

CITY of LAGUNA WOODS CITY COUNCIL AGENDA

Adjourned Regular Meeting
Thursday, September 25, 2025
3:00 p.m.

Laguna Woods City Hall
24264 El Toro Road
Laguna Woods, California 92637

Shari L. Horne
Mayor

Annie McCary
Mayor Pro Tem

Cynthia Conners
Councilmember



Pearl Lee
Councilmember

Carol Moore
Councilmember

Welcome to a meeting of the Laguna Woods City Council!

This meeting may be recorded, televised, and made publicly available.

Public Comments/Testimony: The City accepts public comments/testimony in-person and in writing. For more information, please refer to page three of this agenda.

Americans with Disabilities Act (ADA): It is the intention of the City to comply with the ADA. If you need assistance to participate in this meeting, please contact either the City Clerk's Office at (949) 639-0500/TTY (949) 639-0535 or the California Relay Service at (800) 735-2929/TTY (800) 735-2922. The City requests at least two business days' notice in order to effectively facilitate the provision of reasonable accommodations.

REGULAR MEETING SCHEDULE

The Laguna Woods City Council meets regularly on the third Wednesday of each month at 2 p.m.

AGENDA POSTING AND AVAILABILITY

Regular and Adjourned Regular Meetings: Pursuant to California Government Code Section 54954.2 of the Ralph M. Brown Act, the City of Laguna Woods posts agendas at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, California 92637; on the City’s website (www.cityoflagunawoods.org); and, at other locations designated by Resolution No. 24-08, at least 72 hours in advance of regular and adjourned regular meetings. Agendas and agenda materials are available at Laguna Woods City Hall during normal business hours and on the City’s website. Printed copies of agendas and agenda materials are provided at no charge in advance of meetings. After meetings have occurred, a per page fee is charged for printed copies.

Special and Emergency Meetings: Agenda posting and availability for special and emergency meetings is conducted pursuant to all applicable provisions of California Government Code (Ralph M. Brown Act).

AGENDA DISTRIBUTION LISTS

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FOR ADDITIONAL INFORMATION

For additional information, please contact the City Clerk’s Office at (949) 639-0500/TTY (949) 639-0535, cityhall@cityoflagunawoods.org, or 24264 El Toro Road, Laguna Woods, California 92637.

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, Yolie Trippy, City Clerk, City of Laguna Woods, hereby certify under penalty of perjury that this agenda was posted at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, California 92637; on the City’s website (www.cityoflagunawoods.org); and, at other locations designated by Resolution No. 24-08, pursuant to California Government Code Section 54954.2 of the Ralph M. Brown Act.

/s/ Yolie Trippy
YOLIE TRIPPY, CMC, City Clerk

9/19/25
Date

OPTIONS FOR PUBLIC COMMENTS/TESTIMONY

1. In Person

Members of the public wishing to address the City Council on items appearing on this agenda are advised to indicate their interest in doing so by submitting a speaker card to City staff or proceeding to the podium, one-by-one, at the time an item is considered.

Members of the public wishing to address the City Council on items *not* appearing on this agenda may do so during Item V.

Each speaker will have the opportunity to speak for up to three minutes once per agenda item, unless otherwise allowed by the City Council.

Speakers are requested, but not required, to identify themselves, either on speaker cards or in comments/testimony. Speakers are advised that their names and any information submitted on speaker cards or otherwise provided in writing to the City may be disclosed or become a matter of public record. No speaker should expect privacy of such information.

2. In Writing

Written public comments/testimony may be delivered to Laguna Woods City Hall (24264 El Toro Road, Laguna Woods, CA 92637) or sent via email (cityhall@cityoflagunawoods.org) provided that they are received by the City prior to 3:00 p.m. on the day of this meeting.

Written public comments/testimony will be provided to the City Council and included in the City Clerk's written record of this meeting.

Parties submitting written public comments/testimony are requested, but not required, to identify themselves. Parties are advised that their names, email addresses, and any information submitted in writing to the City may be disclosed or become a matter of public record. No party should expect privacy of such information.

