	30
	Average					31.4
	% +/-					-3.4%

Laguna Hills

Associate Civil Engineer (Drift)

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Associate Engineer	\$9,073			\$9,073	\$1,550	inc	inc	\$10,623
Buena Park	Associate Engineer	\$9,859			\$9,859	\$1,640	\$82		\$11,581
Cypress	Associate (Civil) Engineer	\$9,556		\$96	\$9,652	\$1,250	\$44	\$17	\$10,963
Dana Point	Associate Engineer	\$9,960			\$9,960	\$1,355	inc	inc	\$11,315
Fountain Valley	Engineering Associate	\$9,795	\$75		\$9,870	\$1,450	inc	\$13	\$11,332
Irvine	Associate Engineer	\$9,495	\$190		\$9,685	\$1,064	inc	inc	\$10,749
Laguna Beach	Associate Civil Engineer	\$11,494			\$11,494	\$2,842	\$123		\$14,459
Laguna Niguel	Associate Engineer	\$9,970	\$299		\$10,269	\$1,981	inc	inc	\$12,250
Lake Forest	No Comparable Class								
Mission Viejo	Associate Engineer	\$10,052	\$150		\$10,202	\$1,780	inc	inc	\$11,982
Newport Beach	Associate Civil Engineer	\$11,018			\$11,018	\$1,874	inc	inc	\$12,892
Orange	Associate Civil Engineer	\$9,208			\$9,208	\$1,820	inc	inc	\$11,028
Rancho Santa Margarita	No Comparable Class								
San Clemente	No Comparable Class								
San Juan Capistrano	Associate Civil Engineer	\$10,285	\$20		\$10,305	\$2,279	\$162	\$32	\$12,777
Tustin	Associate Engineer	\$9,734			\$9,734	\$1,635	inc	inc	\$11,369
Yorba Linda	No Comparable Class								
Laguna Hills	Associate Civil Engineer (Drift)								
	Average % +/-	\$9,961			\$10,025				\$11,794

Benefit Gain/Loss #VALUE!

#VALUE!

Laguna Hills

Associate Civil Engineer (Drift)

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Associate Engineer	28.5%		\$2,585			\$13,208
Buena Park	Associate Engineer	34.3%		\$3,378			\$14,959
Cypress	Associate (Civil) Engineer	41.8%		\$3,998			\$14,961
Dana Point	Associate Engineer	21.7%		\$2,156	(\$199)		\$13,272
Fountain Valley	Engineering Associate	9.3%		\$910			\$12,242
Irvine	Associate Engineer	21.4%		\$2,027			\$12,777
Laguna Beach	Associate Civil Engineer	27.9%		\$3,209			\$17,668
Laguna Niguel	Associate Engineer	9.7%		\$966			\$13,216
Lake Forest	No Comparable Class						
Mission Viejo	Associate Engineer	27.0%		\$2,713	(\$151)		\$14,544
Newport Beach	Associate Civil Engineer	33.7%		\$3,708	(\$661)		\$15,938
Orange	Associate Civil Engineer	41.9%		\$3,856			\$14,884
Rancho Santa Margarita	No Comparable Class						
San Clemente	No Comparable Class						
San Juan Capistrano	Associate Civil Engineer	40.0%		\$4,113			\$16,890
Tustin	Associate Engineer	22.2%		\$2,158	(\$292)		\$13,235
Yorba Linda	No Comparable Class						
Laguna Hills	Associate Civil Engineer (Drift)						
	Average						\$14,446
	% +/-						

#VALUE!

Laguna Hills

Associate Civil Engineer (Drift)

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Associate Engineer	2@55	2.000%	\$65,327	\$2,085,505	\$1,296,603		\$1,296,603	\$9,073	#VALUE!	#VALUE!
Buena Park	Associate Engineer	2@60	1.460%	\$51,819	\$1,646,620	\$1,023,739		\$1,023,739	\$9,859	#VALUE!	#VALUE!
Cypress	Associate (Civil) Engineer	2@55	2.000%	\$68,803	\$2,198,752	\$1,367,011		\$1,367,011	\$9,556	#VALUE!	#VALUE!
Dana Point	Associate Engineer	2@55	2.000%	\$71,712	\$2,293,608	\$1,425,985		\$1,425,985	\$9,960	#VALUE!	#VALUE!
Fountain Valley	Engineering Associate	2@60	1.460%	\$51,480	\$1,635,641	\$1,016,913		\$1,016,913	\$9,795	#VALUE!	#VALUE!
Irvine	Associate Engineer	2@55	2.000%	\$68,365	\$2,184,476	\$1,358,136		\$1,358,136	\$9,495	#VALUE!	#VALUE!
Laguna Beach	Associate Civil Engineer	2.5@55	2.500%	\$103,446	\$3,332,909	\$2,072,141		\$2,072,141	\$11,494	#VALUE!	#VALUE!
Laguna Niguel	Associate Engineer	2@60	1.460%	\$52,402	\$1,665,532	\$1,035,497		\$1,035,497	\$9,970	#VALUE!	#VALUE!
Lake Forest	No Comparable Class										
Mission Viejo	Associate Engineer	2@60	1.460%	\$52,831	\$1,679,437	\$1,044,142		\$1,044,142	\$10,052	#VALUE!	#VALUE!
Newport Beach	Associate Civil Engineer	2@60	1.460%	\$57,910	\$1,844,269	\$1,146,622		\$1,146,622	\$11,018	#VALUE!	#VALUE!
Orange	Associate Civil Engineer	2.7@55	2.700%	\$89,502	\$2,875,303	\$1,787,638		\$1,787,638	\$9,208	#VALUE!	#VALUE!
Rancho Santa Margarita	No Comparable Class										
San Clemente	No Comparable Class										
San Juan Capistrano	Associate Civil Engineer	2@57	1.770%	\$65,536	\$2,092,306	\$1,300,831		\$1,300,831	\$10,285	#VALUE!	#VALUE!
Tustin	Associate Engineer	2@60	1.460%	\$51,164	\$1,625,396	\$1,010,544		\$1,010,544	\$9,734	#VALUE!	#VALUE!
Yorba Linda	No Comparable Class										
Laguna Hills	Associate Civil Engineer (Drift)										
	Average					\$1,298,908		\$1,298,908	\$9,961		#VALUE!
	% +/-										

#VALUE!

Laguna Hills**Associate Civil Engineer (Drift)****Leave Benefits**

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Associate Engineer	9	8		17	34
Buena Park	Associate Engineer	9	8	3	13	34
Cypress	Associate (Civil) Engineer	8	8		13	29
Dana Point	Associate Engineer	9			20	29
Fountain Valley	Engineering Associate	7	8	4	17	36
Irvine	Associate Engineer	8	8	7	13	36
Laguna Beach	Associate Civil Engineer	7	7		15	28
Laguna Niguel	Associate Engineer	11	8	5	13	37
Lake Forest	No Comparable Class					
Mission Viejo	Associate Engineer	7			20	27
Newport Beach	Associate Civil Engineer	8			22	30
Orange	Associate Civil Engineer	8	8		17	33
Rancho Santa Margarita	No Comparable Class					
San Clemente	No Comparable Class					
San Juan Capistrano	Associate Civil Engineer	10	8		14	32
Tustin	Associate Engineer	10			21	30
Yorba Linda	No Comparable Class					
Laguna Hills	Associate Civil Engineer (Drift)					
	Average					31.9
	% +/-					

**Laguna Hills
Clerical Assistant (Drift)**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Administrative Clerk II	\$4,424			\$4,424	\$1,550	inc	inc	\$5,974
Buena Park	Office Assistant	\$4,058			\$4,058	\$1,520	\$82		\$5,660
Cypress	Office Assistant I	\$3,977		\$40	\$4,017	\$1,250	\$44	\$17	\$5,328
Dana Point	No Comparable Class								
Fountain Valley	No Comparable Class								
Irvine	Office Specialist	\$4,742	\$95		\$4,837	\$1,064	inc	inc	\$5,902
Laguna Beach	Office Specialist	\$5,236			\$5,236	\$2,842	\$123		\$8,201
Laguna Niguel	Clerk Typist	\$4,454	\$134		\$4,588	\$1,981	inc	inc	\$6,569
Lake Forest	Receptionist/Clerk	\$4,759			\$4,759	\$1,799	\$204	\$47	\$6,809
Mission Viejo	Department Assistant	\$4,443	\$150		\$4,593	\$1,780	inc	inc	\$6,373
Newport Beach	Office Assistant	\$5,128			\$5,128	\$1,874	inc	inc	\$7,002
Orange	Office Assistant	\$4,272			\$4,272	\$1,820	inc	inc	\$6,092
Rancho Santa Margarita	Office Assistant	\$4,316			\$4,316	\$1,725	inc	inc	\$6,041
San Clemente	Office Specialist I	\$4,400			\$4,400	\$1,699	inc	\$36	\$6,135
San Juan Capistrano	No Comparable Class								
Tustin	No Comparable Class								
Yorba Linda	Office Assistant I	\$4,070	\$50		\$4,120	\$2,007	\$204	\$24	\$6,355
Laguna Hills	Clerical Assistant (Drift)								
	Average	\$4,483			\$4,519				\$6,342
	% +/-								

Benefit Gain/Loss #VALUE!

#VALUE!

**Laguna Hills
Clerical Assistant (Drift)**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Administrative Clerk II	28.5%		\$1,260	(\$44)		\$7,190
Buena Park	Office Assistant	34.3%		\$1,390			\$7,051
Cypress	Office Assistant I	41.8%		\$1,664			\$6,992
Dana Point	No Comparable Class						
Fountain Valley	No Comparable Class						
Irvine	Office Specialist	21.4%		\$1,013			\$6,914
Laguna Beach	Office Specialist	27.9%		\$1,462			\$9,663
Laguna Niguel	Clerk Typist	9.7%		\$432			\$7,000
Lake Forest	Receptionist/Clerk	12.0%		\$571			\$7,380
Mission Viejo	Department Assistant	27.0%		\$1,199	(\$67)		\$7,505
Newport Beach	Office Assistant	33.7%		\$1,726	(\$308)		\$8,420
Orange	Office Assistant	41.9%		\$1,789			\$7,881
Rancho Santa Margarita	Office Assistant	10.1%		\$434			\$6,475
San Clemente	Office Specialist I	15.4%		\$679			\$6,814
San Juan Capistrano	No Comparable Class						
Tustin	No Comparable Class						
Yorba Linda	Office Assistant I	27.9%		\$1,136			\$7,492
Laguna Hills	Clerical Assistant (Drift)						
	Average						\$7,444
	% +/-						

#VALUE!

**Laguna Hills
Clerical Assistant (Drift)**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Administrative Clerk II	2@55	2.000%	\$31,850	\$1,002,291	\$623,146		\$623,146	\$4,424	#VALUE!	#VALUE!
Buena Park	Office Assistant	2@60	1.460%	\$21,329	\$665,828	\$413,960		\$413,960	\$4,058	#VALUE!	#VALUE!
Cypress	Office Assistant I	2@55	2.000%	\$28,634	\$899,169	\$559,033		\$559,033	\$3,977	#VALUE!	#VALUE!
Dana Point	No Comparable Class										
Fountain Valley	No Comparable Class										
Irvine	Office Specialist	2@55	2.000%	\$34,145	\$1,076,005	\$668,975		\$668,975	\$4,742	#VALUE!	#VALUE!
Laguna Beach	Office Specialist	2.5@55	2.500%	\$47,124	\$1,494,591	\$929,220		\$929,220	\$5,236	#VALUE!	#VALUE!
Laguna Niguel	Clerk Typist	2@60	1.460%	\$23,410	\$732,165	\$455,203		\$455,203	\$4,454	#VALUE!	#VALUE!
Lake Forest	Receptionist/Clerk	2@55	2.000%	\$34,265	\$1,079,843	\$671,362		\$671,362	\$4,759	#VALUE!	#VALUE!
Mission Viejo	Department Assistant	2@60	1.460%	\$23,350	\$730,243	\$454,008		\$454,008	\$4,443	#VALUE!	#VALUE!
Newport Beach	Office Assistant	2@60	1.460%	\$26,954	\$845,369	\$525,584		\$525,584	\$5,128	#VALUE!	#VALUE!
Orange	Office Assistant	2.7@55	2.700%	\$41,524	\$1,313,648	\$816,723		\$816,723	\$4,272	#VALUE!	#VALUE!
Rancho Santa Margarita	Office Assistant	2@60	1.460%	\$22,685	\$709,034	\$440,822		\$440,822	\$4,316	#VALUE!	#VALUE!
San Clemente	Office Specialist I	2@55	2.000%	\$31,680	\$996,819	\$619,744		\$619,744	\$4,400	#VALUE!	#VALUE!
San Juan Capistrano	No Comparable Class										
Tustin	No Comparable Class										
Yorba Linda	Office Assistant I	2@55	2.000%	\$29,304	\$920,621	\$572,370		\$572,370	\$4,070	#VALUE!	#VALUE!
Laguna Hills	Clerical Assistant (Drift)										
	Average % +/-					\$596,165		\$596,165	\$4,483		#VALUE!

#VALUE!

**Laguna Hills
Clerical Assistant (Drift)**

Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Administrative Clerk II	9	8		17	34
Buena Park	Office Assistant	9	8		13	30
Cypress	Office Assistant I	8	8		13	29
Dana Point	No Comparable Class					
Fountain Valley	No Comparable Class					
Irvine	Office Specialist	8	8	7	13	36
Laguna Beach	Office Specialist	7	7		15	28
Laguna Niguel	Clerk Typist	11	8		13	32
Lake Forest	Receptionist/Clerk	8	8		13	29
Mission Viejo	Department Assistant	7			20	27
Newport Beach	Office Assistant	8			22	30
Orange	Office Assistant	8	8		17	33
Rancho Santa Margarita	Office Assistant	7			22	29
San Clemente	Office Specialist I	8	8		15	31
San Juan Capistrano	No Comparable Class					
Tustin	No Comparable Class					
Yorba Linda	Office Assistant I	8	8		13	30
Laguna Hills	Clerical Assistant (Drift)					
	Average % +/-					30.6

Laguna Hills

Community Services Superintendent

Community Services Superintendent			Cash Supplements			Insurance Benefits			
Survey Agency	Comparable Class	Range Max.	Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	Base + Cash + Ins.
Brea	Community Services Manager	\$10,971			\$10,971	\$1,550	inc	inc	\$12,521
Buena Park	Facilities and Parks Superintendent	\$8,946			\$8,946	\$1,640	\$82		\$10,668
Cypress	Recreation & Community Services Manager	\$11,251		\$113	\$11,364	\$2,201	inc	inc	\$13,564
Dana Point	Recreation Manager	\$11,294			\$11,294	\$1,355	inc	inc	\$12,649
Fountain Valley	Recreation and Community Services Manager	\$10,520	\$75		\$10,595	\$1,450	inc	\$13	\$12,058
Irvine	Manager, Community Services	\$14,104	\$564		\$14,668	\$1,064	inc	inc	\$15,733
Laguna Beach	Community Services Supervisor	\$10,108			\$10,108	\$2,842	\$123		\$13,073
Laguna Niguel	Recreation Manager	\$10,859	\$326		\$11,185	\$1,981	inc	inc	\$13,166
Lake Forest	Recreation Manager	\$11,019			\$11,019	\$1,799	\$204	\$47	\$13,069
Mission Viejo	Community Services Manager	\$12,147	\$150		\$12,297	\$1,780	inc	inc	\$14,077
Newport Beach	Recreation & Senior Services Manager	\$10,957			\$10,957	\$1,874	inc	inc	\$12,831
Orange	Recreation Services Manager	\$11,075	\$332		\$11,407	\$1,880	inc	inc	\$13,287
Rancho Santa Margarita	No Comparable Class								
San Clemente	Recreation Manager	\$11,397			\$11,397	\$1,699	inc	\$36	\$13,132
San Juan Capistrano	Community Services Manager	\$11,863			\$11,863	\$2,279	\$162	\$32	\$14,335
Tustin	Recreation Superintendent	\$10,778			\$10,778	\$1,750	inc	inc	\$12,528
Yorba Linda	Recreation Superintendent	\$11,567	\$50		\$11,617	\$2,007	\$204	\$24	\$13,852
Laguna Hills	Community Services Superintendent	\$11,872			\$11,872	\$2,127	\$136	\$34	\$14,169
	Average	\$11,178			\$11,279				\$13,159
	% +/-	5.8%			5.0%				7.1%
Benefit Gain/Loss					-0.8%	2.1%			

Laguna Hills

Community Services Superintendent

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Community Services Manager	28.5%		\$3,126	(\$110)		\$15,537
Buena Park	Facilities and Parks Superintendent	34.3%		\$3,065			\$13,733
Cypress	Recreation & Community Services Manager	41.8%		\$4,707			\$18,272
Dana Point	Recreation Manager	21.7%		\$2,445	(\$226)		\$14,868
Fountain Valley	Recreation and Community Services Manager	9.3%		\$977			\$13,036
Irvine	Manager, Community Services	21.4%		\$3,011			\$18,744
Laguna Beach	Community Services Supervisor	27.9%		\$2,822			\$15,895
Laguna Niguel	Recreation Manager	9.7%		\$1,052			\$14,218
Lake Forest	Recreation Manager	12.0%		\$1,321			\$14,390
Mission Viejo	Community Services Manager	27.0%		\$3,279	(\$182)		\$17,174
Newport Beach	Recreation & Senior Services Manager	33.7%		\$3,687	(\$657)		\$15,860
Orange	Recreation Services Manager	41.9%		\$4,638			\$17,925
Rancho Santa Margarita	No Comparable Class						
San Clemente	Recreation Manager	15.4%		\$1,759			\$14,891
San Juan Capistrano	Community Services Manager	40.0%		\$4,744			\$19,079
Tustin	Recreation Superintendent	22.2%		\$2,389	(\$323)		\$14,594
Yorba Linda	Recreation Superintendent	27.9%		\$3,230			\$17,082
Laguna Hills	Community Services Superintendent	23.7%	3.0%	\$2,817		\$356	\$17,342
	Average						\$15,956
	% +/-						8.0%

0.9%

Laguna Hills

Community Services Superintendent

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Community Services Manager	2@55	2.000%	\$78,989	\$2,531,244	\$1,573,729		\$1,573,729	\$10,971	\$549	\$11,519
Buena Park	Facilities and Parks Superintendent	2@60	1.460%	\$47,020	\$1,491,233	\$927,131		\$927,131	\$8,946	-\$1,697	\$7,249
Cypress	Recreation & Community Services Manager	2@55	2.000%	\$81,007	\$2,597,225	\$1,614,751		\$1,614,751	\$11,251	\$691	\$11,942
Dana Point	Recreation Manager	2@55	2.000%	\$81,317	\$2,607,350	\$1,621,046		\$1,621,046	\$11,294	\$713	\$12,007
Fountain Valley	Recreation and Community Services Manager	2@60	1.460%	\$55,295	\$1,759,372	\$1,093,839		\$1,093,839	\$10,520	-\$1,118	\$9,403
Irvine	Manager, Community Services	2@55	2.000%	\$101,550	\$3,270,612	\$2,033,410		\$2,033,410	\$14,104	\$2,145	\$16,249
Laguna Beach	Community Services Supervisor	2.5@55	2.500%	\$90,972	\$2,923,488	\$1,817,596		\$1,817,596	\$10,108	\$1,395	\$11,503
Laguna Niguel	Recreation Manager	2@60	1.460%	\$57,075	\$1,817,145	\$1,129,758		\$1,129,758	\$10,859	-\$993	\$9,866
Lake Forest	Recreation Manager	2@55	2.000%	\$79,337	\$2,542,609	\$1,580,795		\$1,580,795	\$11,019	\$573	\$11,592
Mission Viejo	Community Services Manager	2@60	1.460%	\$63,846	\$2,037,275	\$1,266,618		\$1,266,618	\$12,147	-\$518	\$11,629
Newport Beach	Recreation & Senior Services Manager	2@60	1.460%	\$57,588	\$1,833,797	\$1,140,111		\$1,140,111	\$10,957	-\$957	\$9,999
Orange	Recreation Services Manager	2.7@55	2.700%	\$107,649	\$3,471,088	\$2,158,050		\$2,158,050	\$11,075	\$2,577	\$13,652
Rancho Santa Margarita	No Comparable Class										
San Clemente	Recreation Manager	2@55	2.000%	\$82,058	\$2,631,607	\$1,636,126		\$1,636,126	\$11,397	\$765	\$12,162
San Juan Capistrano	Community Services Manager	2@57	1.770%	\$75,591	\$2,420,222	\$1,504,704		\$1,504,704	\$11,863	\$309	\$12,172
Tustin	Recreation Superintendent	2@60	1.460%	\$56,648	\$1,803,298	\$1,121,149		\$1,121,149	\$10,778	-\$1,023	\$9,755
Yorba Linda	Recreation Superintendent	2@55	2.000%	\$83,282	\$2,671,651	\$1,661,023		\$1,661,023	\$11,567	\$852	\$12,419
Laguna Hills	Community Services Superintendent	2@60	1.460%	\$62,399	\$1,990,207	\$1,237,355	\$111,497	\$1,348,852	\$11,872		\$11,872
	Average					\$1,492,490		\$1,492,490	\$11,178		\$11,445
	% +/-					-20.6%		-10.6%	5.8%		3.6%

-2.2%

Laguna Hills**Community Services Superintendent****Leave Benefits**

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Community Services Manager	9	8	5	17	38
Buena Park	Facilities and Parks Superintendent	9	8	3	13	34
Cypress	Recreation & Community Services Manager	8	8		13	29
Dana Point	Recreation Manager	9			20	29
Fountain Valley	Recreation and Community Services Manager	7	8	4	17	36
Irvine	Manager, Community Services	8	8	9	17	42
Laguna Beach	Community Services Supervisor	7	7		15	28
Laguna Niguel	Recreation Manager	11	8	5	13	37
Lake Forest	Recreation Manager	8	8	2	13	31
Mission Viejo	Community Services Manager	7			23	31
Newport Beach	Recreation & Senior Services Manager	8		7	22	36
Orange	Recreation Services Manager	9	8	5	20	43
Rancho Santa Margarita	No Comparable Class					
San Clemente	Recreation Manager	8	8	5	15	36
San Juan Capistrano	Community Services Manager	10	8	7	15	40
Tustin	Recreation Superintendent	10		3	21	34
Yorba Linda	Recreation Superintendent	8	8	7	13	36
Laguna Hills	Community Services Superintendent	9	8		13	30
	Average					34.9
	% +/-					-15.2%