REMOTE VIEWING AND/OR LISTENING OPPORTUNITIES

The City plans to offer the following remote viewing and/or listening opportunities as a courtesy for this meeting. These opportunities are not guaranteed to be operable, technically feasible, or uninterrupted. The instructions provided below are not guaranteed to be correct or all-inclusive as Zoom and YouTube may modify their interfaces and interfaces may differ by device or application. Members of the public who wish to ensure that they are able to view and/or listen to this meeting should attend in person.

1. Zoom (on a computer)

The City plans to live stream this meeting on Zoom (audio and/or video). ***Please note that public comments/testimony will not be accepted via Zoom.***

- Visit www.zoom.us

- Click on “Join” (if given an option select “by meeting ID”)
- Enter the following meeting ID: 828 1786 3816
- Open the Zoom application following the on-screen prompts
- Enter the following meeting password: 599614
- Enter a name and email address as required by Zoom

Parties are advised that information they provide to Zoom may be publicly visible and/or visible to the City and others. No party should expect privacy of such information.

2. Zoom (on a telephone)

The City plans to live stream this meeting on Zoom (audio and/or video). ***Please note that public comments/testimony will not be accepted via Zoom.***

- Call (669) 444-9171 or (253) 215-8782
- Follow the prompts and provide the information required by Zoom
- When prompted for a webinar ID enter: 828 1786 3816
- When prompted for a passcode enter: 599614

Parties are advised that their telephone number and information provided to Zoom may be publicly visible and/or visible to the City and others. No party should expect privacy of such information.

3. YouTube

The City plans to live stream this meeting on YouTube (audio and/or video). ***Please note that public comments/testimony will not be accepted via YouTube.***

- Visit www.youtube.com/@cityoflagunawoods
- Click on the “Live” button
- Click on the “Laguna Woods Channel 3” button

Parties are advised that information they provide to YouTube may be publicly visible and/or visible to the City and others. No party should expect privacy of such information.

4. Cable Television

The City plans to broadcast this meeting on cable television Channel 3 within Laguna Woods Village (audio and/or video). ***Please note that public comments/testimony will not be accepted via cable television Channel 3.***

I. CALL TO ORDER

Introductory Notes:

Members of the public wishing to address the City Council on items appearing on this agenda are advised to indicate their interest in doing so by submitting a speaker card

to City staff or proceeding to the podium, one-by-one, at the time an item is considered.

Members of the public wishing to address the City Council on items *not* appearing on this agenda may do so during Item V.

Each speaker will have the opportunity to speak for up to three minutes once per agenda item, unless otherwise allowed by the City Council.

Speakers are requested, but not required, to identify themselves, both on any applicable speaker cards and in comments/testimony. Speakers are advised that their names and any information submitted on speaker cards or otherwise provided in writing to the City may be disclosed or become a matter of public record. No speaker should expect privacy of such information.

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PRESENTATIONS AND CEREMONIAL MATTERS

4.1 Fire Prevention Week – October 5-11, 2025

Recommendation: Approve and present the proclamation.

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

About Public Comments on Non-Agenda Items: This is the time and place for members of the public to address the City Council on items *not* appearing on this agenda. Pursuant to state law, the City Council is unable to take action on such items, but may ask clarifying questions of the speaker, engage in brief discussion, refer items to City staff, and/or schedule items for consideration at future meetings.

VI. CITY TREASURER'S REPORT – None; the monthly City Treasurer's Report was provided at the regular meeting on September 17, 2025

VII. CONSENT CALENDAR – None

About the Consent Calendar: All items listed on the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the City Council or City staff requests that specific items be removed from the Consent Calendar for separate discussion and consideration of action. Members of the public may address the City Council on items appearing on

the Consent Calendar regardless of whether an item is removed for separate discussion and consideration of action.

VIII. PUBLIC HEARINGS – None

IX. CITY COUNCIL BUSINESS

9.1 Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9

Recommendation:

1. Approve a grant of easement (temporary construction easement) with Church, Lutheran of the Cross of Laguna Hills for certain real property located in the city of Laguna Woods, more particularly described as Assessor's Parcel Number (APN) 616-041-01, to enable the City to complete the Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9, and authorize the Mayor to execute the grant of easement and accept the grant of easement on behalf of the City, subject to approval of the grant of easement as to form by the City Attorney.