Laguna Hills
Information Technology Specialist

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Information Technology Specialist II	\$8,314			\$8,314	\$1,550	inc	inc	\$9,864
Buena Park	Information Systems Administrator	\$9,667			\$9,667	\$1,520	\$82		\$11,269
Cypress	Computer Support Specialist	\$7,425		\$74	\$7,499	\$1,250	\$44	\$17	\$8,810
Dana Point	No Comparable Class								
Fountain Valley	Information Technology Technician	\$6,470	\$75		\$6,545	\$1,450	inc	inc	\$7,995
Irvine	Information Technology Specialist II	\$11,073	\$221		\$11,294	\$1,064	inc	inc	\$12,358
Laguna Beach	Information Systems Specialist	\$10,108			\$10,108	\$2,842	\$123		\$13,073
Laguna Niguel	IT Network Administrator	\$10,488	\$315		\$10,803	\$1,981	inc	inc	\$12,784
Lake Forest	Information Technology Specialist	\$7,423			\$7,423	\$1,799	\$204	\$47	\$9,473
Mission Viejo	Information Technology Specialist	\$9,147	\$150		\$9,297	\$1,780	inc	inc	\$11,077
Newport Beach	IT Specialist III	\$8,733			\$8,733	\$1,874	inc	inc	\$10,607
Orange	No Comparable Class								
Rancho Santa Margarita	No Comparable Class								
San Clemente	Information Technology Analyst II	\$8,712			\$8,712	\$1,699	inc	\$36	\$10,447
San Juan Capistrano	No Comparable Class								
Tustin	Information Technology Specialist	\$7,471			\$7,471	\$1,635	inc	inc	\$9,106
Yorba Linda	No Comparable Class								
Laguna Hills	Information Technology Specialist	\$9,410			\$9,410	\$2,127	\$136	\$34	\$11,707
	Average	\$8,752			\$8,822				\$10,572
	% +/-	7.0%			6.2%				9.7%
			Benefit Gain/Loss			-0.7%			3.4%

Laguna Hills
Information Technology Specialist

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Information Technology Specialist II	28.5%		\$2,369	(\$83)		\$12,150
Buena Park	Information Systems Administrator	34.3%		\$3,312			\$14,581
Cypress	Computer Support Specialist	41.8%		\$3,107			\$11,917
Dana Point	No Comparable Class						
Fountain Valley	Information Technology Technician	9.3%		\$601			\$8,596
Irvine	Information Technology Specialist II	21.4%		\$2,364			\$14,722
Laguna Beach	Information Systems Specialist	27.9%		\$2,822			\$15,895
Laguna Niguel	IT Network Administrator	9.7%		\$1,016			\$13,800
Lake Forest	Information Technology Specialist	12.0%		\$890			\$10,363
Mission Viejo	Information Technology Specialist	27.0%		\$2,469	(\$137)		\$13,408
Newport Beach	IT Specialist III	33.7%		\$2,939	(\$524)		\$13,022
Orange	No Comparable Class						
Rancho Santa Margarita	No Comparable Class						
San Clemente	Information Technology Analyst II	15.4%		\$1,344			\$11,792
San Juan Capistrano	No Comparable Class						
Tustin	Information Technology Specialist	22.2%		\$1,656	(\$224)		\$10,538
Yorba Linda	No Comparable Class						
Laguna Hills	Information Technology Specialist	23.7%	3.0%	\$2,233		\$282	\$14,222
	Average						\$12,565
	% +/-						11.7%

2.0%

**Laguna Hills
Information Technology Specialist**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Information Technology Specialist II	2@55	2.000%	\$59,861	\$1,907,659	\$1,186,033		\$1,186,033	\$8,314	\$243	\$8,557
Buena Park	Information Systems Administrator	2@60	1.460%	\$50,810	\$1,613,918	\$1,003,408		\$1,003,408	\$9,667	-\$391	\$9,276
Cypress	Computer Support Specialist	2@55	2.000%	\$53,460	\$1,699,828	\$1,056,820		\$1,056,820	\$7,425	-\$205	\$7,220
Dana Point	No Comparable Class										
Fountain Valley	Information Technology Technician	2@60	1.460%	\$34,004	\$1,071,467	\$666,154		\$666,154	\$6,470	-\$1,562	\$4,908
Irvine	Information Technology Specialist II	2@55	2.000%	\$79,723	\$2,555,221	\$1,588,636		\$1,588,636	\$11,073	\$1,641	\$12,714
Laguna Beach	Information Systems Specialist	2.5@55	2.500%	\$90,972	\$2,923,488	\$1,817,596		\$1,817,596	\$10,108	\$2,436	\$12,544
Laguna Niguel	IT Network Administrator	2@60	1.460%	\$55,125	\$1,753,842	\$1,090,401		\$1,090,401	\$10,488	-\$89	\$10,399
Lake Forest	Information Technology Specialist	2@55	2.000%	\$53,446	\$1,699,361	\$1,056,529		\$1,056,529	\$7,423	-\$206	\$7,217
Mission Viejo	Information Technology Specialist	2@60	1.460%	\$48,076	\$1,525,382	\$948,363		\$948,363	\$9,147	-\$582	\$8,565
Newport Beach	IT Specialist III	2@60	1.460%	\$45,901	\$1,455,046	\$904,633		\$904,633	\$8,733	-\$734	\$7,999
Orange	No Comparable Class										
Rancho Santa Margarita	No Comparable Class										
San Clemente	Information Technology Analyst II	2@55	2.000%	\$62,726	\$2,000,851	\$1,243,972		\$1,243,972	\$8,712	\$444	\$9,156
San Juan Capistrano	No Comparable Class										
Tustin	Information Technology Specialist	2@60	1.460%	\$39,266	\$1,240,825	\$771,447		\$771,447	\$7,471	-\$1,196	\$6,274
Yorba Linda	No Comparable Class										
Laguna Hills	Information Technology Specialist	2@60	1.460%	\$49,459	\$1,570,165	\$976,205	\$87,354	\$1,063,559	\$9,410		\$9,410
	Average					\$1,111,166		\$1,111,166	\$8,752		\$8,736
	% +/-					-13.8%		-4.5%	7.0%		7.2%

0.2%

Laguna Hills**Information Technology Specialist****Leave Benefits**

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Information Technology Specialist II	9	8		17	34
Buena Park	Information Systems Administrator	9	8	3	13	34
Cypress	Computer Support Specialist	8	8		13	29
Dana Point	No Comparable Class					
Fountain Valley	Information Technology Technician	7	8		16	31
Irvine	Information Technology Specialist II	8	8	7	13	36
Laguna Beach	Information Systems Specialist	7	7		15	28
Laguna Niguel	IT Network Administrator	11	8	5	13	37
Lake Forest	Information Technology Specialist	8	8		13	29
Mission Viejo	Information Technology Specialist	7			23	31
Newport Beach	IT Specialist III	8			22	30
Orange	No Comparable Class					
Rancho Santa Margarita	No Comparable Class					
San Clemente	Information Technology Analyst II	8	8		15	31
San Juan Capistrano	No Comparable Class					
Tustin	Information Technology Specialist	10			21	30
Yorba Linda	No Comparable Class					
Laguna Hills	Information Technology Specialist	9	8		13	30
	Average					31.6
	% +/-					-4.1%

**Laguna Hills
Management Analyst**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Management Analyst II	\$8,019			\$8,019	\$1,550	inc	inc	\$9,569
Buena Park	Management Analyst	\$7,745			\$7,745	\$1,520	\$82		\$9,347
Cypress	Management Analyst	\$7,833		\$78	\$7,911	\$1,250	\$44	\$17	\$9,222
Dana Point	Management Analyst	\$8,166			\$8,166	\$1,355	inc	inc	\$9,521
Fountain Valley	Management Analyst	\$7,926	\$75		\$8,001	\$1,450	inc	\$13	\$9,464
Irvine	Management Analyst II	\$9,495	\$380		\$9,875	\$1,064	inc	inc	\$10,939
Laguna Beach	Administrative Analyst	\$7,777			\$7,777	\$2,842	\$123		\$10,742
Laguna Niguel	Management Analyst	\$8,321	\$250		\$8,571	\$1,981	inc	inc	\$10,552
Lake Forest	Management Analyst	\$7,993			\$7,993	\$1,799	\$204	\$47	\$10,043
Mission Viejo	Management Analyst	\$8,655	\$150		\$8,805	\$1,780	inc	inc	\$10,585
Newport Beach	Management Analyst	\$8,854			\$8,854	\$1,874	inc	inc	\$10,728
Orange	Administrative Analyst II	\$7,772	\$233		\$8,005	\$1,880	inc	inc	\$9,885
Rancho Santa Margarita	Management Analyst	\$7,653			\$7,653	\$1,725	inc	inc	\$9,378
San Clemente	Management Analyst II	\$8,298			\$8,298	\$1,699	inc	\$36	\$10,033
San Juan Capistrano	Management Analyst	\$7,456			\$7,456	\$2,279	\$162	\$32	\$9,928
Tustin	Management Analyst II	\$9,353			\$9,353	\$1,725	inc	inc	\$11,078
Yorba Linda	Management Analyst	\$8,100	\$50		\$8,150	\$2,007	\$204	\$24	\$10,385
Laguna Hills	Management Analyst	\$7,598			\$7,598	\$2,127	\$136	\$34	\$9,895
	Average	\$8,201			\$8,272				\$10,082
	% +/-	-7.9%			-8.9%				-1.9%

Benefit Gain/Loss -0.9%

7.0%

**Laguna Hills
Management Analyst**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Management Analyst II	28.5%		\$2,285			\$11,853
Buena Park	Management Analyst	34.3%		\$2,653			\$12,001
Cypress	Management Analyst	41.8%		\$3,277			\$12,500
Dana Point	Management Analyst	21.7%		\$1,768	(\$163)		\$11,126
Fountain Valley	Management Analyst	9.3%		\$736			\$10,200
Irvine	Management Analyst II	21.4%		\$2,027			\$12,967
Laguna Beach	Administrative Analyst	27.9%		\$2,171			\$12,914
Laguna Niguel	Management Analyst	9.7%		\$806			\$11,358
Lake Forest	Management Analyst	12.0%		\$958			\$11,001
Mission Viejo	Management Analyst	27.0%		\$2,336	(\$130)		\$12,791
Newport Beach	Management Analyst	33.7%		\$2,979	(\$531)		\$13,176
Orange	Administrative Analyst II	41.9%		\$3,255			\$13,140
Rancho Santa Margarita	Management Analyst	10.1%		\$770			\$10,148
San Clemente	Management Analyst II	15.4%		\$1,280			\$11,314
San Juan Capistrano	Management Analyst	40.0%		\$2,982			\$12,910
Tustin	Management Analyst II	22.2%		\$2,074	(\$281)		\$12,871
Yorba Linda	Management Analyst	27.9%		\$2,262			\$12,647
Laguna Hills	Management Analyst	23.7%	3.0%	\$1,803		\$228	\$11,926
	Average						\$12,054
	% +/-						-1.1%

0.8%

**Laguna Hills
Management Analyst**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Management Analyst II	2@55	2.000%	\$57,736	\$1,838,619	\$1,143,109		\$1,143,109	\$8,019	\$856	\$8,875
Buena Park	Management Analyst	2@60	1.460%	\$40,708	\$1,287,318	\$800,353		\$800,353	\$7,745	-\$334	\$7,411
Cypress	Management Analyst	2@55	2.000%	\$56,398	\$1,795,152	\$1,116,085		\$1,116,085	\$7,833	\$762	\$8,595
Dana Point	Management Analyst	2@55	2.000%	\$58,795	\$1,873,028	\$1,164,502		\$1,164,502	\$8,166	\$931	\$9,097
Fountain Valley	Management Analyst	2@60	1.460%	\$41,659	\$1,318,015	\$819,438		\$819,438	\$7,926	-\$268	\$7,658
Irvine	Management Analyst II	2@55	2.000%	\$68,365	\$2,184,476	\$1,358,136		\$1,358,136	\$9,495	\$1,603	\$11,098
Laguna Beach	Administrative Analyst	2.5@55	2.500%	\$69,996	\$2,237,645	\$1,391,192		\$1,391,192	\$7,777	\$1,718	\$9,495
Laguna Niguel	Management Analyst	2@60	1.460%	\$43,735	\$1,385,042	\$861,110		\$861,110	\$8,321	-\$123	\$8,198
Lake Forest	Management Analyst	2@55	2.000%	\$57,550	\$1,832,562	\$1,139,343		\$1,139,343	\$7,993	\$843	\$8,836
Mission Viejo	Management Analyst	2@60	1.460%	\$45,488	\$1,441,692	\$896,331		\$896,331	\$8,655	-\$1	\$8,654
Newport Beach	Management Analyst	2@60	1.460%	\$46,534	\$1,475,522	\$917,364		\$917,364	\$8,854	\$72	\$8,926
Orange	Administrative Analyst II	2.7@55	2.700%	\$75,544	\$2,418,681	\$1,503,746		\$1,503,746	\$7,772	\$2,108	\$9,880
Rancho Santa Margarita	Management Analyst	2@60	1.460%	\$40,224	\$1,271,722	\$790,657		\$790,657	\$7,653	-\$368	\$7,285
San Clemente	Management Analyst II	2@55	2.000%	\$59,746	\$1,903,915	\$1,183,705		\$1,183,705	\$8,298	\$997	\$9,295
San Juan Capistrano	Management Analyst	2@57	1.770%	\$47,510	\$1,507,068	\$936,976		\$936,976	\$7,456	\$140	\$7,596
Tustin	Management Analyst II	2@60	1.460%	\$49,160	\$1,560,476	\$970,181		\$970,181	\$9,353	\$256	\$9,609
Yorba Linda	Management Analyst	2@55	2.000%	\$58,320	\$1,857,588	\$1,154,902		\$1,154,902	\$8,100	\$897	\$8,997
Laguna Hills	Management Analyst	2@60	1.460%	\$39,935	\$1,262,401	\$784,862	\$69,783	\$854,644	\$7,598		\$7,598
	Average					\$1,067,478		\$1,067,478	\$8,201		\$8,795
	% +/-					-36.0%		-24.9%	-7.9%		-15.7%

-7.8%

**Laguna Hills
Management Analyst**
Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Management Analyst II	9	8		17	34
Buena Park	Management Analyst	9	8		13	30
Cypress	Management Analyst	8	8		13	29
Dana Point	Management Analyst	9			20	29
Fountain Valley	Management Analyst	7	8	4	17	36
Irvine	Management Analyst II	8	8	8	17	41
Laguna Beach	Administrative Analyst	7	7		15	28
Laguna Niguel	Management Analyst	11	8	5	13	37
Lake Forest	Management Analyst	8	8		13	29
Mission Viejo	Management Analyst	7			23	31
Newport Beach	Management Analyst	8			22	30
Orange	Administrative Analyst II	9	8	5	20	43
Rancho Santa Margarita	Management Analyst	7			22	29
San Clemente	Management Analyst II	8	8		15	31
San Juan Capistrano	Management Analyst	10	8	7	15	39
Tustin	Management Analyst II	10			21	30
Yorba Linda	Management Analyst	8	8	7	13	36
Laguna Hills	Management Analyst	9	8		13	30
	Average					33.0
	% +/-					-8.9%

**Laguna Hills
Parks Supervisor**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	No Comparable Class								
Buena Park	No Comparable Class								
Cypress	Maintenance Supervisor	\$7,807		\$78	\$7,885	\$2,201	inc	inc	\$10,086
Dana Point	Parks Supervisor	\$8,575			\$8,575	\$1,355	inc	inc	\$9,930
Fountain Valley	No Comparable Class								
Irvine	Landscape Maintenance Supervisor	\$8,970	\$179		\$9,149	\$1,064	inc	inc	\$10,214
Laguna Beach	Maintenance Supervisor	\$9,187			\$9,187	\$2,842	\$123		\$12,152
Laguna Niguel	Building & Facilities Supervisor	\$8,791	\$264		\$9,055	\$1,981	inc	inc	\$11,036
Lake Forest	Public Works Supervisor	\$8,823			\$8,823	\$1,799	\$204	\$47	\$10,873
Mission Viejo	Public Services Supervisor	\$9,166	\$150		\$9,316	\$1,780	inc	inc	\$11,096
Newport Beach	Public Works Supervisor	\$8,713	\$25		\$8,738	\$1,874	inc	inc	\$10,612
Orange	Parks Maintenance Supervisor	\$7,734			\$7,734	\$1,835	inc	inc	\$9,569
Rancho Santa Margarita	No Comparable Class								
San Clemente	Maintenance Operations Supervisor	\$9,846			\$9,846	\$1,699	inc	\$36	\$11,581
San Juan Capistrano	No Comparable Class								
Tustin	Maintenance Supervisor - Landscape	\$8,334			\$8,334	\$1,750	inc	inc	\$10,084
Yorba Linda	Park Maintenance Supervisor	\$7,917	\$50		\$7,967	\$2,007	\$204	\$24	\$10,202
Laguna Hills	Parks Supervisor	\$9,529			\$9,529	\$2,127	\$136	\$34	\$11,826
	Average	\$8,655			\$8,717				\$10,620
	% +/-	9.2%			8.5%				10.2%

Benefit Gain/Loss -0.7%

1.7%

**Laguna Hills
Parks Supervisor**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	No Comparable Class						
Buena Park	No Comparable Class						
Cypress	Maintenance Supervisor	41.8%		\$3,266			\$13,352
Dana Point	Parks Supervisor	21.7%		\$1,856	(\$172)		\$11,615
Fountain Valley	No Comparable Class						
Irvine	Landscape Maintenance Supervisor	21.4%		\$1,915			\$12,129
Laguna Beach	Maintenance Supervisor	27.9%		\$2,565			\$14,717
Laguna Niguel	Building & Facilities Supervisor	9.7%		\$852			\$11,888
Lake Forest	Public Works Supervisor	12.0%		\$1,058			\$11,931
Mission Viejo	Public Services Supervisor	27.0%		\$2,474	(\$137)		\$13,432
Newport Beach	Public Works Supervisor	33.7%		\$2,932	(\$523)		\$13,021
Orange	Parks Maintenance Supervisor	41.9%		\$3,239			\$12,808
Rancho Santa Margarita	No Comparable Class						
San Clemente	Maintenance Operations Supervisor	15.4%		\$1,519			\$13,101
San Juan Capistrano	No Comparable Class						
Tustin	Maintenance Supervisor - Landscape	22.2%		\$1,848	(\$250)		\$11,681
Yorba Linda	Park Maintenance Supervisor	27.9%		\$2,210			\$12,413
Laguna Hills	Parks Supervisor	23.7%	3.0%	\$2,261		\$286	\$14,373
	Average						\$12,674
	% +/-						11.8%

1.6%

**Laguna Hills
Parks Supervisor**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	No Comparable Class										
Buena Park	No Comparable Class										
Cypress	Maintenance Supervisor	2@55	2.000%	\$56,210	\$1,789,075	\$1,112,306		\$1,112,306	\$7,807	-\$63	\$7,744
Dana Point	Parks Supervisor	2@55	2.000%	\$61,740	\$1,968,763	\$1,224,022		\$1,224,022	\$8,575	\$325	\$8,900
Fountain Valley	No Comparable Class										
Irvine	Landscape Maintenance Supervisor	2@55	2.000%	\$64,584	\$2,061,308	\$1,281,560		\$1,281,560	\$8,970	\$525	\$9,495
Laguna Beach	Maintenance Supervisor	2.5@55	2.500%	\$82,683	\$2,652,040	\$1,648,830		\$1,648,830	\$9,187	\$1,800	\$10,987
Laguna Niguel	Building & Facilities Supervisor	2@60	1.460%	\$46,205	\$1,464,883	\$910,749		\$910,749	\$8,791	-\$763	\$8,028
Lake Forest	Public Works Supervisor	2@55	2.000%	\$63,526	\$2,026,858	\$1,260,141		\$1,260,141	\$8,823	\$450	\$9,273
Mission Viejo	Public Services Supervisor	2@60	1.460%	\$48,176	\$1,528,625	\$950,379		\$950,379	\$9,166	-\$625	\$8,541
Newport Beach	Public Works Supervisor	2@60	1.460%	\$45,794	\$1,451,562	\$902,467		\$902,467	\$8,713	-\$792	\$7,921
Orange	Parks Maintenance Supervisor	2.7@55	2.700%	\$75,174	\$2,406,619	\$1,496,247		\$1,496,247	\$7,734	\$1,270	\$9,004
Rancho Santa Margarita	No Comparable Class										
San Clemente	Maintenance Operations Supervisor	2@55	2.000%	\$70,891	\$2,266,834	\$1,409,339		\$1,409,339	\$9,846	\$968	\$10,814
San Juan Capistrano	No Comparable Class										
Tustin	Maintenance Supervisor - Landscape	2@60	1.460%	\$43,803	\$1,387,227	\$862,469		\$862,469	\$8,334	-\$930	\$7,403
Yorba Linda	Park Maintenance Supervisor	2@55	2.000%	\$57,002	\$1,814,790	\$1,128,294		\$1,128,294	\$7,917	-\$7	\$7,910
Laguna Hills	Parks Supervisor	2@60	1.460%	\$50,084	\$1,590,421	\$988,799	\$88,514	\$1,077,313	\$9,529		\$9,529
	Average					\$1,182,234		\$1,182,234	\$8,655		\$8,835
	% +/-					-19.6%		-9.7%	9.2%		7.3%

-1.9%

**Laguna Hills
Parks Supervisor**
Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	No Comparable Class					
Buena Park	No Comparable Class					
Cypress	Maintenance Supervisor	8	8		13	29
Dana Point	Parks Supervisor	9			20	29
Fountain Valley	No Comparable Class					
Irvine	Landscape Maintenance Supervisor	8	8	10	17	43
Laguna Beach	Maintenance Supervisor	7	7		15	28
Laguna Niguel	Building & Facilities Supervisor	11	8	5	13	37
Lake Forest	Public Works Supervisor	8	8	1	13	30
Mission Viejo	Public Services Supervisor	7			20	27
Newport Beach	Public Works Supervisor	8			22	30
Orange	Parks Maintenance Supervisor	9	8	4	19	40
Rancho Santa Margarita	No Comparable Class					
San Clemente	Maintenance Operations Supervisor	8	8	5	15	36
San Juan Capistrano	No Comparable Class					
Tustin	Maintenance Supervisor - Landscape	10		3	21	34
Yorba Linda	Park Maintenance Supervisor	8	8		13	30
Laguna Hills	Parks Supervisor	9	8		13	30
	Average					32.7
	% +/-					-7.7%

**Laguna Hills
Permit Technician**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Permit Technician	\$5,143			\$5,143	\$1,550	inc	inc	\$6,693
Buena Park	Permit Technician	\$4,794			\$4,794	\$1,520	\$82		\$6,396
Cypress	Administrative Clerk/Community Development	\$4,605		\$46	\$4,651	\$1,250	\$44	\$17	\$5,962
Dana Point	Permit Technician	\$5,985			\$5,985	\$1,355	inc	inc	\$7,340
Fountain Valley	Permit Technician	\$5,598	\$75		\$5,673	\$1,450	inc	inc	\$7,123
Irvine	Permit Specialist II	\$6,313	\$126		\$6,439	\$1,064	inc	inc	\$7,503
Laguna Beach	Permit Technician	\$5,937			\$5,937	\$2,842	\$123		\$8,902
Laguna Niguel	Public Works Permit Technician	\$6,120	\$184		\$6,304	\$1,981	inc	inc	\$8,285
Lake Forest	Permit Technician	\$5,944			\$5,944	\$1,799	\$204	\$47	\$7,994
Mission Viejo	Planning Technician	\$5,710	\$150		\$5,860	\$1,780	inc	inc	\$7,640
Newport Beach	Permit Technician II	\$8,026			\$8,026	\$1,874	inc	inc	\$9,900
Orange	Permit Technician	\$5,482			\$5,482	\$1,820	inc	inc	\$7,302
Rancho Santa Margarita	Permit Processing Technician	\$6,124			\$6,124	\$1,725	inc	inc	\$7,849
San Clemente	Permit Technician	\$6,044			\$6,044	\$1,699	inc	\$36	\$7,779
San Juan Capistrano	Permit Technician	\$6,931	\$20		\$6,951	\$2,279	\$162	\$32	\$9,423
Tustin	Building Permit Technician	\$5,425			\$5,425	\$1,635	inc	inc	\$7,060
Yorba Linda	Building Permit Technician	\$6,478	\$50		\$6,528	\$2,007	\$204	\$24	\$8,763
Laguna Hills	Assistant Permit Technician	\$5,490			\$5,490	\$2,127	\$136	\$34	\$7,787
	Average	\$5,921			\$5,959				\$7,760
	% +/-	-7.9%			-8.5%				0.3%

Benefit Gain/Loss -0.7%

8.9%

**Laguna Hills
Permit Technician**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Permit Technician	28.5%		\$1,465	(\$51)		\$8,106
Buena Park	Permit Technician	34.3%		\$1,642			\$8,039
Cypress	Administrative Clerk/Community Development	41.8%		\$1,927			\$7,889
Dana Point	Permit Technician	21.7%		\$1,296	(\$120)		\$8,516
Fountain Valley	Permit Technician	9.3%		\$520			\$7,643
Irvine	Permit Specialist II	21.4%		\$1,348			\$8,851
Laguna Beach	Permit Technician	27.9%		\$1,658			\$10,560
Laguna Niguel	Public Works Permit Technician	9.7%		\$593			\$8,878
Lake Forest	Permit Technician	12.0%		\$713			\$8,707
Mission Viejo	Planning Technician	27.0%		\$1,541	(\$86)		\$9,095
Newport Beach	Permit Technician II	33.7%		\$2,701	(\$482)		\$12,119
Orange	Permit Technician	41.9%		\$2,296			\$9,598
Rancho Santa Margarita	Permit Processing Technician	10.1%		\$616			\$8,465
San Clemente	Permit Technician	15.4%		\$933			\$8,712
San Juan Capistrano	Permit Technician	40.0%		\$2,772			\$12,195
Tustin	Building Permit Technician	22.2%		\$1,203	(\$163)		\$8,100
Yorba Linda	Building Permit Technician	27.9%		\$1,809			\$10,572
Laguna Hills	Assistant Permit Technician	23.7%	3.0%	\$1,303		\$165	\$9,254
	Average						\$9,179
	% +/-						0.8%

0.5%

**Laguna Hills
Permit Technician**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Permit Technician	2@55	2.000%	\$37,027	\$1,168,718	\$726,617		\$726,617	\$5,143	\$291	\$5,434
Buena Park	Permit Technician	2@60	1.460%	\$25,197	\$789,216	\$490,673		\$490,673	\$4,794	-\$528	\$4,266
Cypress	Administrative Clerk/Community Development	2@55	2.000%	\$33,156	\$1,044,212	\$649,209		\$649,209	\$4,605	\$22	\$4,627
Dana Point	Permit Technician	2@55	2.000%	\$43,092	\$1,364,269	\$848,195		\$848,195	\$5,985	\$713	\$6,698
Fountain Valley	Permit Technician	2@60	1.460%	\$29,425	\$924,503	\$574,783		\$574,783	\$5,598	-\$236	\$5,362
Irvine	Permit Specialist II	2@55	2.000%	\$45,452	\$1,440,534	\$895,611		\$895,611	\$6,313	\$878	\$7,191
Laguna Beach	Permit Technician	2.5@55	2.500%	\$53,433	\$1,698,952	\$1,056,275		\$1,056,275	\$5,937	\$1,436	\$7,373
Laguna Niguel	Public Works Permit Technician	2@60	1.460%	\$32,167	\$1,012,443	\$629,457		\$629,457	\$6,120	-\$46	\$6,074
Lake Forest	Permit Technician	2@55	2.000%	\$42,797	\$1,354,737	\$842,269		\$842,269	\$5,944	\$693	\$6,637
Mission Viejo	Planning Technician	2@60	1.460%	\$30,010	\$943,239	\$586,432		\$586,432	\$5,710	-\$196	\$5,514
Newport Beach	Permit Technician II	2@60	1.460%	\$42,184	\$1,334,943	\$829,962		\$829,962	\$8,026	\$650	\$8,676
Orange	Permit Technician	2.7@55	2.700%	\$53,285	\$1,694,154	\$1,053,292		\$1,053,292	\$5,482	\$1,425	\$6,907
Rancho Santa Margarita	Permit Processing Technician	2@60	1.460%	\$32,188	\$1,013,117	\$629,877		\$629,877	\$6,124	-\$45	\$6,079
San Clemente	Permit Technician	2@55	2.000%	\$43,517	\$1,377,988	\$856,725		\$856,725	\$6,044	\$743	\$6,787
San Juan Capistrano	Permit Technician	2@57	1.770%	\$44,164	\$1,398,906	\$869,730		\$869,730	\$6,931	\$788	\$7,719
Tustin	Building Permit Technician	2@60	1.460%	\$28,516	\$895,362	\$556,666		\$556,666	\$5,425	-\$299	\$5,126
Yorba Linda	Building Permit Technician	2@55	2.000%	\$46,642	\$1,478,987	\$919,518		\$919,518	\$6,478	\$961	\$7,439
Laguna Hills	Assistant Permit Technician	2@60	1.460%	\$28,855	\$906,249	\$563,435	\$49,609	\$613,044	\$5,490		\$5,490
	Average					\$765,605		\$765,605	\$5,921		\$6,347
	% +/-					-35.9%		-24.9%	-7.9%		-15.6%

-7.8%

**Laguna Hills
Permit Technician**
Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Permit Technician	9	8		17	34
Buena Park	Permit Technician	9	8		13	30
Cypress	Administrative Clerk/Community Development	8	8		13	29
Dana Point	Permit Technician	9			20	29
Fountain Valley	Permit Technician	7	8		16	31
Irvine	Permit Specialist II	8	8	7	13	36
Laguna Beach	Permit Technician	7	7		15	28
Laguna Niguel	Public Works Permit Technician	11	8		13	32
Lake Forest	Permit Technician	8	8		13	29
Mission Viejo	Planning Technician	7			20	27
Newport Beach	Permit Technician II	8			22	30
Orange	Permit Technician	8	8		17	33
Rancho Santa Margarita	Permit Processing Technician	7			22	29
San Clemente	Permit Technician	8	8		15	31
San Juan Capistrano	Permit Technician	10	8		14	32
Tustin	Building Permit Technician	10			21	30
Yorba Linda	Building Permit Technician	8	8		13	30
Laguna Hills	Assistant Permit Technician	9	8		13	30
	Average					30.6
	% +/-					-0.8%

**Laguna Hills
Public Works Supervisor**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Maintenance Services Supervisor	\$7,862			\$7,862	\$1,550	inc	inc	\$9,412
Buena Park	Street Maintenance Superintendent	\$8,946			\$8,946	\$1,640	\$82		\$10,668
Cypress	Maintenance Supervisor	\$7,807		\$78	\$7,885	\$2,201	inc	inc	\$10,086
Dana Point	Street Manager/Public Works Inspector	\$11,294			\$11,294	\$1,355	inc	inc	\$12,649
Fountain Valley	Public Services Supervisor	\$9,112	\$75		\$9,187	\$1,450	inc	\$13	\$10,650
Irvine	Street Maintenance Supervisor	\$8,970	\$179		\$9,149	\$1,064	inc	inc	\$10,214
Laguna Beach	Maintenance Supervisor	\$9,187			\$9,187	\$2,842	\$123		\$12,152
Laguna Niguel	No Comparable Class								
Lake Forest	Public Works Supervisor	\$8,823			\$8,823	\$1,799	\$204	\$47	\$10,873
Mission Viejo	Public Services Supervisor	\$9,166	\$150		\$9,316	\$1,780	inc	inc	\$11,096
Newport Beach	Public Works Supervisor	\$8,713	\$25		\$8,738	\$1,874	inc	inc	\$10,612
Orange	Public Works Maintenance Supervisor	\$7,734			\$7,734	\$1,835	inc	inc	\$9,569
Rancho Santa Margarita	No Comparable Class								
San Clemente	Maintenance Operations Supervisor	\$9,846			\$9,846	\$1,699	inc	\$36	\$11,581
San Juan Capistrano	No Comparable Class								
Tustin	Maintenance Supervisor - Buildings/Streets	\$8,334			\$8,334	\$1,750	inc	inc	\$10,084
Yorba Linda	Maintenance Contract Administrator	\$8,644	\$50		\$8,694	\$2,007	\$204	\$24	\$10,929
Laguna Hills	Public Works Supervisor	\$9,529			\$9,529	\$2,127	\$136	\$34	\$11,826
	Average	\$8,888			\$8,928				\$10,755
	% +/-	6.7%			6.3%				9.1%

Benefit Gain/Loss -0.4%

2.7%

**Laguna Hills
Public Works Supervisor**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Maintenance Services Supervisor	28.5%		\$2,240			\$11,652
Buena Park	Street Maintenance Superintendent	34.3%		\$3,065			\$13,733
Cypress	Maintenance Supervisor	41.8%		\$3,266			\$13,352
Dana Point	Street Manager/Public Works Inspector	21.7%		\$2,445	(\$226)		\$14,868
Fountain Valley	Public Services Supervisor	9.3%		\$847			\$11,496
Irvine	Street Maintenance Supervisor	21.4%		\$1,915			\$12,129
Laguna Beach	Maintenance Supervisor	27.9%		\$2,565			\$14,717
Laguna Niguel	No Comparable Class						
Lake Forest	Public Works Supervisor	12.0%		\$1,058			\$11,931
Mission Viejo	Public Services Supervisor	27.0%		\$2,474	(\$137)		\$13,432
Newport Beach	Public Works Supervisor	33.7%		\$2,932	(\$523)		\$13,021
Orange	Public Works Maintenance Supervisor	41.9%		\$3,239			\$12,808
Rancho Santa Margarita	No Comparable Class						
San Clemente	Maintenance Operations Supervisor	15.4%		\$1,519			\$13,101
San Juan Capistrano	No Comparable Class						
Tustin	Maintenance Supervisor - Buildings/Streets	22.2%		\$1,848	(\$250)		\$11,681
Yorba Linda	Maintenance Contract Administrator	27.9%		\$2,413			\$13,343
Laguna Hills	Public Works Supervisor	23.7%	3.0%	\$2,261		\$286	\$14,373
	Average						\$12,947
	% +/-						9.9%

0.9%

**Laguna Hills
Public Works Supervisor**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Maintenance Services Supervisor	2@55	2.000%	\$56,607	\$1,801,967	\$1,120,321		\$1,120,321	\$7,862	-\$35	\$7,827
Buena Park	Street Maintenance Superintendent	2@60	1.460%	\$47,020	\$1,491,233	\$927,131		\$927,131	\$8,946	-\$706	\$8,240
Cypress	Maintenance Supervisor	2@55	2.000%	\$56,210	\$1,789,075	\$1,112,306		\$1,112,306	\$7,807	-\$63	\$7,744
Dana Point	Street Manager/Public Works Inspector	2@55	2.000%	\$81,317	\$2,607,350	\$1,621,046		\$1,621,046	\$11,294	\$1,704	\$12,998
Fountain Valley	Public Services Supervisor	2@60	1.460%	\$47,893	\$1,519,462	\$944,682		\$944,682	\$9,112	-\$645	\$8,467
Irvine	Street Maintenance Supervisor	2@55	2.000%	\$64,584	\$2,061,308	\$1,281,560		\$1,281,560	\$8,970	\$525	\$9,495
Laguna Beach	Maintenance Supervisor	2.5@55	2.500%	\$82,683	\$2,652,040	\$1,648,830		\$1,648,830	\$9,187	\$1,800	\$10,987
Laguna Niguel	No Comparable Class										
Lake Forest	Public Works Supervisor	2@55	2.000%	\$63,526	\$2,026,858	\$1,260,141		\$1,260,141	\$8,823	\$450	\$9,273
Mission Viejo	Public Services Supervisor	2@60	1.460%	\$48,176	\$1,528,625	\$950,379		\$950,379	\$9,166	-\$625	\$8,541
Newport Beach	Public Works Supervisor	2@60	1.460%	\$45,794	\$1,451,562	\$902,467		\$902,467	\$8,713	-\$792	\$7,921
Orange	Public Works Maintenance Supervisor	2.7@55	2.700%	\$75,174	\$2,406,619	\$1,496,247		\$1,496,247	\$7,734	\$1,270	\$9,004
Rancho Santa Margarita	No Comparable Class										
San Clemente	Maintenance Operations Supervisor	2@55	2.000%	\$70,891	\$2,266,834	\$1,409,339		\$1,409,339	\$9,846	\$968	\$10,814
San Juan Capistrano	No Comparable Class										
Tustin	Maintenance Supervisor - Buildings/Streets	2@60	1.460%	\$43,803	\$1,387,227	\$862,469		\$862,469	\$8,334	-\$930	\$7,403
Yorba Linda	Maintenance Contract Administrator	2@55	2.000%	\$62,237	\$1,984,923	\$1,234,069		\$1,234,069	\$8,644	\$360	\$9,004
Laguna Hills	Public Works Supervisor	2@60	1.460%	\$50,084	\$1,590,421	\$988,799	\$88,514	\$1,077,313	\$9,529		\$9,529
	Average					\$1,197,928		\$1,197,928	\$8,888		\$9,123
	% +/-					-21.1%		-11.2%	6.7%		4.3%

-2.5%

**Laguna Hills
Public Works Supervisor**

Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Maintenance Services Supervisor	9	8		17	34
Buena Park	Street Maintenance Superintendent	9	8	3	13	34
Cypress	Maintenance Supervisor	8	8		13	29
Dana Point	Street Manager/Public Works Inspector	9			20	29
Fountain Valley	Public Services Supervisor	7	8	4	17	36
Irvine	Street Maintenance Supervisor	8	8	10	17	43
Laguna Beach	Maintenance Supervisor	7	7		15	28
Laguna Niguel	No Comparable Class					
Lake Forest	Public Works Supervisor	8	8	1	13	30
Mission Viejo	Public Services Supervisor	7			20	27
Newport Beach	Public Works Supervisor	8			22	30
Orange	Public Works Maintenance Supervisor	9	8	4	19	40
Rancho Santa Margarita	No Comparable Class					
San Clemente	Maintenance Operations Supervisor	8	8	5	15	36
San Juan Capistrano	No Comparable Class					
Tustin	Maintenance Supervisor - Buildings/Streets	10		3	21	34
Yorba Linda	Maintenance Contract Administrator	8	8		13	30
Laguna Hills	Public Works Supervisor	9	8		13	30
	Average					32.8
	% +/-					-8.0%

Laguna Hills

Records Management Coordinator

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Deputy City Clerk/Records Supervisor	\$7,658			\$7,658	\$1,550	inc	inc	\$9,208
Buena Park	Administrative Assistant	\$5,030			\$5,030	\$1,520	\$82		\$6,632
Cypress	No Comparable Class								
Dana Point	No Comparable Class								
Fountain Valley	No Comparable Class								
Irvine	Deputy City Clerk II	\$7,429	\$149		\$7,578	\$1,064	inc	inc	\$8,642
Laguna Beach	Records Management Coordinator	\$5,937			\$5,937	\$2,842	\$123		\$8,902
Laguna Niguel	Deputy City Clerk	\$6,463	\$194		\$6,657	\$1,981	inc	inc	\$8,638
Lake Forest	Records Specialist	\$5,519			\$5,519	\$1,799	\$204	\$47	\$7,569
Mission Viejo	No Comparable Class								
Newport Beach	Records Specialist	\$7,463			\$7,463	\$1,874	inc	inc	\$9,337
Orange	No Comparable Class								
Rancho Santa Margarita	No Comparable Class								
San Clemente	Records Management Coordinator	\$6,664			\$6,664	\$1,699	inc	\$36	\$8,399
San Juan Capistrano	Records Coordinator	\$6,598	\$20		\$6,618	\$2,279	\$162	\$32	\$9,090
Tustin	No Comparable Class								
Yorba Linda	No Comparable Class								
Laguna Hills	Records Management Coordinator	\$6,931			\$6,931	\$2,127	\$136	\$34	\$9,228
	Average	\$6,529			\$6,569				\$8,491
	% +/-	5.8%			5.2%				8.0%
			Benefit Gain/Loss			-0.6%			2.8%

Laguna Hills

Records Management Coordinator

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Deputy City Clerk/Records Supervisor	28.5%		\$2,182			\$11,390
Buena Park	Administrative Assistant	34.3%		\$1,723			\$8,356
Cypress	No Comparable Class						
Dana Point	No Comparable Class						
Fountain Valley	No Comparable Class						
Irvine	Deputy City Clerk II	21.4%		\$1,586			\$10,228
Laguna Beach	Records Management Coordinator	27.9%		\$1,658			\$10,560
Laguna Niguel	Deputy City Clerk	9.7%		\$626			\$9,264
Lake Forest	Records Specialist	12.0%		\$662			\$8,231
Mission Viejo	No Comparable Class						
Newport Beach	Records Specialist	33.7%		\$2,511	(\$448)		\$11,401
Orange	No Comparable Class						
Rancho Santa Margarita	No Comparable Class						
San Clemente	Records Management Coordinator	15.4%		\$1,028			\$9,428
San Juan Capistrano	Records Coordinator	40.0%		\$2,639			\$11,729
Tustin	No Comparable Class						
Yorba Linda	No Comparable Class						
Laguna Hills	Records Management Coordinator	23.7%	3.0%	\$1,645		\$208	\$11,081
	Average						\$10,065
	% +/-						9.2%

1.2%

Laguna Hills

Records Management Coordinator

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Deputy City Clerk/Records Supervisor	2@55	2.000%	\$55,138	\$1,754,253	\$1,090,657		\$1,090,657	\$7,658	\$954	\$8,612
Buena Park	Administrative Assistant	2@60	1.460%	\$26,438	\$828,864	\$515,323		\$515,323	\$5,030	-\$1,044	\$3,986
Cypress	No Comparable Class										
Dana Point	No Comparable Class										
Fountain Valley	No Comparable Class										
Irvine	Deputy City Clerk II	2@55	2.000%	\$53,489	\$1,700,778	\$1,057,410		\$1,057,410	\$7,429	\$838	\$8,267
Laguna Beach	Records Management Coordinator	2.5@55	2.500%	\$53,433	\$1,698,952	\$1,056,275		\$1,056,275	\$5,937	\$834	\$6,771
Laguna Niguel	Deputy City Clerk	2@60	1.460%	\$33,970	\$1,070,352	\$665,461		\$665,461	\$6,463	-\$523	\$5,940
Lake Forest	Records Specialist	2@55	2.000%	\$39,737	\$1,256,007	\$780,887		\$780,887	\$5,519	-\$122	\$5,397
Mission Viejo	No Comparable Class										
Newport Beach	Records Specialist	2@60	1.460%	\$39,226	\$1,239,526	\$770,640		\$770,640	\$7,463	-\$158	\$7,305
Orange	No Comparable Class										
Rancho Santa Margarita	No Comparable Class										
San Clemente	Records Management Coordinator	2@55	2.000%	\$47,981	\$1,522,314	\$946,455		\$946,455	\$6,664	\$453	\$7,117
San Juan Capistrano	Records Coordinator	2@57	1.770%	\$42,042	\$1,330,385	\$827,129		\$827,129	\$6,598	\$39	\$6,637
Tustin	No Comparable Class										
Yorba Linda	No Comparable Class										
Laguna Hills	Records Management Coordinator	2@60	1.460%	\$36,429	\$1,149,465	\$714,647	\$63,365	\$778,012	\$6,931		\$6,931
	Average					\$856,693		\$856,693	\$6,529		\$6,670
	% +/-					-19.9%		-10.1%	5.8%		3.8%

-2.0%

Laguna Hills**Records Management Coordinator****Leave Benefits**

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Deputy City Clerk/Records Supervisor	9	8		17	34
Buena Park	Administrative Assistant	9	8		13	30
Cypress	No Comparable Class					
Dana Point	No Comparable Class					
Fountain Valley	No Comparable Class					
Irvine	Deputy City Clerk II	8	8	7	13	36
Laguna Beach	Records Management Coordinator	7	7		15	28
Laguna Niguel	Deputy City Clerk	11	8		13	32
Lake Forest	Records Specialist	8	8		13	29
Mission Viejo	No Comparable Class					
Newport Beach	Records Specialist	8		7	22	36
Orange	No Comparable Class					
Rancho Santa Margarita	No Comparable Class					
San Clemente	Records Management Coordinator	8	8		15	31
San Juan Capistrano	Records Coordinator	10	8		14	32
Tustin	No Comparable Class					
Yorba Linda	No Comparable Class					
Laguna Hills	Records Management Coordinator	9	8		13	30
	Average					32.0
	% +/-					-5.4%

**Laguna Hills
Recreation Coordinator**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Community Services Coordinator - PT	\$3,259			\$3,259	\$1,550	inc	inc	\$4,809
Buena Park	Community Services Coordinator	\$4,465			\$4,465	\$1,520	\$82		\$6,067
Cypress	Recreation Coordinator	\$5,649		\$56	\$5,705	\$1,250	\$44	\$17	\$7,016
Dana Point	Recreation Coordinator	\$6,214			\$6,214	\$1,355	inc	inc	\$7,569
Fountain Valley	Recreation Coordinator	\$5,501	\$75		\$5,576	\$1,450	inc	inc	\$7,026
Irvine	Community Services Program Coordinator	\$7,883	\$158		\$8,041	\$1,064	inc	inc	\$9,105
Laguna Beach	Recreation Coordinator	\$6,394			\$6,394	\$2,842	\$123		\$9,359
Laguna Niguel	Recreation Coordinator	\$5,795	\$174		\$5,969	\$1,981	inc	inc	\$7,950
Lake Forest	Recreation Coordinator	\$6,263			\$6,263	\$1,799	\$204	\$47	\$8,313
Mission Viejo	Community Services Coordinator	\$6,119	\$150		\$6,269	\$1,780	inc	inc	\$8,049
Newport Beach	Recreation Coordinator	\$6,911			\$6,911	\$1,874	inc	inc	\$8,785
Orange	Recreation Services Coordinator	\$5,967			\$5,967	\$1,820	inc	inc	\$7,787
Rancho Santa Margarita	Community Services Coordinator	\$6,066			\$6,066	\$1,725	inc	inc	\$7,791
San Clemente	Recreation Coordinator	\$6,192			\$6,192	\$1,699	inc	\$36	\$7,927
San Juan Capistrano	Community Services Coordinator	\$6,763	\$20		\$6,783	\$2,279	\$162	\$32	\$9,255
Tustin	Recreation Coordinator	\$6,845			\$6,845	\$1,725	inc	inc	\$8,570
Yorba Linda	Recreation Coordinator	\$6,619	\$50		\$6,669	\$2,007	\$204	\$24	\$8,904
Laguna Hills	Recreation Coordinator	\$5,500			\$5,500	\$2,127	\$136	\$34	\$7,796
	Average	\$6,053			\$6,093				\$7,899
	% +/-	-10.1%			-10.8%				-1.3%