AND

2. Approve a grant of easement (temporary construction easement) with Vision Star II, LLC, a Delaware limited liability company; Laguna Woods Pavilion Center SPE, LLC, a Delaware limited liability company; Vision Star III, LLC, a Delaware limited liability company; Vision Star, LLC, a Delaware limited liability company, for certain real property located in the city of Laguna Woods, more particularly described as Assessor's Parcel Number (APN) 616-221-06, to enable the City to complete the Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9, and authorize the Mayor to execute the grant of easement and accept the grant of easement on behalf of the City, subject to approval of the grant of easement as to form by the City Attorney.

AND

3. Approve the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9” specifications as prepared by the project engineer.

AND

4. Approve a notice of exemption for the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9” finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) and authorize the City Manager to cause the notice of exemption to be filed pursuant to applicable law.

AND

5. Award a contract agreement to CT&T Concrete Paving, Inc. for the construction of the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9”, including all four alternative bid items included in the bid solicitation, in the amount of \$104,418.00, plus authorized change orders not to exceed 20% (\$20,883.60) of the base amount; and authorize the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney.

X. CITY COUNCIL REPORTS AND COMMENTS

About City Council Reports and Comments: This is the time and place for members of the City Council to provide reports on meetings attended including, but not limited to, meetings of regional boards and entities to which they have been appointed to represent the City and meetings attended at the expense of the City pursuant to California Government Code Section 53232.3. Members of the City Council may also make other comments and announcements.

10.1 Coastal Greenbelt Authority

Mayor Pro Tem McCary, First Alternate: Councilmember Lee, Second Alternate: Councilmember Connors

4.1
FIRE PREVENTION WEEK –
OCTOBER 5-11, 2025

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City of Laguna Woods

Fire Prevention Week October 5-11, 2025

Proclamation

WHEREAS, the 2025 Fire Prevention Week theme, “Charge into Fire Safety: Lithium-Ion Batteries in Your Home,” strives to educate everyone about how to buy, charge, and dispose of lithium-ion batteries safely; and

WHEREAS, lithium-ion batteries are increasingly used in everyday devices such as smartphones, tablets, laptops, e-cigarettes, e-bikes, power tools, and kids toys, making them a common presence in homes and workplaces; and

WHEREAS, lithium-ion battery fires can spread rapidly, release toxic gases, and are difficult to extinguish, creating unique dangers for both residents and first responders; and

WHEREAS, proper handling, storage, and disposal of lithium-ion batteries, along with safe charging practices, can greatly reduce the risk of fires and injuries; and

WHEREAS, the City of Laguna Woods offers services for Laguna Woods residents to safely dispose of lithium-ion batteries.

NOW, THEREFORE, BE IT RESOLVED that the Laguna Woods City Council does hereby proclaim October 5-11, 2025 as “Fire Prevention Week” in the City of Laguna Woods and encourages its residents to practice safe lithium-ion battery habits.

Dated this 25th day of September 2025

Shari L. Horne
Mayor

Attest: Yolie Trippy
City Clerk

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9.1

**AMERICANS WITH DISABILITIES ACT (ADA)
PEDESTRIAN ACCESSIBILITY IMPROVEMENT
PROJECT: PHASE 9**

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City of Laguna Woods

Agenda Report

TO: Honorable Mayor and City Councilmembers

FROM: Christopher Macon, City Manager

FOR: September 25, 2025 Adjourned Regular Meeting

SUBJECT: Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9

Recommendation

1. Approve a grant of easement (temporary construction easement) with Church, Lutheran of the Cross of Laguna Hills for certain real property located in the city of Laguna Woods, more particularly described as Assessor's Parcel Number (APN) 616-041-01, to enable the City to complete the Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9, and authorize the Mayor to execute the grant of easement and accept the grant of easement on behalf of the City, subject to approval of the grant of easement as to form by the City Attorney.

AND

2. Approve a grant of easement (temporary construction easement) with Vision Star II, LLC, a Delaware limited liability company; Laguna Woods Pavilion Center SPE, LLC, a Delaware limited liability company; Vision Star III, LLC, a Delaware limited liability company; Vision Star, LLC, a Delaware limited liability company, for certain real property located in the city of Laguna Woods, more particularly described as Assessor's Parcel Number (APN) 616-221-06, to enable the City to complete the Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9, and authorize the Mayor to execute the grant of easement and accept the grant of easement on behalf of the City, subject to approval of the grant of

easement as to form by the City Attorney.

AND

3. Approve the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9” specifications as prepared by the project engineer.

AND

4. Approve a notice of exemption for the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9” finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) and authorize the City Manager to cause the notice of exemption to be filed pursuant to applicable law.

AND

5. Award a contract agreement to CT&T Concrete Paving, Inc. for the construction of the “Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9”, including all four alternative bid items included in the bid solicitation, in the amount of \$104,418.00, plus authorized change orders not to exceed 20% (\$20,883.60) of the base amount; and authorize the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney.

Background

The Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9 (“project”) is included in the Fiscal Years 2025-36 Capital Improvement Program. The project’s primary scope of work, which is funded by a federal grant, involves the reconstruction of the following driveway crossings: (1) El Toro Road adjacent to the Lutheran Church of the Cross and (2) Santa Maria Avenue adjacent to Polly’s Pies Restaurant & Bakery.

Discussion

Today’s meeting is an opportunity for City Council action, as well as public input,

on the Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9.

Staff recommends that the City Council take the following five actions to allow construction of the project to proceed:

Recommendations 1 and 2

Approval of two temporary construction easements (attachments A and B) that are necessary to construct the project. Reconstructing the driveway crossing on El Toro Road requires work on the Lutheran Church of the Cross property (owned by Church, Lutheran of the Cross of Laguna Hills). Reconstructing the driveway crossing on Santa Maria Avenue requires work on the Moulton Plaza property (located in the City of Laguna Hills and owned by Vision Star II, LLC, a Delaware limited liability company; Laguna Woods Pavilion Center SPE, LLC, a Delaware limited liability company; Vision Star III, LLC, a Delaware limited liability company; Vision Star, LLC, a Delaware limited liability company).

Recommendation 3

Approval of the project specifications as prepared by the project engineer (NV5, Inc.). The specifications are available for review at or from the City Clerk's Office, Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637. Telephone: (949) 639-0500. Email: cityhall@cityoflagunawoods.org.

In addition to reconstructing the driveway crossings, staff included four alternative bid items in the bid solicitation for the project. The alternative bid items provide options for the City Council to approve additional improvements if funding allows. Each alternative bid item consists of sidewalk replacements on El Toro Road, Moulton Parkway, or Santa Maria Avenue. Due to the lower than anticipated cost of reconstructing the driveway crossings, staff is also recommending constructing all four alternative bid items. Even with the alternative bid items, additional CDBG funds will remain available for the City to spend on other pedestrian accessibility improvements. Staff anticipates agendaizing plans to spend the remaining CDBG funds for the November 19, 2025 City Council meeting.

Recommendation 4

Approval of a notice of exemption for the project (Attachment C) finding that the

project is categorically exempt from the California Environmental Quality Act (“CEQA”) and authorization for the City Manager to cause the notice of exemption to be filed pursuant to applicable law.

Recommendation 5

Award of a contract agreement to CT&T Concrete Paving, Inc. for the construction of the project, including all four alternative bid items included in the bid solicitation, in the amount of \$104,418.00, plus authorized change orders not to exceed 20% (\$20,883.60) of the base amount; and authorization for the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney.

Bids to construct the project were solicited from August 28, 2025 through September 12, 2025. Seven bids were received (see Table 1). After review, CT&T Concrete Paving, Inc. is the lowest cost responsive bidder.

The recommendation includes the base bid and all four alternative bids.