Benefit Gain/Loss -0.7%

9.5%

**Laguna Hills
Recreation Coordinator**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Community Services Coordinator - PT	28.5%		\$928			\$5,737
Buena Park	Community Services Coordinator	34.3%		\$1,530			\$7,597
Cypress	Recreation Coordinator	41.8%		\$2,364			\$9,380
Dana Point	Recreation Coordinator	21.7%		\$1,345	(\$124)		\$8,790
Fountain Valley	Recreation Coordinator	9.3%		\$511			\$7,537
Irvine	Community Services Program Coordinator	21.4%		\$1,683			\$10,788
Laguna Beach	Recreation Coordinator	27.9%		\$1,785			\$11,144
Laguna Niguel	Recreation Coordinator	9.7%		\$562			\$8,511
Lake Forest	Recreation Coordinator	12.0%		\$751			\$9,064
Mission Viejo	Community Services Coordinator	27.0%		\$1,651	(\$92)		\$9,608
Newport Beach	Recreation Coordinator	33.7%		\$2,325	(\$415)		\$10,695
Orange	Recreation Services Coordinator	41.9%		\$2,499			\$10,286
Rancho Santa Margarita	Community Services Coordinator	10.1%		\$610			\$8,401
San Clemente	Recreation Coordinator	15.4%		\$955			\$8,883
San Juan Capistrano	Community Services Coordinator	40.0%		\$2,705			\$11,960
Tustin	Recreation Coordinator	22.2%		\$1,518	(\$205)		\$9,882
Yorba Linda	Recreation Coordinator	27.9%		\$1,848			\$10,752
Laguna Hills	Recreation Coordinator	23.7%	3.0%	\$1,305		\$165	\$9,266
	Average						\$9,354
	% +/-						-0.9%

0.4%

**Laguna Hills
Recreation Coordinator**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Community Services Coordinator - PT	2@55	2.000%	\$23,462	\$733,830	\$456,238		\$456,238	\$3,259	-\$652	\$2,607
Buena Park	Community Services Coordinator	2@60	1.460%	\$23,468	\$734,010	\$456,350		\$456,350	\$4,465	-\$651	\$3,814
Cypress	Recreation Coordinator	2@55	2.000%	\$40,673	\$1,286,191	\$799,653		\$799,653	\$5,649	\$541	\$6,190
Dana Point	Recreation Coordinator	2@55	2.000%	\$44,741	\$1,417,533	\$881,311		\$881,311	\$6,214	\$824	\$7,038
Fountain Valley	Recreation Coordinator	2@60	1.460%	\$28,915	\$908,166	\$564,626		\$564,626	\$5,501	-\$275	\$5,226
Irvine	Community Services Program Coordinator	2@55	2.000%	\$56,759	\$1,806,880	\$1,123,376		\$1,123,376	\$7,883	\$1,665	\$9,548
Laguna Beach	Recreation Coordinator	2.5@55	2.500%	\$57,546	\$1,832,445	\$1,139,270		\$1,139,270	\$6,394	\$1,720	\$8,114
Laguna Niguel	Recreation Coordinator	2@60	1.460%	\$30,459	\$957,632	\$595,380		\$595,380	\$5,795	-\$169	\$5,626
Lake Forest	Recreation Coordinator	2@55	2.000%	\$45,090	\$1,428,827	\$888,332		\$888,332	\$6,263	\$849	\$7,111
Mission Viejo	Community Services Coordinator	2@60	1.460%	\$32,160	\$1,012,218	\$629,317		\$629,317	\$6,119	-\$51	\$6,068
Newport Beach	Recreation Coordinator	2@60	1.460%	\$36,322	\$1,146,004	\$712,495		\$712,495	\$6,911	\$238	\$7,149
Orange	Recreation Services Coordinator	2.7@55	2.700%	\$57,999	\$1,847,167	\$1,148,424		\$1,148,424	\$5,967	\$1,752	\$7,719
Rancho Santa Margarita	Community Services Coordinator	2@60	1.460%	\$31,883	\$1,003,331	\$623,793		\$623,793	\$6,066	-\$70	\$5,996
San Clemente	Recreation Coordinator	2@55	2.000%	\$44,582	\$1,412,415	\$878,128		\$878,128	\$6,192	\$813	\$7,005
San Juan Capistrano	Community Services Coordinator	2@57	1.770%	\$43,094	\$1,364,328	\$848,232		\$848,232	\$6,763	\$709	\$7,472
Tustin	Recreation Coordinator	2@60	1.460%	\$35,977	\$1,134,908	\$705,596		\$705,596	\$6,845	\$214	\$7,059
Yorba Linda	Recreation Coordinator	2@55	2.000%	\$47,657	\$1,511,830	\$939,937		\$939,937	\$6,619	\$1,028	\$7,647
Laguna Hills	Recreation Coordinator	2@60	1.460%	\$28,906	\$907,857	\$564,434	\$49,700	\$614,135	\$5,500		\$5,500
	Average					\$787,674		\$787,674	\$6,053		\$6,552
	% +/-					-39.6%		-28.3%	-10.1%		-19.1%

-9.1%

**Laguna Hills
Recreation Coordinator**

Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Community Services Coordinator - PT	9	8		17	34
Buena Park	Community Services Coordinator	9	8		13	30
Cypress	Recreation Coordinator	8	8		13	29
Dana Point	Recreation Coordinator	9			20	29
Fountain Valley	Recreation Coordinator	7	8		16	31
Irvine	Community Services Program Coordinator	8	8	7	13	36
Laguna Beach	Recreation Coordinator	7	7		15	28
Laguna Niguel	Recreation Coordinator	11	8		13	32
Lake Forest	Recreation Coordinator	8	8		13	29
Mission Viejo	Community Services Coordinator	7			20	27
Newport Beach	Recreation Coordinator	8			22	30
Orange	Recreation Services Coordinator	8	8		17	33
Rancho Santa Margarita	Community Services Coordinator	7			22	29
San Clemente	Recreation Coordinator	8	8		15	31
San Juan Capistrano	Community Services Coordinator	10	8		14	32
Tustin	Recreation Coordinator	10			21	30
Yorba Linda	Recreation Coordinator	8	8		13	30
Laguna Hills	Recreation Coordinator	9	8		13	30
	Average					30.6
	% +/-					-0.8%

Laguna Hills

Senior Management Analyst

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Senior Management Analyst	\$8,823			\$8,823	\$1,550	inc	inc	\$10,373
Buena Park	Senior Management Analyst	\$9,859			\$9,859	\$1,640	\$82		\$11,581
Cypress	Senior Management Analyst	\$8,715		\$87	\$8,802	\$2,201	inc	inc	\$11,003
Dana Point	Sr Management Analyst	\$9,391			\$9,391	\$1,355	inc	inc	\$10,746
Fountain Valley	Sr Management Analyst	\$8,717	\$75		\$8,792	\$1,450	inc	\$13	\$10,255
Irvine	Senior Management Analyst	\$10,546	\$211		\$10,756	\$1,064	inc	inc	\$11,821
Laguna Beach	Senior Administrative Analyst	\$8,357			\$8,357	\$2,842	\$123		\$11,322
Laguna Niguel	Senior Management Analyst	\$9,153	\$275		\$9,428	\$1,981	inc	inc	\$11,409
Lake Forest	Senior Management Analyst	\$9,225			\$9,225	\$1,799	\$204	\$47	\$11,275
Mission Viejo	Senior Management Analyst	\$10,052	\$150		\$10,202	\$1,780	inc	inc	\$11,982
Newport Beach	Senior Management Analyst	\$10,183			\$10,183	\$1,874	inc	inc	\$12,057
Orange	Senior Administrative Analyst	\$9,026	\$271		\$9,297	\$1,880	inc	inc	\$11,177
Rancho Santa Margarita	Sr Management Analyst	\$9,011			\$9,011	\$1,725	inc	inc	\$10,736
San Clemente	No Comparable Class								
San Juan Capistrano	Sr Management Analyst	\$9,313			\$9,313	\$2,279	\$162	\$32	\$11,785
Tustin	Senior Management Analyst	\$11,421			\$11,421	\$1,750	inc	inc	\$13,171
Yorba Linda	No Comparable Class								
Laguna Hills	Senior Management Analyst	\$9,710			\$9,710	\$2,127	\$136	\$34	\$12,007
	Average	\$9,453			\$9,524				\$11,380
	% +/-	2.6%			1.9%				5.2%

Benefit Gain/Loss -0.7%

3.3%

Laguna Hills

Senior Management Analyst

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Senior Management Analyst	28.5%		\$2,514			\$12,886
Buena Park	Senior Management Analyst	34.3%		\$3,378			\$14,959
Cypress	Senior Management Analyst	41.8%		\$3,646			\$14,649
Dana Point	Sr Management Analyst	21.7%		\$2,033	(\$188)		\$12,591
Fountain Valley	Sr Management Analyst	9.3%		\$810			\$11,065
Irvine	Senior Management Analyst	21.4%		\$2,251			\$14,072
Laguna Beach	Senior Administrative Analyst	27.9%		\$2,333			\$13,655
Laguna Niguel	Senior Management Analyst	9.7%		\$887			\$12,296
Lake Forest	Senior Management Analyst	12.0%		\$1,106			\$12,381
Mission Viejo	Senior Management Analyst	27.0%		\$2,713	(\$151)		\$14,544
Newport Beach	Senior Management Analyst	33.7%		\$3,427	(\$611)		\$14,873
Orange	Senior Administrative Analyst	41.9%		\$3,780			\$14,957
Rancho Santa Margarita	Sr Management Analyst	10.1%		\$907			\$11,643
San Clemente	No Comparable Class						
San Juan Capistrano	Sr Management Analyst	40.0%		\$3,724			\$15,510
Tustin	Senior Management Analyst	22.2%		\$2,532	(\$343)		\$15,360
Yorba Linda	No Comparable Class						
Laguna Hills	Senior Management Analyst	23.7%	3.0%	\$2,304		\$291	\$14,602
	Average						\$13,696
	% +/-						6.2%

1.0%

Laguna Hills

Senior Management Analyst

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Senior Management Analyst	2@55	2.000%	\$63,524	\$2,026,808	\$1,260,110		\$1,260,110	\$8,823	\$374	\$9,197
Buena Park	Senior Management Analyst	2@60	1.460%	\$51,819	\$1,646,620	\$1,023,739		\$1,023,739	\$9,859	-\$447	\$9,412
Cypress	Senior Management Analyst	2@55	2.000%	\$62,748	\$2,001,554	\$1,244,409		\$1,244,409	\$8,715	\$319	\$9,034
Dana Point	Sr Management Analyst	2@55	2.000%	\$67,615	\$2,160,035	\$1,342,940		\$1,342,940	\$9,391	\$662	\$10,053
Fountain Valley	Sr Management Analyst	2@60	1.460%	\$45,819	\$1,452,383	\$902,978		\$902,978	\$8,717	-\$866	\$7,851
Irvine	Senior Management Analyst	2@55	2.000%	\$75,928	\$2,431,233	\$1,511,550		\$1,511,550	\$10,546	\$1,247	\$11,793
Laguna Beach	Senior Administrative Analyst	2.5@55	2.500%	\$75,213	\$2,407,877	\$1,497,029		\$1,497,029	\$8,357	\$1,197	\$9,554
Laguna Niguel	Senior Management Analyst	2@60	1.460%	\$48,108	\$1,526,436	\$949,018		\$949,018	\$9,153	-\$706	\$8,447
Lake Forest	Senior Management Analyst	2@55	2.000%	\$66,420	\$2,121,096	\$1,318,731		\$1,318,731	\$9,225	\$578	\$9,803
Mission Viejo	Senior Management Analyst	2@60	1.460%	\$52,831	\$1,679,437	\$1,044,142		\$1,044,142	\$10,052	-\$376	\$9,676
Newport Beach	Senior Management Analyst	2@60	1.460%	\$53,524	\$1,701,895	\$1,058,105		\$1,058,105	\$10,183	-\$327	\$9,856
Orange	Senior Administrative Analyst	2.7@55	2.700%	\$87,733	\$2,817,347	\$1,751,605		\$1,751,605	\$9,026	\$2,081	\$11,107
Rancho Santa Margarita	Sr Management Analyst	2@60	1.460%	\$47,362	\$1,502,285	\$934,003		\$934,003	\$9,011	-\$758	\$8,253
San Clemente	No Comparable Class										
San Juan Capistrano	Sr Management Analyst	2@57	1.770%	\$59,342	\$1,890,811	\$1,175,558		\$1,175,558	\$9,313	\$80	\$9,393
Tustin	Senior Management Analyst	2@60	1.460%	\$60,028	\$1,913,108	\$1,189,421		\$1,189,421	\$11,421	\$129	\$11,549
Yorba Linda	No Comparable Class										
Laguna Hills	Senior Management Analyst	2@60	1.460%	\$51,036	\$1,621,241	\$1,007,960	\$90,280	\$1,098,241	\$9,710		\$9,710
	Average					\$1,213,556		\$1,213,556	\$9,453		\$9,665
	% +/-					-20.4%		-10.5%	2.6%		0.5%

-2.2%

Laguna Hills**Senior Management Analyst****Leave Benefits**

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Senior Management Analyst	9	8		17	34
Buena Park	Senior Management Analyst	9	8	3	13	34
Cypress	Senior Management Analyst	8	8		13	29
Dana Point	Sr Management Analyst	9			20	29
Fountain Valley	Sr Management Analyst	7	8	4	17	36
Irvine	Senior Management Analyst	8	8	10	17	43
Laguna Beach	Senior Administrative Analyst	7	7		15	28
Laguna Niguel	Senior Management Analyst	11	8	5	13	37
Lake Forest	Senior Management Analyst	8	8		13	29
Mission Viejo	Senior Management Analyst	7			23	31
Newport Beach	Senior Management Analyst	8		7	22	36
Orange	Senior Administrative Analyst	9	8	5	20	43
Rancho Santa Margarita	Sr Management Analyst	7			22	29
San Clemente	No Comparable Class					
San Juan Capistrano	Sr Management Analyst	10	8	7	15	39
Tustin	Senior Management Analyst	10		3	21	34
Yorba Linda	No Comparable Class					
Laguna Hills	Senior Management Analyst	9	8		13	30
	Average					34.0
	% +/-					-12.0%

Laguna Hills

Senior Permit Technician

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	No Comparable Class								
Buena Park	No Comparable Class								
Cypress	No Comparable Class								
Dana Point	Senior Permit Technician	\$6,933			\$6,933	\$1,355	inc	inc	\$8,288
Fountain Valley	No Comparable Class								
Irvine	Lead Permit Specialist	\$7,356	\$147		\$7,503	\$1,064	inc	inc	\$8,568
Laguna Beach	Senior Permit Technician	\$6,394			\$6,394	\$2,842	\$123		\$9,359
Laguna Niguel	No Comparable Class								
Lake Forest	Senior Permit Technician	\$6,244			\$6,244	\$1,799	\$204	\$47	\$8,294
Mission Viejo	No Comparable Class								
Newport Beach	No Comparable Class								
Orange	Senior Permit Technician	\$6,057			\$6,057	\$1,820	inc	inc	\$7,877
Rancho Santa Margarita	No Comparable Class								
San Clemente	Senior Permit Technician	\$6,826			\$6,826	\$1,699	inc	\$36	\$8,561
San Juan Capistrano	Senior Permit Technician	\$7,283	\$20		\$7,303	\$2,279	\$162	\$32	\$9,775
Tustin	No Comparable Class								
Yorba Linda	No Comparable Class								
Laguna Hills	Senior Permit Technician	\$6,459			\$6,459	\$2,127	\$136	\$34	\$8,756
	Average	\$6,728			\$6,751				\$8,675
	% +/-	-4.2%			-4.5%				0.9%

Benefit Gain/Loss -0.4%

5.5%

Laguna Hills

Senior Permit Technician

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	No Comparable Class						
Buena Park	No Comparable Class						
Cypress	No Comparable Class						
Dana Point	Senior Permit Technician	21.7%		\$1,501	(\$139)		\$9,650
Fountain Valley	No Comparable Class						
Irvine	Lead Permit Specialist	21.4%		\$1,571			\$10,138
Laguna Beach	Senior Permit Technician	27.9%		\$1,785			\$11,144
Laguna Niguel	No Comparable Class						
Lake Forest	Senior Permit Technician	12.0%		\$749			\$9,043
Mission Viejo	No Comparable Class						
Newport Beach	No Comparable Class						
Orange	Senior Permit Technician	41.9%		\$2,537			\$10,414
Rancho Santa Margarita	No Comparable Class						
San Clemente	Senior Permit Technician	15.4%		\$1,053			\$9,615
San Juan Capistrano	Senior Permit Technician	40.0%		\$2,912			\$12,688
Tustin	No Comparable Class						
Yorba Linda	No Comparable Class						
Laguna Hills	Senior Permit Technician	23.7%	3.0%	\$1,533		\$194	\$10,482
	Average						\$10,385
	% +/-						0.9%

0.0%

Laguna Hills

Senior Permit Technician

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	No Comparable Class										
Buena Park	No Comparable Class										
Cypress	No Comparable Class										
Dana Point	Senior Permit Technician	2@55	2.000%	\$49,918	\$1,585,018	\$985,440		\$985,440	\$6,933	\$786	\$7,719
Fountain Valley	No Comparable Class										
Irvine	Lead Permit Specialist	2@55	2.000%	\$52,965	\$1,683,776	\$1,046,839		\$1,046,839	\$7,356	\$999	\$8,355
Laguna Beach	Senior Permit Technician	2.5@55	2.500%	\$57,546	\$1,832,445	\$1,139,270		\$1,139,270	\$6,394	\$1,320	\$7,714
Laguna Niguel	No Comparable Class										
Lake Forest	Senior Permit Technician	2@55	2.000%	\$44,957	\$1,424,514	\$885,651		\$885,651	\$6,244	\$439	\$6,683
Mission Viejo	No Comparable Class										
Newport Beach	No Comparable Class										
Orange	Senior Permit Technician	2.7@55	2.700%	\$58,874	\$1,875,589	\$1,166,094		\$1,166,094	\$6,057	\$1,413	\$7,470
Rancho Santa Margarita	No Comparable Class										
San Clemente	Senior Permit Technician	2@55	2.000%	\$49,147	\$1,560,070	\$969,929		\$969,929	\$6,826	\$732	\$7,558
San Juan Capistrano	Senior Permit Technician	2@57	1.770%	\$46,407	\$1,471,409	\$914,806		\$914,806	\$7,283	\$540	\$7,823
Tustin	No Comparable Class										
Yorba Linda	No Comparable Class										
Laguna Hills	Senior Permit Technician	2@60	1.460%	\$33,949	\$1,069,677	\$665,041	\$58,842	\$723,883	\$6,459		\$6,459
	Average					\$1,015,433		\$1,015,433	\$6,728		\$7,617
	% +/-					-52.7%		-40.3%	-4.2%		-17.9%

-13.8%

Laguna Hills**Senior Permit Technician****Leave Benefits**

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	No Comparable Class					
Buena Park	No Comparable Class					
Cypress	No Comparable Class					
Dana Point	Senior Permit Technician	9			20	29
Fountain Valley	No Comparable Class					
Irvine	Lead Permit Specialist	8	8	7	13	36
Laguna Beach	Senior Permit Technician	7	7		15	28
Laguna Niguel	No Comparable Class					
Lake Forest	Senior Permit Technician	8	8		13	29
Mission Viejo	No Comparable Class					
Newport Beach	No Comparable Class					
Orange	Senior Permit Technician	8	8		17	33
Rancho Santa Margarita	No Comparable Class					
San Clemente	Senior Permit Technician	8	8		15	31
San Juan Capistrano	Senior Permit Technician	10	8		14	32
Tustin	No Comparable Class					
Yorba Linda	No Comparable Class					
Laguna Hills	Senior Permit Technician	9	8		13	30
	Average					31.0
	% +/-					-2.1%

**Laguna Hills
Senior Planner**

Survey Agency	Comparable Class	Range Max.	Cash Supplements			Insurance Benefits			Base + Cash + Ins.
			Def. Comp.	Ret. Pickup	Base + Cash	Health	Dental	Vision	
Brea	Senior Planner	\$9,221			\$9,221	\$1,550	inc	inc	\$10,771
Buena Park	Senior Planner	\$8,746			\$8,746	\$1,520	\$82		\$10,348
Cypress	No Comparable Class								
Dana Point	Senior Planner	\$9,718			\$9,718	\$1,355	inc	inc	\$11,073
Fountain Valley	Senior Planner	\$9,899	\$75		\$9,974	\$1,450	inc	\$13	\$11,436
Irvine	Senior Planner	\$9,495	\$380		\$9,875	\$1,064	inc	inc	\$10,939
Laguna Beach	Senior Planner	\$10,108			\$10,108	\$2,842	\$123		\$13,073
Laguna Niguel	Senior Planner	\$11,145	\$334		\$11,479	\$1,981	inc	inc	\$13,460
Lake Forest	Senior Planner	\$9,502			\$9,502	\$1,799	\$204	\$47	\$11,552
Mission Viejo	Senior Planner	\$9,355	\$150		\$9,505	\$1,780	inc	inc	\$11,285
Newport Beach	Senior Planner	\$10,622			\$10,622	\$1,874	inc	inc	\$12,496
Orange	Senior Planner	\$9,208			\$9,208	\$1,835	inc	inc	\$11,043
Rancho Santa Margarita	No Comparable Class								
San Clemente	Senior Planner	\$9,605			\$9,605	\$1,699	inc	\$36	\$11,340
San Juan Capistrano	Senior Planner	\$9,545			\$9,545	\$2,279	\$162	\$32	\$12,017
Tustin	Senior Planner	\$9,608			\$9,608	\$1,750	inc	inc	\$11,358
Yorba Linda	Senior Planner	\$9,636	\$50		\$9,686	\$2,007	\$204	\$24	\$11,921
Laguna Hills	Senior Planner	\$10,129			\$10,129	\$2,127	\$136	\$34	\$12,426
	Average	\$9,694			\$9,760				\$11,608
	% +/-	4.3%			3.6%				6.6%
			Benefit Gain/Loss			-0.7%			2.9%

**Laguna Hills
Senior Planner**

Retirement - Current Employer Cost Analysis

Survey Agency	Comparable Class	Full Employer Rate	Other Ret. Rate	Full Employer Ret.	Employee Ret. Contrib.	Other Ret.	Base + Cash + Ins. + Ret.
Brea	Senior Planner	28.5%		\$2,627			\$13,398
Buena Park	Senior Planner	34.3%		\$2,996			\$13,345
Cypress	No Comparable Class						
Dana Point	Senior Planner	21.7%		\$2,104	(\$194)		\$12,983
Fountain Valley	Senior Planner	9.3%		\$920			\$12,356
Irvine	Senior Planner	21.4%		\$2,027			\$12,967
Laguna Beach	Senior Planner	27.9%		\$2,822			\$15,895
Laguna Niguel	Senior Planner	9.7%		\$1,080			\$14,540
Lake Forest	Senior Planner	12.0%		\$1,139			\$12,691
Mission Viejo	Senior Planner	27.0%		\$2,525	(\$140)		\$13,669
Newport Beach	Senior Planner	33.7%		\$3,574	(\$637)		\$15,433
Orange	Senior Planner	41.9%		\$3,856			\$14,899
Rancho Santa Margarita	No Comparable Class						
San Clemente	Senior Planner	15.4%		\$1,482			\$12,822
San Juan Capistrano	Senior Planner	40.0%		\$3,817			\$15,834
Tustin	Senior Planner	22.2%		\$2,130	(\$288)		\$13,200
Yorba Linda	Senior Planner	27.9%		\$2,690			\$14,612
Laguna Hills	Senior Planner	23.7%	3.0%	\$2,404		\$304	\$15,133
	Average						\$13,910
	% +/-						8.1%

1.5%

**Laguna Hills
Senior Planner**

Retirement - Post Employment Value Analysis

Survey Agency	Comparable Class	Ret. Form.	% Rate @ Age 55	Ret. @ Age 55/30 Yrs	Tot. Ret w/ 79 Life Exp, 2.00% CPI	Present Value	Supp. Ret. w/ 5% Return	Total Ret.	Base Salary	Net Ret Base Equiv	Base + Retirement
Brea	Senior Planner	2@55	2.000%	\$66,388	\$2,120,066	\$1,318,091		\$1,318,091	\$9,221	\$398	\$9,619
Buena Park	Senior Planner	2@60	1.460%	\$45,969	\$1,457,235	\$905,994		\$905,994	\$8,746	-\$1,032	\$7,714
Cypress	No Comparable Class										
Dana Point	Senior Planner	2@55	2.000%	\$69,970	\$2,236,779	\$1,390,653		\$1,390,653	\$9,718	\$650	\$10,368
Fountain Valley	Senior Planner	2@60	1.460%	\$52,027	\$1,653,380	\$1,027,942		\$1,027,942	\$9,899	-\$609	\$9,290
Irvine	Senior Planner	2@55	2.000%	\$68,365	\$2,184,476	\$1,358,136		\$1,358,136	\$9,495	\$537	\$10,033
Laguna Beach	Senior Planner	2.5@55	2.500%	\$90,972	\$2,923,488	\$1,817,596		\$1,817,596	\$10,108	\$2,133	\$12,241
Laguna Niguel	Senior Planner	2@60	1.460%	\$58,578	\$1,865,974	\$1,160,116		\$1,160,116	\$11,145	-\$150	\$10,995
Lake Forest	Senior Planner	2@55	2.000%	\$68,414	\$2,186,079	\$1,359,133		\$1,359,133	\$9,502	\$541	\$10,043
Mission Viejo	Senior Planner	2@60	1.460%	\$49,169	\$1,560,771	\$970,365		\$970,365	\$9,355	-\$809	\$8,546
Newport Beach	Senior Planner	2@60	1.460%	\$55,829	\$1,776,708	\$1,104,617		\$1,104,617	\$10,622	-\$343	\$10,279
Orange	Senior Planner	2.7@55	2.700%	\$89,502	\$2,875,303	\$1,787,638		\$1,787,638	\$9,208	\$2,029	\$11,237
Rancho Santa Margarita	No Comparable Class										
San Clemente	Senior Planner	2@55	2.000%	\$69,156	\$2,210,253	\$1,374,162		\$1,374,162	\$9,605	\$593	\$10,198
San Juan Capistrano	Senior Planner	2@57	1.770%	\$60,821	\$1,938,868	\$1,205,436		\$1,205,436	\$9,545	\$7	\$9,552
Tustin	Senior Planner	2@60	1.460%	\$50,499	\$1,603,849	\$997,147		\$997,147	\$9,608	-\$716	\$8,892
Yorba Linda	Senior Planner	2@55	2.000%	\$69,379	\$2,217,529	\$1,378,686		\$1,378,686	\$9,636	\$609	\$10,245
Laguna Hills	Senior Planner	2@60	1.460%	\$53,238	\$1,692,629	\$1,052,344	\$94,375	\$1,146,719	\$10,129		\$10,129
	Average					\$1,277,047		\$1,277,047	\$9,694		\$9,950
	% +/-					-21.4%		-11.4%	4.3%		1.8%

-2.5%

**Laguna Hills
Senior Planner**
Leave Benefits

Survey Agency	Comparable Class	Hol	Sick	Admin	Vac Max	Total Leave
Brea	Senior Planner	9	8		17	34
Buena Park	Senior Planner	9	8	3	13	34
Cypress	No Comparable Class					
Dana Point	Senior Planner	9			20	29
Fountain Valley	Senior Planner	7	8	4	17	36
Irvine	Senior Planner	8	8	8	17	41
Laguna Beach	Senior Planner	7	7		15	28
Laguna Niguel	Senior Planner	11	8	5	13	37
Lake Forest	Senior Planner	8	8	1	13	30
Mission Viejo	Senior Planner	7			23	31
Newport Beach	Senior Planner	8			22	30
Orange	Senior Planner	9	8	4	19	40
Rancho Santa Margarita	No Comparable Class					
San Clemente	Senior Planner	8	8	5	15	36
San Juan Capistrano	Senior Planner	10	8	7	15	39
Tustin	Senior Planner	10		3	21	34
Yorba Linda	Senior Planner	8	8	7	13	36
Laguna Hills	Senior Planner	9	8		13	30
	Average					34.2
	% +/-					-12.9%



August 15, 2022

TO: Melissa Au-Yeung, Deputy City Manager/City Clerk
City of Laguna Hills

FROM: Doug Johnson, Vice President
Jeff McMurdo, Consultant
Ralph Andersen & Associates

RE: Preliminary Classification Recommendations

Attached for your review is a Master List of Class Titles and an Employee Allocation Listing that details our preliminary classification recommendations. The Master List of Class Titles is a listing of titles only and should not be interpreted as a listing of positions. The classes on this list are organized generally by City-Wide classes and then by job family within each department. Changes to current class title are highlighted in green.

The Employee Allocation List clearly identifies the linkage of the current plan to the proposed classification system by summarizing recommendations for each individual employee. As with the Master List of Class Titles, changes to current title are highlighted in green.

The following provides a brief explanation of the major changes that have been recommended.

CITY-WIDE

Administrative Assistant I - Create a flexibly staffed Administrative Assistant I/II series. The Administrative Assistant I will be defined as the entry level class within the series and the Administrative Assistant II will be defined as the journey level. Creating a flexibly staffed series provides the City with flexibility in hiring individuals who may not have sufficient experience to perform the duties at the journey level and then advance them to the higher level once they demonstrate the proficiency to work independently.

ADMINISTRATIVE SERVICES

No changes recommended.

CITY MANAGER

No changes recommended.

COMMUNITY DEVELOPMENT

Administrative Assistant I – See previous section on city-wide classes.

Permit Technician – This position is responsible for leading, overseeing, training, and participating in the more complex and difficult permit duties within the Community

A Tradition of Excellence Since 1972

Development Department. In order to more accurately reflect the advanced level duties and responsibilities of this position, it is recommended that the title be changed to Senior Permit Technician.

Assistant Permit Technician - Create a flexibly staffed Permit Technician I/II series. The Permit Technician I will be defined as the entry level class within the series and the Permit Technician II will be defined as the journey level. Creating a flexibly staffed series provides the City with flexibility in hiring individuals who may not have sufficient experience to perform the duties at the journey level and then advance them to the higher level once they demonstrate the proficiency to work independently.

COMMUNITY SERVICES

Administrative Assistant I – See previous section on city-wide classes.

Management Analyst - Create a flexibly staffed Management Analyst I/II series. The Management Analyst I will be defined as the entry level class within the series and the Management Analyst II will be defined as the journey level. Creating a flexibly staffed series provides the City with flexibility in hiring individuals who may not have sufficient experience to perform the duties at the journey level and then advance them to the higher level once they demonstrate the proficiency to work independently.

Information Technology Specialist – This position is responsible for overseeing all of the City's information technology needs including administering a variety of information technology servers, systems, and networks. In order to more accurately reflect the duties and responsibilities of this position, it is recommended that the title be changed to Information Technology Administrator.

FINANCE

No changes recommended.

PUBLIC SERVICES

Assistant City Manager/Director of Public Services – This position serves as both the Director of Public Services and City Engineer. In order to more accurately reflect the areas of responsibility for this position, it is recommended that the title be changed to Public Services Director/City Engineer. Further, the change in title from Director of Public Services to Public Services Director creates consistency in titling of Director positions, i.e. putting Director after the Department name.

Administrative Assistant I – See previous section on city-wide classes.

*Melissa Au-Yeung, Deputy City Manager/City Clerk
City of Laguna Hills
Page 3 of 3*



These recommendations are presented for your review. Following your review, you may want to review the recommendations with appropriate management staff to ensure our recommendations are consistent with City and departmental goals and objectives. Once these preliminary recommendations are reviewed and finalized, we will finalize the draft class specifications for release to employees. If you have any questions, please do not hesitate to call.

City of Laguna Hills
Master List of Class Titles
Organized by Job Classification within Each Organizational Unit
August 2022

Current Class Title	Recommended Class Title
City-Wide	
Administrative Assistant I	Administrative Assistant I/II
Administrative Services	
Deputy City Manager/City Clerk	Deputy City Manager/City Clerk
Assistant City Clerk	Assistant City Clerk
Senior Management Analyst	Senior Management Analyst
Records Management Coordinator	Records Management Coordinator
City Manager	
City Manager	City Manager
Assistant City Manager	Assistant City Manager
Executive Assistant to the City Manager	Executive Assistant to the City Manager
Community Development	
Community Development Director	Community Development Director
Permit Technician	Senior Permit Technician
Assistant Permit Technician	Permit Technician I/II
Senior Planner	Senior Planner
Assistant Planner	Assistant Planner
Planning Technician	Planning Technician
Code Enforcement Officer	Code Enforcement Officer
Community Services	
Deputy City Manager/Community Services Director	Deputy City Manager/Community Services Director
Community Services Superintendent	Community Services Superintendent
Management Analyst	Management Analyst I/II
Recreation Coordinator	Recreation Coordinator
Information Technology Specialist	Information Technology Administrator
Finance	
Finance Director	Finance Director
Accountant	Accountant
Accounting Specialist	Accounting Specialist
Public Services	
Assistant City Manager/Director of Public Services	Public Services Director/City Engineer
Assistant City Engineer	Assistant City Engineer
Public Works Supervisor	Public Works Supervisor
Parks Supervisor	Parks Supervisor

**City of Laguna Hills
Allocation List**

Department	Name	Current Class Title	Recommended Class Title
Administrative Services	Au-Yeung, Melissa	Deputy City Manager/City Clerk	Deputy City Manager/City Clerk
Administrative Services	Lee, Jennifer	Assistant City Clerk	Assistant City Clerk
Administrative Services	Haston, James	Senior Management Analyst	Senior Management Analyst
Administrative Services	Carlsen, Sandra	Records Management Coordinator	Records Management Coordinator
City Manager	Rosenfield, Kenneth	Interim City Manager	Interim City Manager
City Manager	Vacant	Assistant City Manager	Assistant City Manager
City Manager	Griego-Sands, Cynthia	Executive Assistant to the City Manager	Executive Assistant to the City Manager
Community Development	Longenecker, Larry	Community Development Director	Community Development Director
Community Development	Noori, Haroon	Administrative Assistant I	Administrative Assistant I
Community Development	Nguyen, Linda	Permit Technician	Senior Permit Technician
Community Development	Siow, Theresa	Assistant Permit Technician	Permit Technician II
Community Development	Wuu, Jay	Senior Planner	Senior Planner
Community Development	Ash, Jennifer	Assistant Planner	Assistant Planner
Community Development	Carrington, Brad	Code Enforcement Officer	Code Enforcement Officer
Community Services	Reynolds, David	Deputy City Manager/Community Services Director	Deputy City Manager/Community Services Director
Community Services	McDonald, Kayle	Administrative Assistant I	Administrative Assistant I
Community Services	Meehan, Dan	Community Services Superintendent	Community Services Superintendent
Community Services	Durham, Matt	Management Analyst	Management Analyst I
Community Services	Smyser, Todd	Recreation Coordinator	Recreation Coordinator
Community Services	Vacant	Recreation Coordinator	Recreation Coordinator
Community Services	Oros, Robert	Information Technology Specialist	Information Technology Administrator
Finance	Reyes, Janice	Finance Director	Finance Director
Finance	Hernandez, Lisa	Accountant	Accountant
Finance	Shephard, Georgia	Accounting Specialist	Accounting Specialist
Finance	Tran, Leha	Accounting Specialist	Accounting Specialist
Public Services	Vacant	Assistant City Manager/Director of Public Services	Public Services Director/City Engineer
Public Services	Comella, Julie	Administrative Assistant I	Administrative Assistant II
Public Services	Shah, Amber	Assistant City Engineer	Assistant City Engineer
Public Services	Quinones, Salvador	Public Works Supervisor	Public Works Supervisor
Public Services	Hanley, Ryan	Parks Supervisor	Parks Supervisor

Attachment: Attachment C - Classification Recommendations Memorandum (2946 : Adoption of



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: David Reynolds
Deputy City Manager/Community Services Director

ISSUE: Community Center and Sports Complex Security Camera and Security Lighting Plan

RECOMMENDATION: That the City Council: 1) Review and approve the Community Center and Sports Complex Security Camera and Security Lighting Plan as described in this staff report and direct staff to prepare a Budget Amendment in the amount of \$180,000 to fund the implementation of the plan; and 2) Direct staff to prepare a Budget Amendment in the amount of \$150,000 to install additional lighting throughout the Community Center and Sports Complex as described in this staff report.

SUMMARY:

Staff revised the camera and lighting security plan for the Community Center and Sports Complex that was presented to the City Council on February 22, 2022, based on Council's feedback and further staff evaluation of the plan. The revised Community Center and Sports Complex Security Camera and Security Lighting Plan (Security Plan) is attached to this report as Attachment 1. The plan presented to the Council on February 22, 2022, is included with this report as Attachment 2 for the Council's reference. Last year, the Orange County Intelligence Assessment Center (OCIAAC) performed a security field review of the Laguna Hills Community Center and Sports Complex and recommended that additional surveillance cameras and additional lighting be installed throughout the complex. Staff recommends that the work efforts to enhance camera surveillance and lighting throughout the complex be divided into two separate projects as described in this staff report. It is recommended that the work

efforts to install additional surveillance cameras be accomplished first, and then work efforts to add additional lighting to the Community Center and Sports Complex occur after the surveillance cameras are installed.

BACKGROUND:

The City Council was presented with a version of the Community Center and Sports Complex Security Camera and Lighting Plan on February 22, 2022. At this meeting, the City Council moved to “continue the item to a future meeting and directed staff to return to the City Council with additional options for aesthetics and dimming/brightening options to be controlled alongside the cameras.” The plan has since been revised and is attached to this report (See Attachment 1 - Security Plan).

As the City Council may recall, the Orange County Intelligence Assessment Center (OCIAC) performed a field review of the Laguna Hills Community Center and Sports Complex last year and made several recommendations to improve security measures within the complex including the following:

- 1) Consider the installation of supplemental cameras to cover limitations and gaps. Ideally, the entire perimeter of the facility should be captured on surveillance cameras, eliminating any gaps.
- 2) Along with cameras, Laguna Hills Community Center needs more lighting for areas that are out of camera view. Specific areas that would benefit from improved lighting are the outside of the main building, the park’s picnic area, the parks’ baseball field, and alongside the loading dock/waste pick-up area.

It is staff’s recommendation that the work efforts to enhance security measures at the Community Center and Sports Complex, in regard to OCIAC’s recommendations listed above, be divided into two separate projects. The first project is to address the installation of surveillance cameras throughout the entire complex. Additionally, this project calls for the installation of security lighting to be installed with certain camera installations to optimize night-time video recording quality within these areas and to deter nefarious activity from these areas. One of these areas is the “loading dock/waste pick-up area” as noted above by OCAIC. The work efforts for this project are further described below under the “Security Plan Project” section of this report and also the Security Plan which is attached to the staff report as Attachment 1.

The second project is to install more lighting throughout the Community Center and Sports Complex in accordance to OCAIC's recommendation above. This project would account for the appropriate placement of ambient lighting and the aesthetics of lighting options throughout the entire complex. This project is described in more detail below under the "Additional Lighting Project" section of this report.

SECURITY PLAN PROJECT

The focus of this project is to install cameras throughout the Community Center and Sports Complex to eliminate blind spots of security camera coverage as recommended in the OCIAC field assessment. The security lighting proposed in this Security Plan are to provide additional illumination during evening hours to optimize certain camera installations and their video recording resolution—and to deter activity such as graffiti, illegal trash dumping, and other illicit activity from occurring in these locations. The locations with the proposed security lighting are the softball field retaining wall and walkway area (Zone 1), the storage area adjacent to the softball field (Zone 2), the Hockey Rink walkway and stadium seating area (Zone 4), and the Community Center trash enclosure area (Zone 5).

For the purposes of planning and budgeting for the installation of new cameras, staff divided the Community Center and Sports Complex into five zones of exterior areas and one interior zone area (see Attachment 1). These zones could be used to prioritize the purchase and installation of new cameras as separate or combined installation projects. However, it is staff's recommendation to move forward with the entire installation project as identified in the Security Plan and within this section of the staff report. Upon the Council's approval of staff's proposed Security Plan and budget amendment, another staff report will be brought back to the City Council to approve and execute a contract to perform the installations identified in the Security Plan.

Staff's revisions to plan presented on February 22, 2022, are summarized below and also account for Council's feedback to staff in terms of refinements to the plan.

- Removal of originally proposed security lighting from the Security Plan such as the Town Green Gazebo area, exterior areas at the Community Center (except the trash enclosure area), and the Little League Field walkways. Lighting in these locations, in staff's opinion and based on Council's feedback, is more appropriately handled under the Additional Lighting Project work efforts.

Security Cameras

August 23, 2022

Page 4

- Addition of ancillary equipment to proposed security lighting identified in the plan such as a dimmer, a timer, a photocell, a motion sensor, and an app enabled switch to provide adaptability to adjust the function of the security lighting.
- All exterior proposed cameras are upgraded to infrared capability for better night-time coverage.
- Proposed cameras are equipped with built-in analytics such as trigger conditions: line crossing and object in area. These features can be enabled if needed.
- Additional external cameras were added to the plan to address gaps in surveillance coverage, and certain camera installations were removed from the plan upon further evaluation of the plan.
- Additional Community Center internal cameras were added to the plan to provide surveillance coverage of the gymnasium, physical activity room, classroom, kitchen, and art room, and classroom patio area.

Images of where staff recommends the installation of the camera and lighting equipment is provided in the Security Plan (see Attachment 1). Images of the proposed cameras and security lighting are also included in Attachment 1. It is important to note that all of the installation locations proposed within the Security Plan (i.e. light poles, gazebo, scoreboard, and the Community Center building) have access to existing power for the proposed security equipment, and thus, were selected as installation locations.

Below is a summary of the security equipment installations by zone and includes the cost estimates of each zone. Additionally, a description of revisions to the plan, in regard to equipment installation locations, since it was last presented to the City Council on February 22, 2022. See Attachment 2 for the plan reviewed by the City Council on February 22, 2022.

Zone 1: Soccer fields and walkway in-between to softball field and soccer fields

Cameras: Install two (2) 360° cameras¹ on the soccer field light poles to provide surveillance coverage of soccer fields, the walkway in-between the softball field and soccer fields, the softball field, the Town Green walkway entrance, the

¹ The proposed camera with 360° coverage is a multidirectional camera with flexible positioning of four camera heads. Each head can be controlled individually to capture scenes in four directions in wide-angle or zoomed-in views.

Security Cameras

August 23, 2022

Page 5

intersection of Community Center Drive and entrance to Community Center Sports Complex parking lots and the soccer field parking lot.

Lighting: Install security lighting on one soccer field light pole to illuminate the walkway in-between the soccer fields and the softball field and the softball field's retaining wall. The installation of lighting is important to deter graffiti activity on the softball field retaining wall and to provide additional lighting for optimal video surveillance in this area. It is recommended that security lighting within this area is set to turn on with a motion sensor.

Zone cost estimate: \$23,000

Revisions to Security Plan: No revisions to the placement of cameras and security lighting.

Zone 2: Softball Field, Playground, and Picnic Shelter

Cameras: Install one (1) 360° camera on an existing softball field light pole along the softball field first base line, and install one (1) 360° camera on a soccer field light pole near the softball field seating area. Install one (1) 360° camera on the Town Green Gazebo. These cameras will provide surveillance coverage of the softball field, the walkway area and City storage area located in-between the softball field and playground, portions of the west end of the playground, southern portion of the playground, the walkway in-between the playground and the Town Green Gazebo, and the upper Town Green grass area.

A total of five (5) cameras are currently installed and would remain in place at the snack bar and restroom facility providing security coverage of the surrounding area including coverage of the picnic shelter area.

Lighting: Install security lighting on a softball field light pole to provide additional lighting to the storage area located in-between the softball field and the playground. As this area is very dark after park use hours, it is recommended to install motion sensor triggered lighting for optimal video surveillance in this area.

Zone cost estimate: \$30,000

Revisions to Security Plan:

- One (1) 360° camera is added to the plan on the soccer field light pole close to the softball field seating area.
- Security lighting at the Town Green Gazebo area is removed from the plan. Any additional lighting in this area should be considered as part of the Additional Lighting Project.

Zone 3: Little League Field and Town Green

Cameras: Install two (2) 360° cameras on the baseball field light poles and one (1) 360° camera on the little league field scoreboard. These cameras will provide security coverage of the baseball field and dugouts, the baseball field walkways, the upper portion of Community Center Drive, the intersection of Community Center Drive and the Community Center upper parking lot, and the upper portion of the Town Green and the Town Green walkway.

Lighting: No security lighting is proposed in this revised Security Plan.

Zone cost estimate: \$27,900

Revisions to Security Plan:

- One (1) 360° camera is added to the plan on a baseball field light pole located along the first base line.
- Security lighting proposed to be installed on the baseball field light poles to provide additional security lighting for the baseball field walkways is removed from the plan. Any additional lighting in these areas should be considered as part of the Additional Lighting Project.

Zone 4: Hockey Rink and Skatepark

Cameras: Install two (2) 360° cameras on the hockey rink poles, and install one (1) camera with pan/tilt/zoom capabilities at the skateboard park to assist with remote surveillance of the park. These cameras will provide security coverage of the entire hockey rink, additional coverage of skatepark and grass area adjacent to skatepark, the hockey rink walkway, the seating area adjacent to the hockey rink, and the grass open area on the north end of the hockey rink.

Security Cameras

August 23, 2022

Page 7

A total of three (3) existing cameras are installed on a light pole at the Skateboard Park that provide coverage of the Skatepark, a portion of the upper parking lot, the walkway leading to the hockey rink, and the southern portion of the hockey rink.