Table 1: Bids Received

Bidder	Base Bid Amount	Alternative Bid Amounts*
Carter Enterprises Group, Inc. DBA Pavement Rehab Company	\$112,815.00	1: \$2,560.00 2: \$1,152.00 3: \$1,440.00 4: \$1,920.00 Total: \$7,072.00
CT&T Concrete Paving, Inc.	\$96,462.00	1: \$2,880.00 2: \$1,296.00 3: \$1,620.00 4: \$2,160.00 Total: \$7,956.00
EBS General Engineering, Inc.	\$170,022.00	1: \$6,000.00 2: \$5,997.60 3: \$5,994.00 4: \$6,000.00 Total: \$23,991.60
Gentry General Engineering, Inc.	\$126,405.00	1: \$5,280.00 2: \$3,312.00 3: \$3,690.00

		4: \$4,440.00 Total: \$16,722.00
Nesbou Homes	\$144,517.00	1: \$6,400.00 2: \$2,880.00 3: \$3,600.00 4: \$4,800.00 Total: \$17,680.00
Oppenheimer National	\$177,411.00	1: \$8,320.00 2: \$6,084.00 3: \$7,605.00 4: \$10,140.00 Total: \$32,149.00
SAVI Construction, Inc.	\$142,190.00	1: \$4,000.00 2: \$1,800.00 3: \$2,250.00 4: \$3,000.00 Total: \$11,050.00

* The Alternative Bid Amounts are for various sidewalk replacements.

It is anticipated that construction would be complete within 30 working days of the date the City issues a Notice to Proceed to the selected contractor. The City would issue the Notice to Proceed no later than November 3, 2025.

Environmental Review

The project is categorically exempt from CEQA pursuant to California Code of Regulations, Title 14, Section 15301. For additional information, refer to the proposed notice of exemption (Attachment C).

Fiscal Impact

Sufficient funds to support this project are included in the City’s Community Development Block Grant (CDBG) Fund budget for Fiscal Year 2025-26.

Report Prepared With: April Baumgarten, Public Works Administrator

- Attachments: A – Proposed Temporary Construction Easement (Church, Lutheran of the Cross of Laguna Hills)
- B – Proposed Temporary Construction Easement (Vision Star II, LLC, a Delaware limited liability company; Laguna Woods Pavilion Center SPE, LLC, a Delaware

limited liability company; Vision Star III, LLC, a Delaware limited liability company; Vision Star, LLC, a Delaware limited liability company)

C – Proposed Notice of Exemption

Recording requested by City of Laguna Woods
When recorded, mail to City of Laguna Woods,
24264 El Toro Road, Laguna Woods, CA 92637.
(949) 639-0500

The undersigned declares that this document is recorded at the request of and for the benefit of the City of Laguna Woods and is therefore exempt from the payment of the recording fee pursuant to California Government Code sections 6103 and 27383 and from payment of the documentary transfer tax pursuant to California Revenue and Taxation Code Section 11922.

11 pages total. APN 616-041-01



GRANT OF EASEMENT
(TEMPORARY CONSTRUCTION EASEMENT)

This GRANT OF EASEMENT (“Grant of Easement”) is made this ____ day of _____ 2025, by and between Church, Lutheran of the Cross of Laguna Hills (“Grantor”), and the City of Laguna Woods, a California municipal corporation (“City”).

RECITALS

A. Grantor is the owner in fee of that certain real property located in the city of Laguna Woods, County of Orange, State of California, more particularly described as Assessor’s Parcel Number (APN) 616-041-01 (the “Subject Property”).

B. City desires to remove and construct concrete curb ramps used as public sidewalks adjacent to El Toro Road, and adjust the grade of a driveway and vehicular access point, painted striping, and pavement markings in accordance with City’s construction plans (“Plans”) commonly known as the Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9 (the “Project”), which includes, but is not limited to, removal and replacement of curbs, asphalt, and painted striping on the Subject Property. Grantor has agreed to provide to City as set forth in this Grant of Easement a temporary construction easement on, over, across and under that portion of the Subject Property described in the legal description attached hereto as Exhibit A and depicted on the site map attached hereto as Exhibit B (the “Temporary Construction Area”).