Lighting: Install security lighting on the two hockey rink poles to illuminate the walkway on the west side of the hockey rink and the concrete stadium seating area also to the west of the hockey rink. The installation of additional lighting is important to deter illicit activity from occurring in the seating area and to provide additional lighting for optimal surveillance in this area during evening hours. It is recommended that security lighting within this area is set to turn on with a motion sensor.

Zone cost estimate: \$35,500

Revisions to Security Plan:

- One (1) 360° camera is added to the plan on the southern hockey rink light pole.

Zone 5: Community Center Building (Exterior)

Cameras: The Community Center Building is currently equipped with seven (7) external cameras; however, there still exists some blind spots in the perimeter of the building and it is recommended to install an additional four (4) cameras. This will provide needed surveillance to the perimeter areas of the facility such as the gymnasium entrances and walkway on the easterly side of the gymnasium adjacent to Paseo de Valencia, the back entrance into the building storage area located on the west side of the building adjacent to Community Center Drive, and improved coverage of the corner entry on PDV/Alicia.

The existing seven (7) external cameras will be replaced and upgraded with high-definition cameras, with one of these cameras (marked as existing camera #1 on the Security Plan) replaced with a high-definition pan/tilt/zoom camera to assist with additional camera surveillance capabilities for the parking lot area and entrance to the Community Center.

On the Security Plan, a 360° camera designated as camera “a” was recently installed to provide for better coverage area of the Heritage Room outdoor patio, entrance area to the Community Center which includes surveillance coverage of

Security Cameras

August 23, 2022

Page 8

the OC Registrar of Voters voting ballot drop-off box and the parking lot. This camera is not included in the cost estimate for this project.

Lighting: Install security lighting on the Community Center building to cover the trash enclosure area and unloading/loading area located on the westerly side of the building adjacent to Community Center Drive. Security lighting installed in this area would assist with enforcement of illegal trash dumping within this area and to provide additional lighting for optimal video surveillance in this area. In addition, added lighting to this area will assist staff as this area is a collection point for equipment during tear-down of recreation events. Patrons also use this area for unloading/loading for their facility rentals at the Community Center. It is recommended that security lighting within this area is set to turn on with a motion sensor.

Zone cost estimate: \$25,100

Revisions to Security Plan:

- Except for the security lighting installation on the west side of the building where the trash enclosure is located, all other security lighting has been removed from the Security Plan. Any additional lighting for the Community Center perimeter areas should be considered as part of the Additional Lighting Project.
- A camera for the Heritage Room outdoor patio area was removed from the Security Plan. The recently installed 360° camera designated as camera “a” on the Security Plan provides sufficient surveillance coverage of the patio area.
- Two cameras were removed from the plan that cover both the side entrances to the gymnasium on the easterly side of the building. Cameras #s 3 and 4 on the Security Plan (see Attachment 1) will provide sufficient surveillance coverage of the side entrance/exit gymnasium walkway.
- The existing camera #7 on the plan will be replaced and upgraded with a pan/tilt/zoom camera.

Zone 6: Community Center Building (Interior)

Cameras: There are a total of twenty (20) existing cameras providing video surveillance within the interior of the building. These cameras are analog cameras and need to be replaced and upgraded to high-definition cameras to provide for better video surveillance resolution. It is also recommended to add to the plan seven (7) more high-definition cameras to provide surveillance coverage to the Physical Activity Room, the Gymnasium, the Kitchen, the Classroom, the Art Room, and the outdoor Classroom patio area.

Lighting: No lighting recommended.

Zone cost estimate: \$30,000

Revisions to Security Plan:

- The addition of the seven (7) cameras as noted above.

ADDITIONAL LIGHTING PROJECT

The purpose of this project is to install more lighting throughout the Community Center and Sports Complex for areas that are out of direct camera view as was recommended in the OCIAC field assessment. Furthermore, this project will also consider the aesthetics of additionally lighting placement to enrich the Community Center and Sports Complex appeal with more ambient lighting throughout the complex such up-lighting and additional light pole fixture lighting.

Staff's focus on the Security Plan has been on the placement of surveillance cameras throughout the complex and the installation of security lighting to optimize night-time video resolution of certain cameras in certain locations (i.e. softball field retaining wall, softball field storage area, hockey rink walkway, and Community Center trash enclosure area). Although all the proposed exterior cameras under the Security Plan are equipped with infrared capabilities, additional lighting will improve the video resolution of the cameras during evening hours as well as providing another layer of security protection within the complex.

Staff recommends that the Council, as phase one of surveillance and lighting improvements within the complex, first complete the installations of the camera and security lighting as proposed in the Security Plan Project. After the Security Plan Project's equipment has been installed, staff recommends that phase two of

Security Cameras

August 23, 2022

Page 10

improvements to the complex (the Additional Lighting Project) be initiated with an assessment of where to place additional lighting to enhance the night-time video resolution of the surveillance cameras, to light-up areas that are out of camera view, and to add ambient lighting as another layer of security measures within the complex.

A lighting project of this nature will most likely require the City to go out to bid and lighting specifications for this project should be developed. Assistance from a landscape architect may be helpful with the development of the lighting specifications for this project considering that power sources for lighting will need to be identified and new conduit and wiring will need to be trenched. Discussions with the City's landscape architect, Fisher Associates, on the scope of such a lighting project throughout the Community Center and Sports Complex have led staff to propose an overall budget estimate of \$150,000 for this Additional Lighting Project. It is recommended that the City Council direct staff to prepare a budget amendment in this amount.

FISCAL IMPACT:

The estimated total cost of surveillance improvements to the Community Center and Sports Complex under the Security Plan Project is \$180,000 (rounded up from \$171,500). Millennium Alarm Systems, the City's current security camera support vendor, provided the estimated costs for the camera and lighting equipment under the Security Plan Project.

The security plan presented to the City Council on February 22, 2022, included an estimated total cost of \$170,000 (rounded up from \$164,500).

Staff recommends that the Council establish a project budget of \$150,000 for the Additional Lighting Project.

No funds are currently included in the Capital Improvement Project Budget for these expenditures and the addition of these improvements will require Budget Amendments. Staff recommends a budget amendment of \$180,000 to fund the work efforts of the Security Plan Project and a budget amendment of \$150,000 to fund the work efforts of the Additional Lighting Project.

ATTACHMENTS:

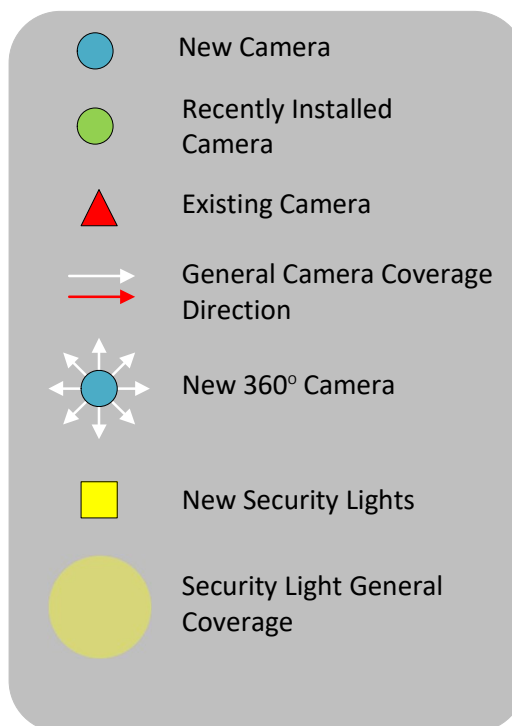
- Attachment 1 - Security Plan
- Attachment 2 - Plan presented to Council on Feb. 22, 2022

Attachment 1

Community Center and Sports Complex Security Cameras and Security Lighting Plan

(SECURITY PLAN)
8/11/2022

Legend



Attachment: Attachment 1 - Security Plan (2937 : Security Cameras)

Community Center and Sports Complex Security Zones Overlay



Community Center and Sports Complex camera and lighting security zones. Zone 6 includes all interior Community Center building cameras and is not noted on the above diagram.

ZONE 1

7.3.1.a

Soccer Fields 1 & 2, Walkway in-between Softball Field and Soccer Fields, and Community Center Drive and Town Green Entrances



Light Pole Installation 1

1 Lighting **1** Camera



Light Pole Installation 2

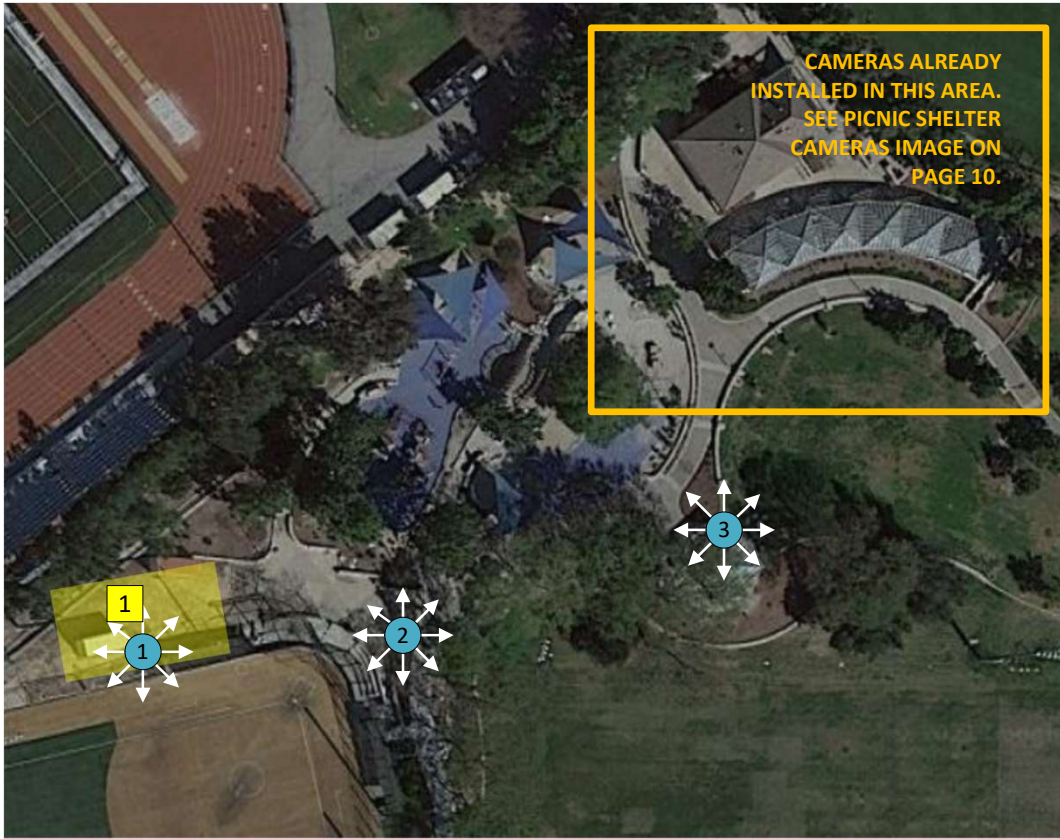
2 Camera



Attachment: Attachment 1 - Security Plan (2937 : Security Cameras)

ZONE 2

Softball Field, Playground, Upper Town Green, and Picnic Shelter



Light Pole Installation 1

1 Lighting 1 Camera



Light Pole Installation 2

2 Camera



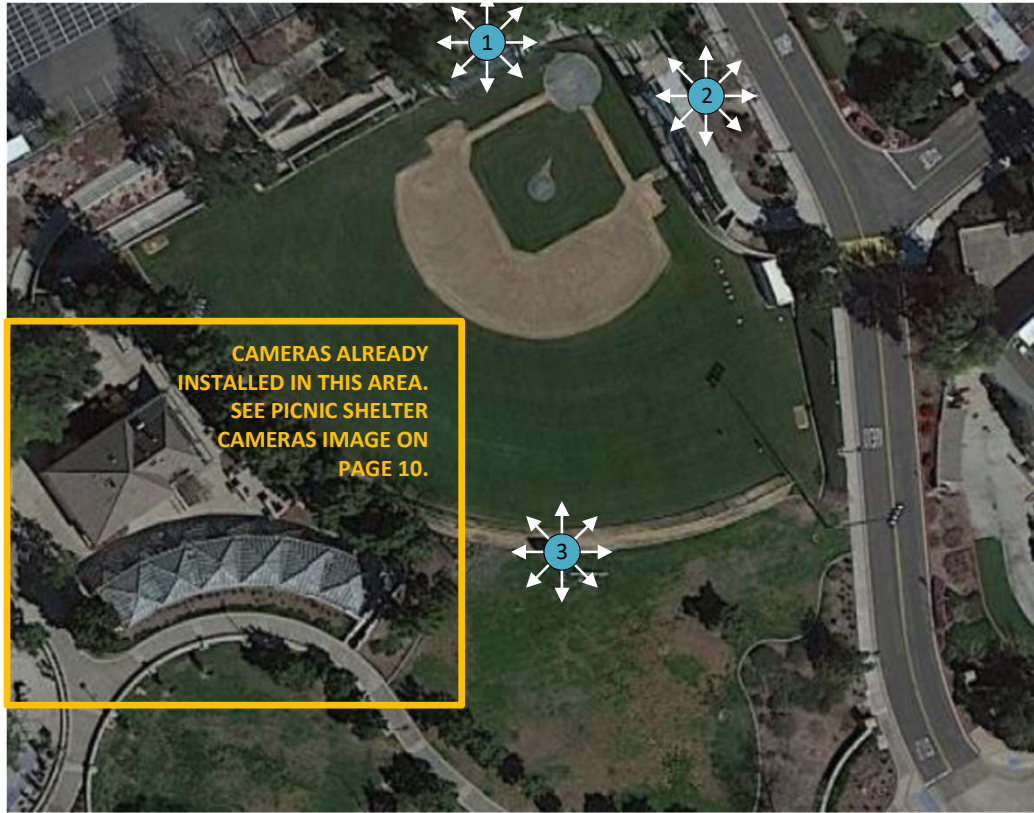
Gazebo Installation

3 Camera



ZONE 3

Little League Field, Town Green, Upper Community Center Dr.



Light Pole Installation 1

1 Camera



Light Pole Installation 2

2 Camera



Scoreboard Installation

3 Camera



Attachment: Attachment 1 - Security Plan (2937 : Security Cameras)

ZONE 4
Hockey Rink and Skate park



Light Pole Installation 1

1 Lighting **1** Camera



Light Pole Installation 2

2 Lighting **2** Camera



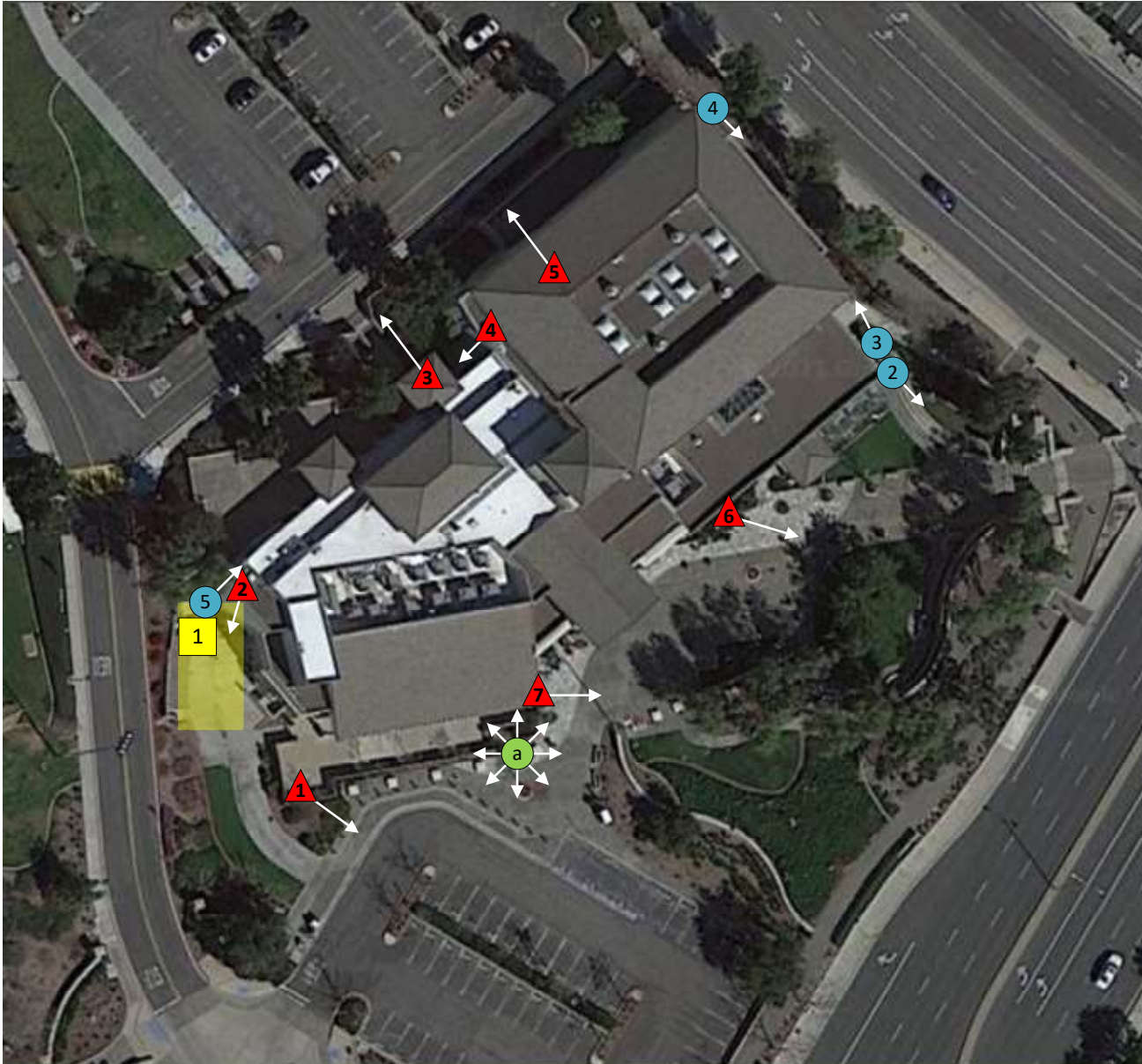
Skate Park Light Pole Installation

3 P/T/Z Camera **1** **2** **3** Existing HD Cameras



Attachment: Attachment 1 - Security Plan (2937 : Security Cameras)

ZONE 5 Community Center Building (Exterior)



Heritage Patio Installation

Plaza Corner Entry Installation

PDV Side of Gym Installation 1

a Camera

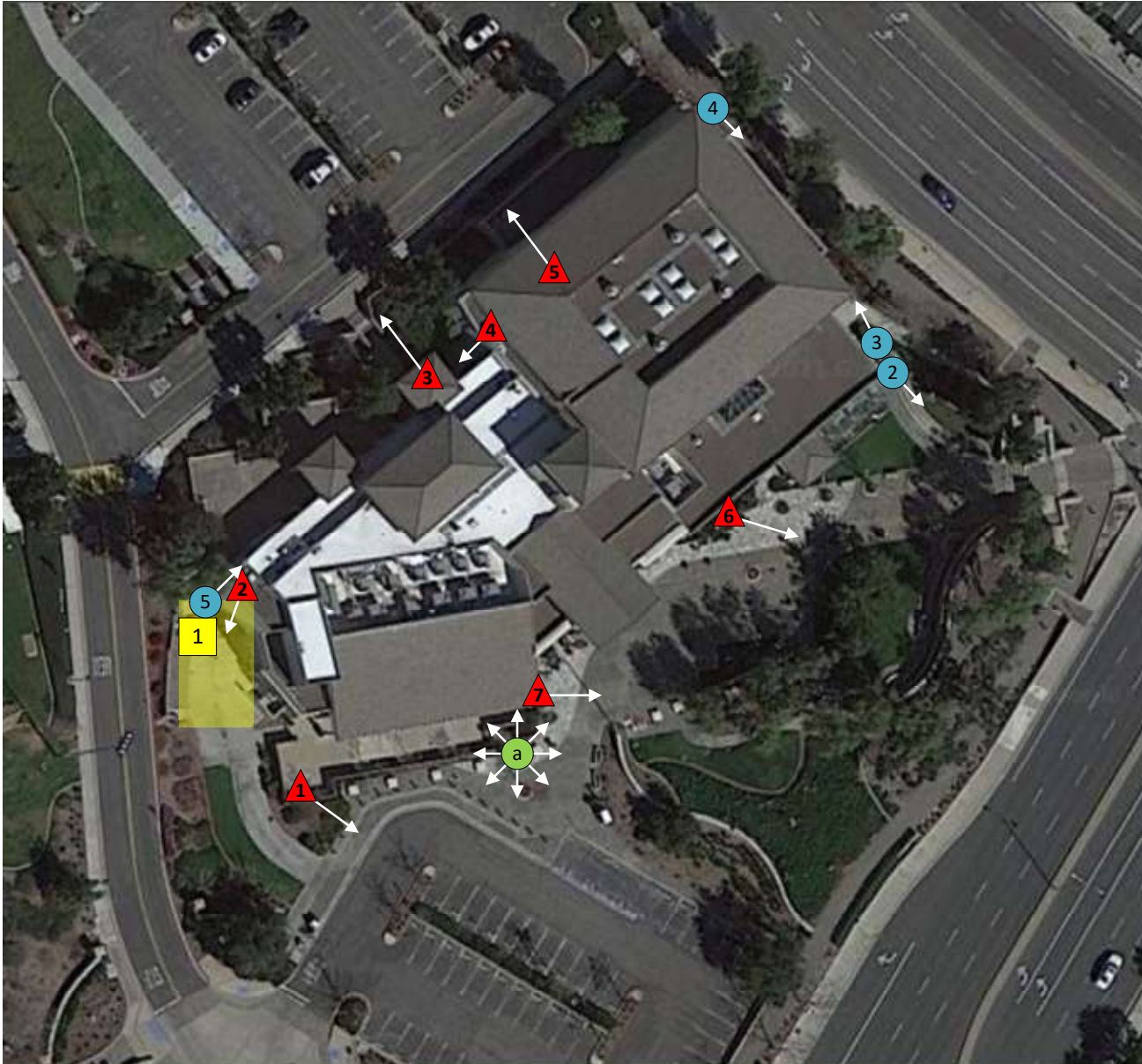
2 Camera

3 Camera



ZONE 5

Community Center Building (Exterior)



Attachment: Attachment 1 - Security Plan (2937 : Security Cameras)