COVENANTS

Based upon the foregoing Recitals, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both parties, Grantor and City hereby agree as follows:

- 1. Grant of Easement. Subject to the terms of this Grant of Easement, Grantor hereby grants to City and City accepts from Grantor an exclusive temporary construction easement on,

GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR'S PARCEL NUMBER 616-041-01
CITY OF LAGUNA WOODS

over, across and under the Temporary Construction Easement Area (the "Temporary Construction Easement") to enable City to complete the Project. No aspect of the Project shall unreasonably interfere with Grantor's use or any tenant's use of the Subject Property. Grantor acknowledges that it may have the right to be monetarily compensated for the transfer of the Temporary Construction Easement rights conveyed hereunder, at rates not less than the value thereof as may be set by an appraisal approved by City. Grantor is, by executing this instrument, foregoing such monetary compensation in order to facilitate and expedite the Project, and Grantor accepts the benefits of the Project as full, fair, and final compensation for the transfer of all rights conveyed hereunder.

2. Duration of Easement. The Temporary Construction Easement shall automatically terminate sixty (60) calendar days from the date City provides written notice to Grantor its intent to proceed with the Project (the "Expiration Date"), which notice must be given no later than one hundred and eighty (180) calendar days following the entry of both parties into this Temporary Construction Agreement. In the event that the City desires to utilize any portion of the Temporary Construction Area from and after the Expiration Date, the City may by mutual written agreement between the parties hereto, be permitted to utilize the Temporary Construction Area. Further, notwithstanding anything to the contrary contained in this Grant of Easement, in no event do the temporary rights granted herein extend beyond the Expiration Date nor shall City have any continuing responsibilities, maintenance or otherwise, with respect to the Temporary Construction Area or the construction or work done on the Subject Property.
3. No Grant of Access. The Temporary Construction Easement is granted with no right to enter upon any portion of the Property excepting the area which constitutes the Temporary Construction Easement. Storage of materials or equipment on any portion of the Subject Property excepting the area which constitutes the Temporary Construction Easement or blocking access to the driveway on the Subject Property is prohibited unless approved by Grantor in writing.
4. Project; Scope of Temporary Construction Easement. City shall construct the Project in accordance with the Plans and all applicable laws, rules, and regulations of governmental authorities with jurisdiction. The Temporary Construction Easement is an exclusive right-of-way for temporary construction uses including, without limitation, the right to grade, and to construct, maintain, operate, repair, remove and reconstruct, pedestrian, bike ways and paths, temporary pedestrian, bike ways and paths, utilities, storm drains, irrigation facilities, together with the right to enter upon and to pass and re-pass over the Temporary Construction Easement Area and to deposit tools, implements, and other materials thereon, by City, its officers, agents, employees and contractors whenever and wherever necessary for the purpose of constructing the Project.

[CONTINUED ON NEXT PAGE]

GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)

ASSESSOR'S PARCEL NUMBER 616-041-01

CITY OF LAGUNA WOODS

5. Exclusivity. The Temporary Construction Easement granted herein is exclusive in that City has the exclusive use of the Temporary Construction Easement Area and Grantor shall not grant any interest or rights of use in the area which constitutes the Easement, nor shall Grantor use the Temporary Construction Easement for any purpose inconsistent with this Grant of Easement. This provision shall terminate upon the expiration or termination of the Temporary Construction Easement pursuant to Section 1 of this Grant of Easement. Notwithstanding the above, nothing herein prevents Grantor, tenant, and tenant's guests from crossing the Temporary Construction Easement.
6. Indemnity. City shall indemnify and hold harmless Grantor and Grantor's lessees, employees, officers, agents and permittees from any claims and loss, liability or expense which Grantor may sustain arising out of City's use of the Temporary Construction Easement, except to the extent such loss or damage is solely and directly caused by the gross negligence or willful misconduct of Grantor or its employees, officers, agents or permittees. This indemnification provision shall survive expiration or termination of the Temporary Construction Easement.
7. Entire Agreement; Modification. This Grant of Easement is the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any modification of this Grant of Easement must be in writing and executed by the appropriate authorities of both City and Grantor.
8. Attorneys' Fees. In the event of any controversy, claim or dispute relating to this Grant of Easement or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees, and costs.
9. Successors and Assigns. This Grant of Easement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and City.
10. Authority to Execute. The person or persons executing this Grant of Easement on behalf of Grantor represents and warrants that he/she/they has/have the authority to so execute this Grant of Easement and to bind Grantor hereunder.