PDV Side of Gym Installation 2

4 Camera



Side Back Entrance/Trash Enclosure Installation

1 Lighting 5 Camera

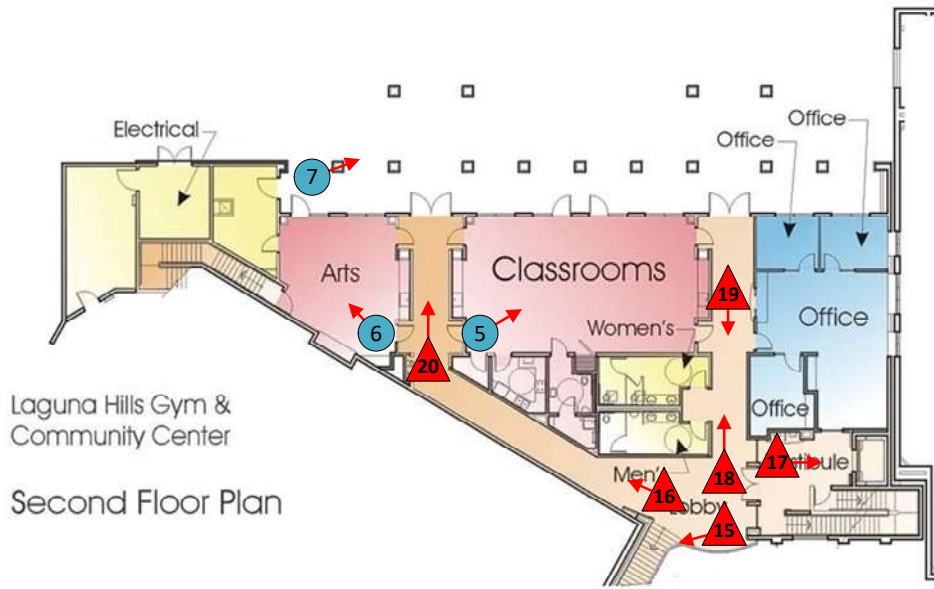


Existing Cameras Upgrade

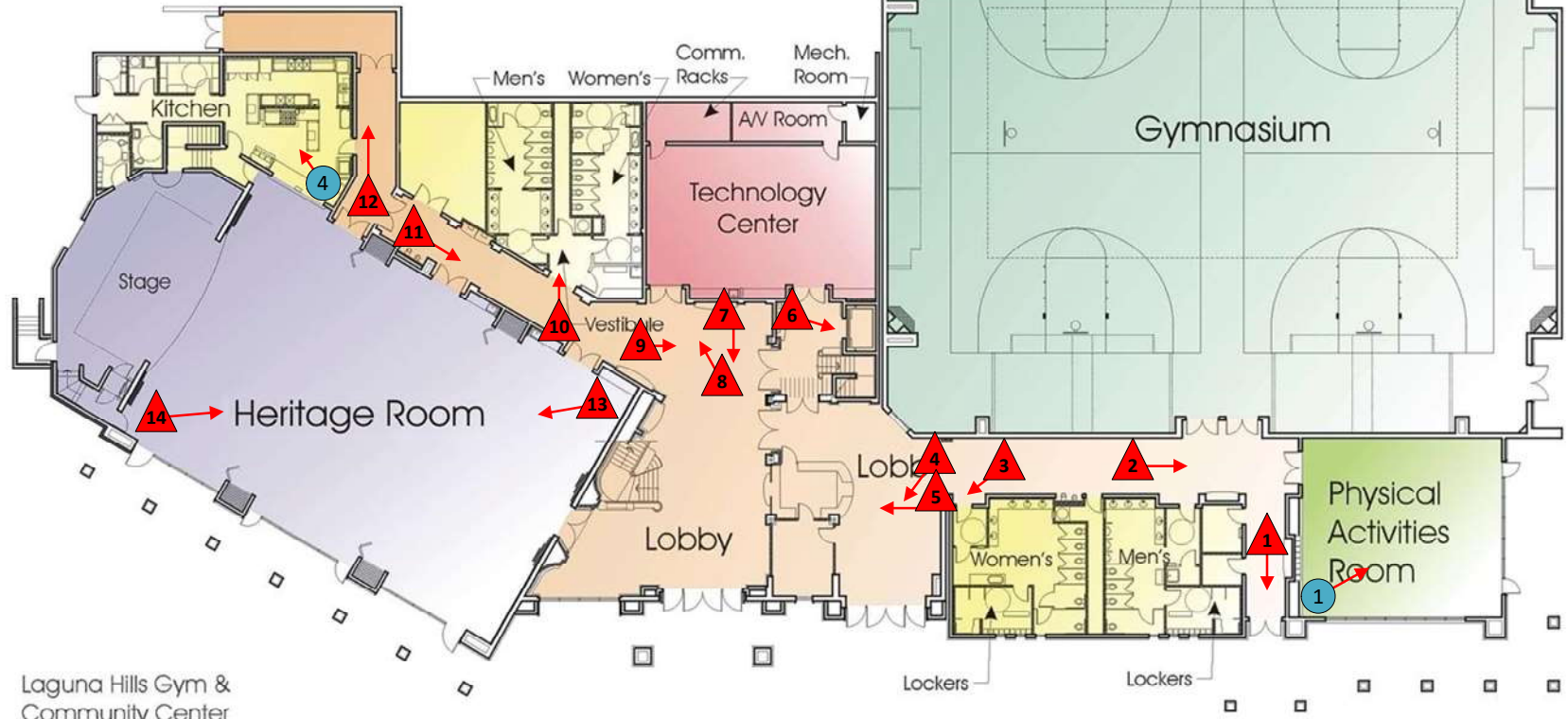
The existing camera 1 will be replaced and upgraded with a Pan/Tilt/Zoom camera.

Existing cameras 2 through 7 will be upgraded to HD cameras.

ZONE 6
Community Center Building (Interior)



Laguna Hills Gym & Community Center
Second Floor Plan

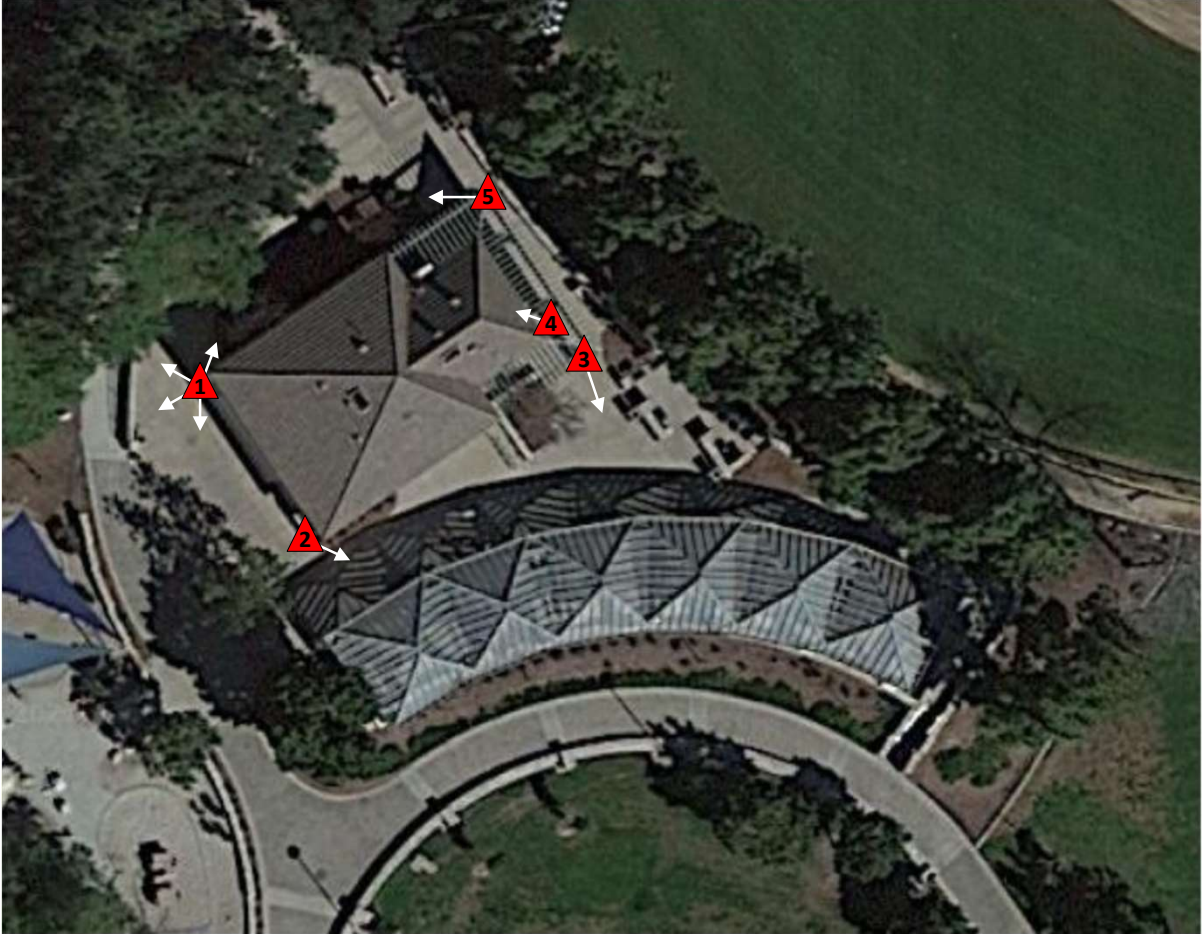


Laguna Hills Gym & Community Center
First Floor Plan

Attachment: Attachment 1 - Security Plan (2937 : Security Cameras)

PICNIC SHELTER CAMERAS

(Existing HD Cameras)



Camera #1 is a 360° Camera.

SECURITY PLAN EQUIPMENT (Proposed Cameras and Security Lighting)



360° Camera (AXIS P3727-PLE)

The proposed camera with 360° coverage is a multidirectional camera with flexible positioning of four camera heads. Each head can be controlled individually to capture scenes in four directions in wide-angle or zoomed-in views.



Single View Camera

(ENS HNC3V241R-IR-ZS-S2 4)

Single view camera will be installed in interior & exterior locations of Community Center Building.



Pan/Tilt/Zoom Camera

(AXIS Q6135-LE PTZ)

One p/t/z camera will be installed at skatepark. Another p/t/z camera will be installed on exterior of Community Center building for parking lot and entrance coverage.



Security Flood Lighting

(STONCO 55MR25)

Installed on field light poles and hockey rink light poles in Zones 1, 2, & 4.



Security Flood Lighting

(Lithonia Lighting 483P90)

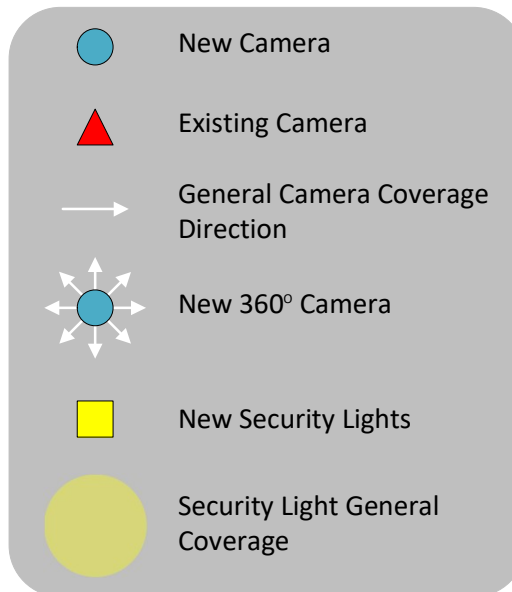
Installed on exterior of Community Center Building for security lighting in trash enclosure area (Zone 5).

Attachment 2

Community Center and Sports Complex Security Cameras and Lighting Plan

(Presented to City Council on
February 22, 2022)

Legend



Community Center and Sports Complex Security Zones Overlay



Community Center and Sports Complex camera and lighting security zones. Zone 6 includes all interior Community Center building cameras and is not noted on the above diagram.

Attachment: Attachment 2 - Plan presented to Council on Feb. 22, 2022 (2937 : Security Cameras)

ZONE 1 (Revisions to Original Plan)
Soccer Fields 1 & 2 and walkway in-between Softball
Field and Soccer Fields



Light Pole Installation

1 Lighting **1** Camera



Light Pole Installation

2 Camera



Attachment: Attachment 2 - Plan presented to Council on Feb. 22, 2022 (2937 : Security Cameras)

ZONE 2 (Revisions to Original Plan)
Softball Field, Playground, and Picnic Shelter



Light Pole Installation

1 Lighting **1** Camera



Gazebo Installation

2 Lighting **2** Camera



Attachment: Attachment 2 - Plan presented to Council on Feb. 22, 2022 (2937 : Security Cameras)

ZONE 3 (No Revision from Original Plan)
Little League Field and Town Green



Scoreboard Installation

- ① Camera



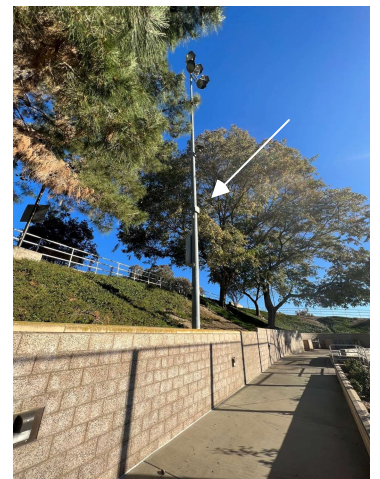
Light Pole Installation

- ① Lighting



Light Pole Installation

- ② Lighting



Attachment: Attachment 2 - Plan presented to Council on Feb. 22, 2022 (2937 : Security Cameras)

ZONE 4 (No Revisions from Original Plan)
Hockey Rink and Skate park



Light Pole Installation

1 Lighting **1** Camera



Light Pole Installation

2 Lighting



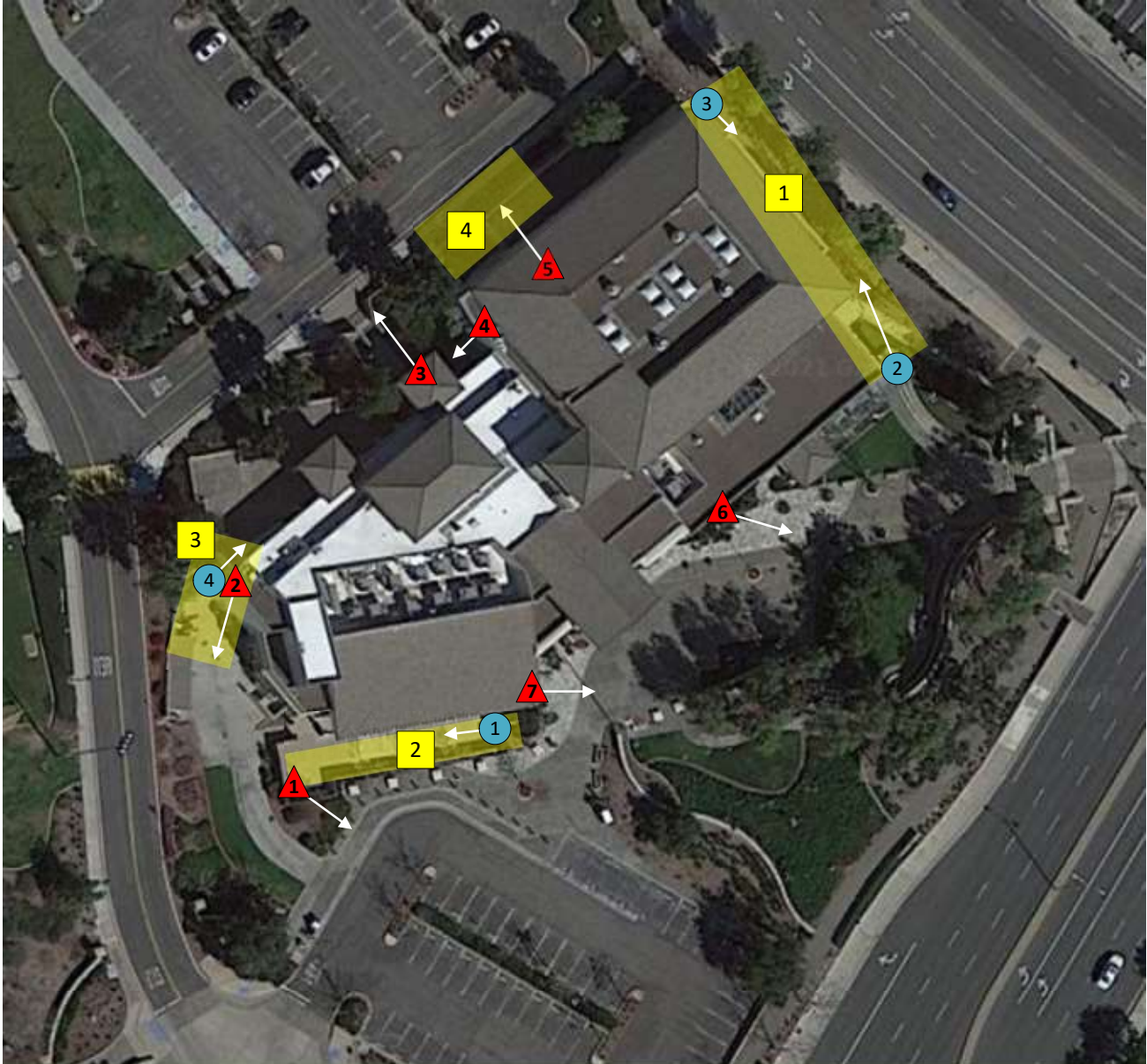
Skate Park Light Pole Installation

2 Camera **1** **2** **3** Existing Cameras



Attachment: Attachment 2 - Plan presented to Council on Feb. 22, 2022 (2937 : Security Cameras)

ZONE 5 (Revisions to Original Plan) Community Center Building (Exterior)



PDV Side of Gym Installation

1 Lighting **2** Camera



PDV Side of Gym Installation

1 Lighting **3** Camera

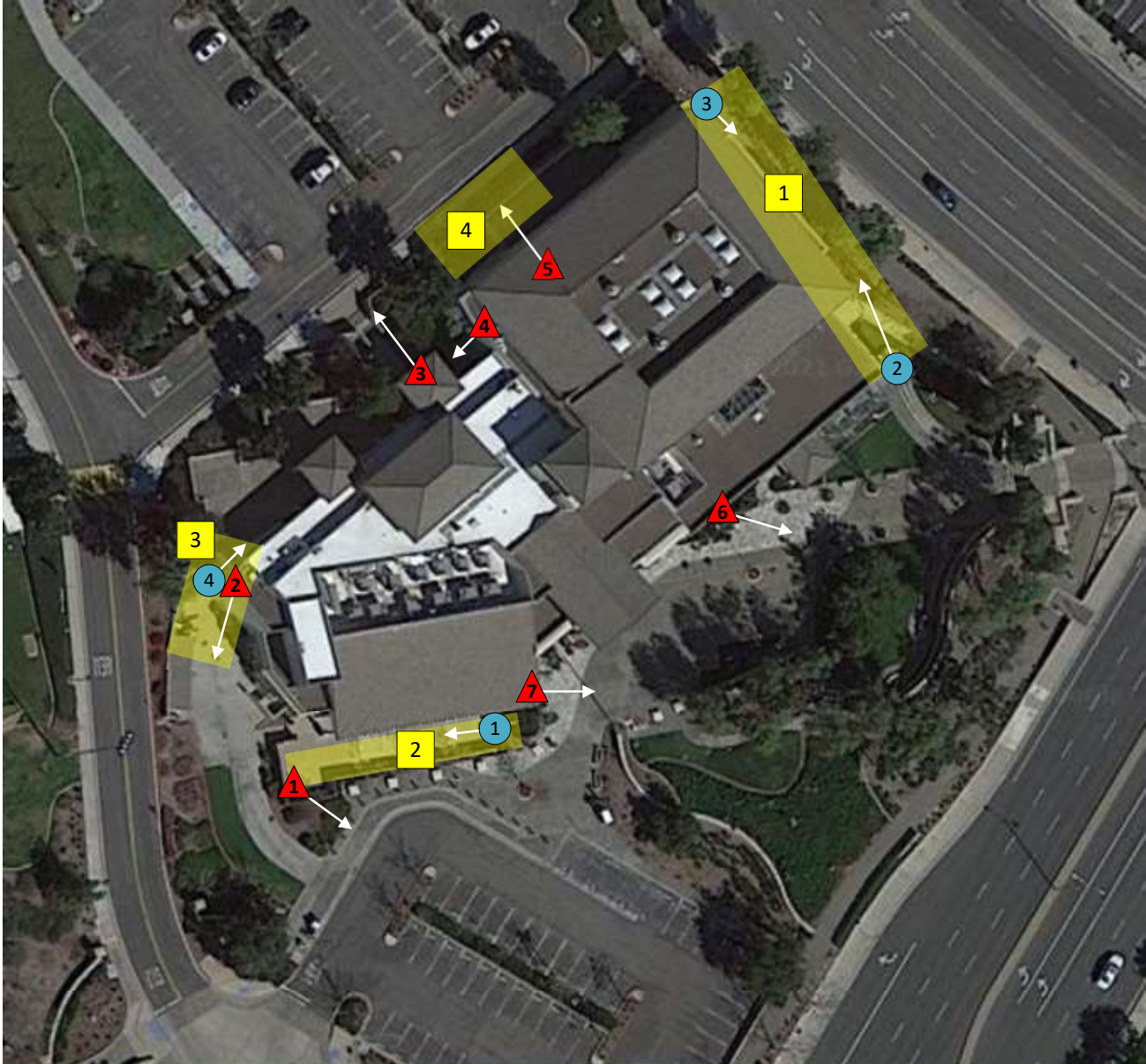


Gym Back Exit Installation

4 Lighting



ZONE 5 *cont.* (Revisions to Original Plan)
Community Center Building (Exterior)



Community Center Side-back Entrance Installation

3 Lighting **4** Camera



Heritage Room Patio Installation

2 Lighting **1** Camera



Attachment: Attachment 2 - Plan presented to Council on Feb. 22, 2022 (2937 : Security Cameras)



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022

TO: Mayor and Council Members

FROM: Larry Longenecker
Community Development Director

ISSUE: Temporary Outdoor Dining Permit Program

RECOMMENDATION: That the City Council direct staff to continue to monitor the City's Temporary Outdoor Dining Permit Program and report back to City Council as warranted, including recommendations to consider establishment of permanent outdoor dining facilities.

SUMMARY:

Under authority of the City's Local Emergency Proclamation associated with the COVID-19 pandemic, the City of Laguna Hills issued Executive Order 23, on June 3, 2020, to allow temporary outdoor commercial business operations. On June 15, 2021, the State of California terminated most of its restrictions on indoor commercial activity associated with COVID-19, allowing a return to normal business operations. However, many restaurants in the City continued to utilize temporary outdoor dining facilities. In response, the City Council adopted Resolution No. 2021-07-13-2 (Attachment 1) on July 13, 2021, extending the City's Temporary Outdoor Dining Permit Program until such time as the resolution is rescinded by the City Council. On December 14, 2021, the City Council terminated the local emergency declared in response to the COVID-19 pandemic. Since that time, several restaurant outdoor dining facilities have been removed, with eight temporary parking lot dining facilities remaining.

A majority of Laguna Hill's neighboring cities continue to allow temporary outdoor dining, with only San Juan Capistrano officially terminating their temporary outdoor dining program in May 2022, claiming that few restaurants utilized temporary outdoor

Temporary Outdoor Dining Permit Program

August 23, 2022

Page 2

dining at the time. Two cities, Irvine and Laguna Niguel, have adopted code amendments to facilitate establishment of permanent outdoor dining, including streamlined review processes and/or reduced shopping center parking standards.

For an existing Laguna Hills restaurant to establish permanent outdoor dining facilities, where Development Code parking requirements are met, an administrative Change Plan application may be considered. In cases where the minimum Municipal Code parking standards are not met, a proposed joint use of parking facilities can be considered by the City's Planning Agency, with a parking study to demonstrate adequate parking provided for the mix of tenants. It's worth noting that the Laguna Hill's Development Code currently allows 16 outdoor seats for restaurants, without requiring additional parking.

Staff proposes continuation of the City's Temporary Outdoor Dining Permit Program established during the pandemic. No complaints have been received regarding the existing facilities, which continue to be utilized by patrons. Staff will monitor the existing outdoor dining facilities, and further consider potential Development Code amendments to accommodate conversion of temporary facilities into permanent facilities.

BACKGROUND:

On June 3, 2020, under the authority of the City's Local Emergency Proclamation associated with the COVID-19 pandemic, the City issued Executive Order 23 to assist the local business community by allowing outdoor commercial business operations, upon issuance of an Emergency Temporary Use Permit (ETUP). Permitting outdoor operation of certain business activities, with an ETUP, was intended to reduce adverse fiscal impacts on local businesses, and provide the public a means to enjoy commercial services and restaurants during the COVID-19 pandemic. The interim procedures authorized the Community Development Director to issue ETUPs for temporary outdoor business activities and waived all associated application fees. Additionally, the interim procedures suspended certain Municipal Code provisions and discretionary permit requirements, and allowed for the use of parking lots, sidewalks, and public and private property for outdoor business activities. A total of 15 ETUPs were issued under Executive Order 23, including 11 restaurants, 2 fitness facilities; and 2 personal service facilities.

On June 15, 2021, the State of California terminated most of its restrictions on commercial activity associated with limiting the spread of COVID-19 (e.g., limitations on capacity and physical distancing requirements) allowing a return to normal business

Temporary Outdoor Dining Permit Program

August 23, 2022

Page 3

operations. Accordingly, the fitness and personal service facilities that were issued ETUPs ceased their outdoor operations. However, many of the restaurants with ETUPs continued to utilize their temporary outdoor dining facilities.

To accommodate the continued use of temporary outdoor dining, the City Council adopted Resolution No. 2021-07-13-2 (Attachment 1) on July 13, 2021, extending the City's Temporary Outdoor Dining Permit Program until such time as the resolution is rescinded by the City Council. The resolution included a provision for the Community Development Director to report back to the City Council with recommendations concerning the permanent establishment of outdoor dining facilities and related amendments, if any, to the Laguna Hills Municipal Code.

DISCUSSION:

On December 14, 2021, the City Council adopted Resolution No. 2021-12-14-8 proclaiming the termination of the Local Emergency declared in response to the COVID pandemic. Since that time, temporary outdoor dining facilities at several restaurants have been removed. Currently, eight temporary parking lot dining facilities remain, including (see photos in Attachment 2):

1. Gamecraft Brewing Company, 23301 Avenida De La Carlota
2. Chaupain Bakery, 24401 Ridge Route
3. Ironwood, 25250 La Paz Road, Ste. 100
4. King's Fish House, 24001 Avenida De La Carlota
5. La Rana, 27001 Moulton Parkway, Ste. 104
6. Yogurtland, 25381 Alicia Parkway, Ste. A
7. Baja Fish Tacos, 23020 Lake Forest Drive, Ste. 130
8. Pizza 900, 23020 Lake Forest Drive, Ste. 170

City Comparison

During the pandemic, virtually all cities in the region and beyond allowed temporary outdoor dining facilities, often located in parking lots, similar to those established in Laguna Hills. Outdoor dining accommodated social and physical distancing, and provided restaurants an opportunity to improve their economic recovery. Since all indoor dining restrictions were lifted, cities have taken different approaches to address temporary outdoor dining facilities, which continue to provide physical distancing still

Temporary Outdoor Dining Permit Program

August 23, 2022

Page 4

desired by some customers, and create an attractive amenity and business opportunity for restaurant owners.

Staff conducted a survey of cities neighboring Laguna Hills and learned that a majority of those cities currently allow temporary outdoor dining to continue, including Aliso Viejo, Mission Viejo, Lake Forest, Dana Point, Rancho Santa Margarita, and Laguna Niguel. None of these cities have amended their respective development codes to specifically facilitate conversion of temporary outdoor dining into more permanent facilities. Most of these cities indicate that as indoor dining restrictions have lifted, and business operations return to normal, many of their temporary outdoor dining facilities have been removed voluntarily by the restaurant owners.

The city of Dana Point is taking no action until January 1, 2024, citing state law, including SB 314 that allows continued alcoholic beverage service at temporary outdoor dining facilities, and AB 61 that provides relief from local jurisdiction parking restrictions, with this provision automatically set to be repealed on January 1, 2024.

Only the city of San Juan Capistrano has terminated its temporary outdoor dining program, in May 2022, claiming that only a few restaurants still utilized temporary outdoor dining at the time. The city of Irvine is in the process of requiring temporary outdoor dining facilities be removed or made permanent, by January 1, 2023. Irvine adopted a code amendment to streamline project approval, allowing permanent outdoor dining through an administrative building permit process, provided all development standards are met.

The City of Laguna Niguel amended their municipal code, allowing permanent outdoor dining facilities, and development code parking deviations, to be considered administratively, provided parking availability is demonstrated through a parking study. Laguna Niguel also revised their parking standards for large shopping centers, which indirectly accommodates provision of outdoor dining at those centers. In Laguna Niguel, total shopping center parking is reduced by 25% for shopping centers with over 400 parking spaces and with a minimum three different land uses, suggesting shared-parking benefits.

Laguna Hills Development Code

Laguna Hill's Development Code Table 9-44.A, Number of Parking Stalls Required, allows 16 outdoor seats for each restaurant, without requiring additional parking for the business. Outdoor dining areas with more than 16 outdoor seats must be parked at a

Temporary Outdoor Dining Permit Program

August 23, 2022

Page 5

ratio of one parking stall for every 150 square feet of outdoor dining area. To further encourage outdoor dining, the City could consider a code amendment to allow additional outdoor seating, beyond 16 seats, without triggering the need for additional parking.

Some shopping centers in Laguna Hills have a deficiency of Municipal Code required parking, but can demonstrate adequate joint use of parking through a parking study. In these cases, in accordance with Development Code Section 9-44.070, the City's Planning Agency may consider joint use of parking facilities through a Parking Use Permit (PUP), providing relief from the City's Development Code parking standards based on a demonstrated surplus of parking with the existing mix of tenants at the center. Similar to Laguna Niguel, the City could consider reductions in shopping center parking requirements, and/or allow administrative consideration of PUPs. This streamlined approval process saves time and costs for businesses, while ensuring adequate parking is provided for the mix of uses at a shopping center.

Currently in Laguna Hills, an administrative Changed Plan application is required to establish a permanent outdoor dining facility, where all development standards are met, including parking. Staff's position is that the administrative SDP process is not overly burdensome and allows staff to ensure adequate design standards are met, including location, flatwork, barriers, furniture, landscape, accessibility, and other details related to permanent outdoor dining facilities.

Staff recently approved Francos Famous, a Mexican restaurant located within the Village at Nellie Gail Ranch shopping center on Moulton Parkway, to convert a temporary outdoor dining area into a permanent facility. However, in this case a PUP (as discussed above) was approved by the City Council in 2019 to establish joint use parking at the Village at Nellie Gail Ranch shopping center, which demonstrated adequate parking available to accommodate the permanent outdoor seating area.

Conclusion

Staff proposes continuation of the City's Temporary Outdoor Dining Permit Program established during the pandemic. Staff have received no complaints related to the eight restaurants that currently have temporary outdoor dining located in parking lots, and based on staff observations, those outdoor facilities are regularly used by patrons.

The City's Development Code provides a path to request temporary outdoor dining be made permanent, through an administrative Change Plan process for design and

Temporary Outdoor Dining Permit Program

August 23, 2022

Page 6

location considerations, with Planning Agency consideration of a Parking Use Permit, where necessary, to demonstrate adequate parking through a joint use parking program.

Staff will monitor the existing outdoor dining facilities, and further consider potential Development Code amendments to accommodate conversion of temporary facilities into permanent facilities. These potentially include consideration of streamlined processes and reduced parking requirements, as discussed in this report.

ATTACHMENTS:

- Attachment 1, Resolution 2021-07-13-2, Extending Temporary Outdoor Dining Permit Program
- Attachment 2, Photos, Existing Temporary Outdoor Dining Facilities

RESOLUTION NO. 2021-07-13-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAGUNA HILLS, CALIFORNIA, EXTENDING THE
TEMPORARY OUTDOOR DINING PERMIT PROGRAM
AND WAIVER OF APPLICATION AND APPEAL FEES IN
ORDER TO FURTHER ASSIST LOCAL RESTAURANTS IN
RECOVERING FROM THE COVID-19 PANDEMIC

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

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

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

WHEREAS, in declaring a State of Emergency, Governor Newsom indicated that, as of March 4, 2020, there were 129 confirmed cases of COVID-19 in the United States, including 53 in California, and more than 9,400 Californians across 49 counties in home monitoring based on possible travel-based exposure to the virus, with officials expecting the number of cases in California, the United States, and worldwide to increase; and

WHEREAS, on March 18, 2020, the City Manager, acting as the Director of Emergency Services, proclaimed the existence of a local emergency within the City by enacting Proclamation 20-03-18-01, entitled "A Proclamation of the Director of Emergency Services of the City of Laguna Hills, California, Declaring the Existence of a Local Emergency" in response to severe public health concerns and economic impacts relating to the COVID-19 Pandemic; and

WHEREAS, on March 24, 2020, the City Council adopted Resolution No. 20-03-24-01 entitled, "A Resolution of the City Council of the City of Laguna Hills, California, Ratifying the Existence of a Local Emergency Related to the Anticipated Spread of the Novel COVID-19 Virus" ratifying and confirming the Director of Emergency Services' Proclamation Declaring the Existence of a Local Emergency;

since that time, the City Council has periodically reviewed and confirmed the necessity for continuing the local emergency declared in response to the novel COVID-19 pandemic ("Local Emergency"), as required by local law; and

WHEREAS, the declared Local Emergency remains in effect at this time and shall continue to exist until terminated by the City Council; and

WHEREAS, to assist local businesses with compliance with State and County public health orders designed to slow the spread of COVID-19, the City Manager, acting as the Director of Emergency Services, issued Executive Order 23 on June 3, 2020, and Executive Order 32 on October 23, 2020, authorizing the use of Emergency Temporary Use Permits (ETUPs) to allow certain outdoor commercial activity, including the utilization by restaurants of private property, parking lots, sidewalks, and public property and right-of-way for outdoor dining areas ("Temporary Outdoor Dining Permit Program"); and

WHEREAS, pursuant to Executive Order 32, any ETUP will expire fourteen (14) days after termination of the Local Emergency; and

WHEREAS, the adverse fiscal impacts of COVID-19 and the State and County public health orders on local restaurants were significant, and the rate of economic recovery can be enhanced by extending the duration of the Temporary Outdoor Dining Permit Program; and

WHEREAS, the City Council wishes to facilitate continued and new use of private property, parking lots, sidewalks, and public property and right-of-way for outdoor dining areas for adjacent or nearby restaurants subject to reasonable terms and conditions established to ensure the public health and safety; and

WHEREAS, restaurants located in Laguna Hills that may already be struggling due to the fiscal impacts of COVID-19 should not be further burdened with application and appeal fees required for the establishment of outdoor dining areas.

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

SECTION 1. The Community Development Director is hereby authorized to grant administrative Temporary Outdoor Dining Permits to restaurants for the temporary use of adjacent or nearby private property, parking lots, sidewalks, and public property and right-of-way for outdoor dining areas in accordance with the following Interim Procedures:

Temporary Outdoor Dining Permit Program Interim Procedures

A. **Application.** An application for a Temporary Outdoor Dining Permit shall be filed with the Community Development Department on forms approved by the Community Development Director and shall include all information and materials specified by the Community Development Director. After consulting with City departments, as applicable,

the Community Development Director may approve or conditionally approve a Temporary Outdoor Dining Permit if the Community Development Director finds that the temporary outdoor dining space would not create a hazard to the health, safety or welfare of the public. The Community Development Director may impose any reasonable conditions deemed necessary to ensure that the temporary outdoor dining space does not create a hazard to the public health, safety or welfare of the public.

B. Revocation. The Community Development Director shall have the authority to immediately revoke any Temporary Outdoor Dining Permit for a temporary outdoor dining space if the Community Development Director determines that there has been a violation of any condition of approval or if the temporary outdoor dining space creates a hazard to the public health, safety or welfare of the public. Any revocation of a Temporary Outdoor Dining Permit shall be deemed effective upon the issuance of written notice and the posting of a notice of revocation at the site of the restaurant granted the permit.

C. Appeal. Any decision made by the Community Development Director, pursuant to the authority granted the Community Development Director under this Resolution, may be appealed by the applicant/ permittee to the City Council by notifying the City Clerk of the appeal within three (3) calendar days of the decision. The City Council shall have authority to sustain, reverse, or modify the decision of the Community Development Director. The City Council's decision shall be final.

D. Fee Waiver. All application fees and appeal fees directly related to applications for temporary outdoor dining areas as described in this Resolution are hereby waived.

E. Temporary Suspension of Code and Discretionary Permit Requirements. During the effective period of the Temporary Outdoor Dining Permit, all provisions of the Laguna Hills Municipal Code and any restrictions set forth in a discretionary permit regulating uses, nonconforming uses, development standards, parking, signage, permit procedures, or other regulations specifically addressed in the Temporary Outdoor Dining Permit that would otherwise regulate the use and development of private or public property, are hereby temporarily suspended for sites subject to a Temporary Outdoor Dining Permit, to the extent that the Laguna Hills Municipal Code provisions or restrictions set forth in a discretionary permit conflict with the terms of a Temporary Outdoor Dining Permit.

F. Indemnification. As a condition of receiving a Temporary Outdoor Dining Permit, the permittees shall agree to defend, indemnify, and hold harmless the City and its employees from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the issuance of the Temporary Outdoor Dining Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding.

G. Encroachment Permit. Permittees that utilize public property, including any City-owned property and/or the public right-of-way, shall obtain an Encroachment Permit from the Public Services Department/City Engineer in conjunction with any Temporary Outdoor Dining Permit issued pursuant to this Resolution.

H. Accessibility for Disabled. Areas used for temporary outdoor dining areas pursuant to a Temporary Outdoor Dining Permit shall be accessible to the disabled.

I. Parking Allocations. The Community Development Director is hereby authorized to approve the temporary reallocation of any Code-required parking areas to accommodate temporary outdoor dining area uses.

J. Expiration of Permit. Any Temporary Outdoor Dining Permit issued pursuant to these Interim Procedures shall remain valid until such time as this Resolution is rescinded by the City Council, unless such Temporary Outdoor Dining Permit is revoked earlier by order of the Community Development Director, as authorized herein.

SECTION 2. Any Emergency Temporary Use Permit for outdoor dining issued pursuant to Executive Orders 23 and 32 shall survive termination of Local Emergency Proclamation No. 20-03-18-01 and remain in full force and effect, subject to the Temporary Outdoor Dining Permit Program Interim Procedures established herein, until such time as this Resolution is rescinded by the City Council, unless such Emergency Temporary Use Permit is revoked earlier by order of the Community Development Director.

SECTION 3. By No later than eleven (11) months following adoption of this Resolution, the Community Development Director shall report back to the City Council with recommendations concerning the permanent establishment of the outdoor dining permit program and related amendments to the Laguna Hills Municipal Code.

SECTION 4. The City Council finds that the adoption of this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 5. This Resolution shall take effect immediately upon its adoption and shall continue in full force and effect until rescinded by the City Council.

PASSED, APPROVED AND ADOPTED this 13th day of July 2021.


ERICA PEZOLD, MAYOR

ATTEST:


MELISSA AU-YEUNG, CITY CLERK

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

I, Melissa Au-Yeung, City Clerk of the City of Laguna Hills, California, DO
HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution
No. 2021-07-13-2 adopted by the City Council of the City of Laguna Hills, California, at a
Regular Meeting thereof held on the 13th day of July 2021, by the following vote:

AYES: Council Members Heft, Hunt, Wheeler, Mayor Pro Tempore
Sedgwick, and Mayor Pezold

NOES: None

ABSENT: None

ABSTAIN: None

(SEAL)


MELISSA AU-YEUNG, CITY CLERK

TEMPORARY OUTDOOR DINING – AUGUST 2022



1. Gamecraft Brewing Company, 23301 Avenida De La Carlota



2. Chaupain Bakery, 24401 Ridge Route

TEMPORARY OUTDOOR DINING – AUGUST 2022



3. Ironwood, 25250 La Paz Road, Ste. 100



4. King's Fish House, 24001 Avenida De La Carlota

TEMPORARY OUTDOOR DINING – AUGUST 2022



5. La Rana, 27001 Moulton Parkway, Ste. 104



6. Yogurtland, 25381 Alicia Parkway, Ste. A

TEMPORARY OUTDOOR DINING – AUGUST 2022



7. Baja Fish Tacos, 23020 Lake Forest Drive, Ste. 130



8. Pizza 900, 23020 Lake Forest Drive, Ste. 170



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: August 23, 2022
TO: Mayor and Council Members
FROM: Larry Longenecker
Community Development Director
ISSUE: Short-Term Rentals

RECOMMENDATION: That the City Council receive the staff report and direct staff to continue researching Short-Term Rentals, returning to the City Council for discussion at a later date.

SUMMARY:

Short Term Rentals (STRs) were discussed by the City Council at its June 28, 2022, meeting, with ten residents complaining about a house party causing a nuisance on June 18, 2022, at 25166 Rockridge Road. The City Council directed staff to research the issue and explore options to regulate STRs. This report provides a brief update summarizing Staff's ongoing effort. Staff will return to the Council at a later date for a full discussion regarding STRs.

BACKGROUND:

At the regular City Council meeting on June 28, 2022, Mayor Wheeler introduced Agenda Item 8.1.1, Short-Term Rentals, and invited the public to address the City Council on the item. Ten members of the public spoke in opposition to short term rentals (STRs), primarily homeowners within the Nellie Gail Ranch estate residential community living in proximity to 25166 Rockridge Road, where an STR was used as a party house on June 18, 2022.

Following public testimony and City Council discussion, the Council moved "A motion to direct staff to research and explore options to regulate short term rentals and

implementation of a business license program within the City.” This report is an update on the progress made to date with regard to STRs.

DISCUSSION:

Issues related to STRs have been discussed from time to time by the City Council. A confidential City Attorney memo was provided to the City Council detailing past issues and concerns related to STRs. In summary, the memo discusses issues related to whether the City can: 1) Permit STRs; 2) Ban/prohibit STRs; 3) Regulate STRs through a permit process; and 4) Regulate and tax STRs. The issues discussed in the City Attorney memo are being researched by staff and will be brought back to Council for discussion at a later date.

Staff’s initial research includes discussions with neighboring cities, researching related state law, and better understanding STRs in Laguna Hills, including the number and type of STRs, how often they are utilized, and at what rates. For assistance in this regard, staff has engaged a third-party vendor that works with cities to identify, track, measure, and manage STRs, including site and property owner information, booking history and availability, and revenue generated by the STRs. Staff will report back to the Council with these metrics when available.

With regard to the specific Nellie Gail STR discussed at the June 28, 2022, City Council meeting, located at 25166 Rockridge Road, City staff has discussed with the property owner the multiple nuisance complaints received from the residents regarding the June 18, 2022, house party, and the City’s expectations that similar violations will not occur at the property in the future. The property owner has indicated that these types of events will be prohibited. The property owner also indicated that they met with the Nellie Gail Ranch Owners Association (NGROA) and explained the same.

Coincidentally, on June 28, 2022, STR site Airbnb officially codified a permanent ban on party houses, with consequences for violators including suspension to full removal from the platform. VRBO has a similar policy in place to prohibit properties from advertising when house parties have been allowed to become a nuisance.

ATTACHMENTS:

- Attachment 1, June 28, 2022, City Council Meeting Minutes

Mayor Pro Tempore Heft removed Item No. 4.9 to request additional information.

Acting Public Services Director Shah responded to Council Member requests for additional information.

Recommendation: That the City Council: 1) Find and determine it is appropriate to waive formal bidding requirements of the Laguna Hills Municipal Code (LHMC) for the award of the Trash and Debris Capture Devices Maintenance Services Agreement to G2 Construction, Inc., because: a) The goods and supplies, equipment, materials, and contract services to be provided by G2 Construction, Inc., are of a unique, sole source nature because of their quality, durability, availability, or fitness for a particular use and are available only from one source (LHMC Section 3-08.110(A)); b) The goods and supplies, equipment, materials, or non-professional services are proprietary (LHMC Section 3-08.110(B)); c) A specific make, model, or brand is necessary to match existing City equipment or to facilitate the continuity of effective maintenance and support (LHMC Section 3-08.110(F)); and d) Compliance with procurement policies, procedures, and/or requirements is not in the best interest of the City (LHMC Section 3-08.110(J)); 2) Award the Trash and Debris Capture Devices Maintenance Services Agreement to G2 Construction, Inc.; and 3) Authorize the Mayor or Mayor Pro Tempore to sign the Agreement.

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

Mayor Wheeler took Item No. 8.1.1 out of order on the Agenda.

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS

8.1. Mayor Wheeler



8.1.1 Short-Term Rentals

Mayor Wheeler provided introductory comments and invited the public to address the City Council on the item.

The following individuals addresses the City Council in opposition to short-term rental properties in residential neighborhoods:

Bruce Freeman, DeeAnn Sigaty, Justin Cypress, Sheyda Akharan, Mark Fisk, President, NGROA, Semira Bayat, and Christopher Criblez, Brian Mitchell, General Manager, NGROA, George Lostracco, Mo Maghazeh, and Peter DeCarlo.

George Lostracco a resident of Laguna Hills, addressed the City Council on a non-agendized item regarding an increase of no-see-ums in his area.

Sergeant Carlos Sanchez responded to Council Member requests for additional information.

City Attorney Simonian responded to Council Member requests for additional information.

Recommendation: Mayor Wheeler recommends that the City Council discuss short-term rentals and provide input to Staff.

A motion to direct Staff to research and explore options to regulate short-term rentals and implementation of a business license program within the City was made by Council Member Sedgwick, seconded by Mayor Pro Tempore Heft.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Don Sedgwick, Council Member
SECONDER:	Janine Heft, Mayor Pro Tempore
AYES:	Dave Wheeler, Mayor; Janine Heft, Mayor Pro Tempore; Erica Pezold, Council Member; Don Sedgwick, Council Member
ABSENT:	Don Caskey, Council Member

Mayor Wheeler recessed the meeting at 9:19 p.m.

Mayor Wheeler reconvened the meeting at 9:31 p.m.

5. PLANNING AGENCY

Mayor Wheeler recessed the City Council Meeting, and acting in capacity as Chair, called the Regular Meeting of the Planning Agency of the City of Laguna Hills, California, to order at 9:31 p.m.