[SIGNATURES ON FOLLOWING PAGE.]

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR’S PARCEL NUMBER 616-041-01
CITY OF LAGUNA WOODS**

IN WITNESS WHEREOF, Grantor and City have executed this Grant of Easement as of the date first set forth above.

“CITY”

“GRANTOR”

CITY OF LAGUNA WOODS,
a municipal corporation

Church, Lutheran of the Cross of Laguna Hills

SHARI L. HORNE
MAYOR

By: _____

Name: _____

APPROVED AS TO FORM:

Title: _____

ALISHA PATTERSON
CITY ATTORNEY

NOTARY ACKNOWLEDGEMENTS FOLLOW.

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR’S PARCEL NUMBER 616-041-01
CITY OF LAGUNA WOODS**

“CITY” NOTARY ACKNOWLEDGEMENT

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 _____, _____, before me, _____
(here insert name and title of the officer)

personally appeared _____,

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 of Notary

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR’S PARCEL NUMBER 616-041-01
CITY OF LAGUNA WOODS**

“GRANTOR” NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On _____, _____, before me, _____
(here insert name and title of the officer)

personally appeared _____,

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 of Notary

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR’S PARCEL NUMBER 616-041-01
CITY OF LAGUNA WOODS**

CERTIFICATE OF ACCEPTANCE

GRANT OF EASEMENT

This is to certify that the interest in real property conveyed by the grant of easement dated _____ 2025 from Church, Lutheran of the Cross of Laguna Hills to the City of Laguna Woods, a municipal corporation, is hereby accepted by order of the City of Laguna Woods City Council on _____ 2025, and the grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

CITY OF LAGUNA WOODS,
a municipal corporation

Dated _____

Shari L. Horne
Mayor

Approved as to Form:

Alisha Patterson
City Attorney

GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)

ASSESSOR'S PARCEL NUMBER 616-041-01

CITY OF LAGUNA WOODS

EXHIBIT A

LEGAL DESCRIPTION

[LEGAL DESCRIPTION ON FOLLOWING PAGE.]

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR'S PARCEL NUMBER 616-041-01
CITY OF LAGUNA WOODS**

**EXHIBIT "A"
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
APN: 616-041-01**

SITUATED IN THE CITY LAGUNA WOODS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND BEING A PORTION OF LOT 1 OF TRACT NO. 6204 AS SHOWN ON BOOK 229 OF MISCELLANEOUS MAPS, PAGES 10 THROUGH 12 INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF EL TORO ROAD (60 FEET HALF-WIDTH), BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 1280.00 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 01°14'03" AND AN ARC DISTANCE OF 27.57 FEET TO A POINT ON SAID CURVE, A RADIAL LINE THROUGH WHICH BEARS SOUTH 17°22'03" EAST, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG NORTHERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°56'57" AND AN ARC DISTANCE OF 65.89 FEET TO A POINT ON SAID CURVE, A RADIAL LINE THROUGH WHICH BEARS SOUTH 20°19'00" EAST;

THENCE LEAVING SAID CURVE, AND ALONG SAID RADIAL LINE NORTH 20°19'00" WEST A DISTANCE OF 10.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCENTRIC TO LAST DESCRIBED CURVE, WITH A RADIUS OF 1290.44 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°56'57" AND AN ARC DISTANCE OF 66.42 FEET TO A POINT, A RADIAL LINE THROUGH WHICH BEARS SOUTH 17°22'03" EAST;

THENCE ALONG SAID RADIAL LINE SOUTH 17°22'03" EAST 10.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 690.55 SQUARE FEET, MORE OR LESS.

A PLAT OF THIS DESCRIPTION ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHT-OF-WAY AND EASEMENTS OF RECORD.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT.

Prepared By
NV5, Inc.



J Braley, L.S. 8446

08-08-2025
Date



GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)

ASSESSOR'S PARCEL NUMBER 616-041-01

CITY OF LAGUNA WOODS

EXHIBIT B

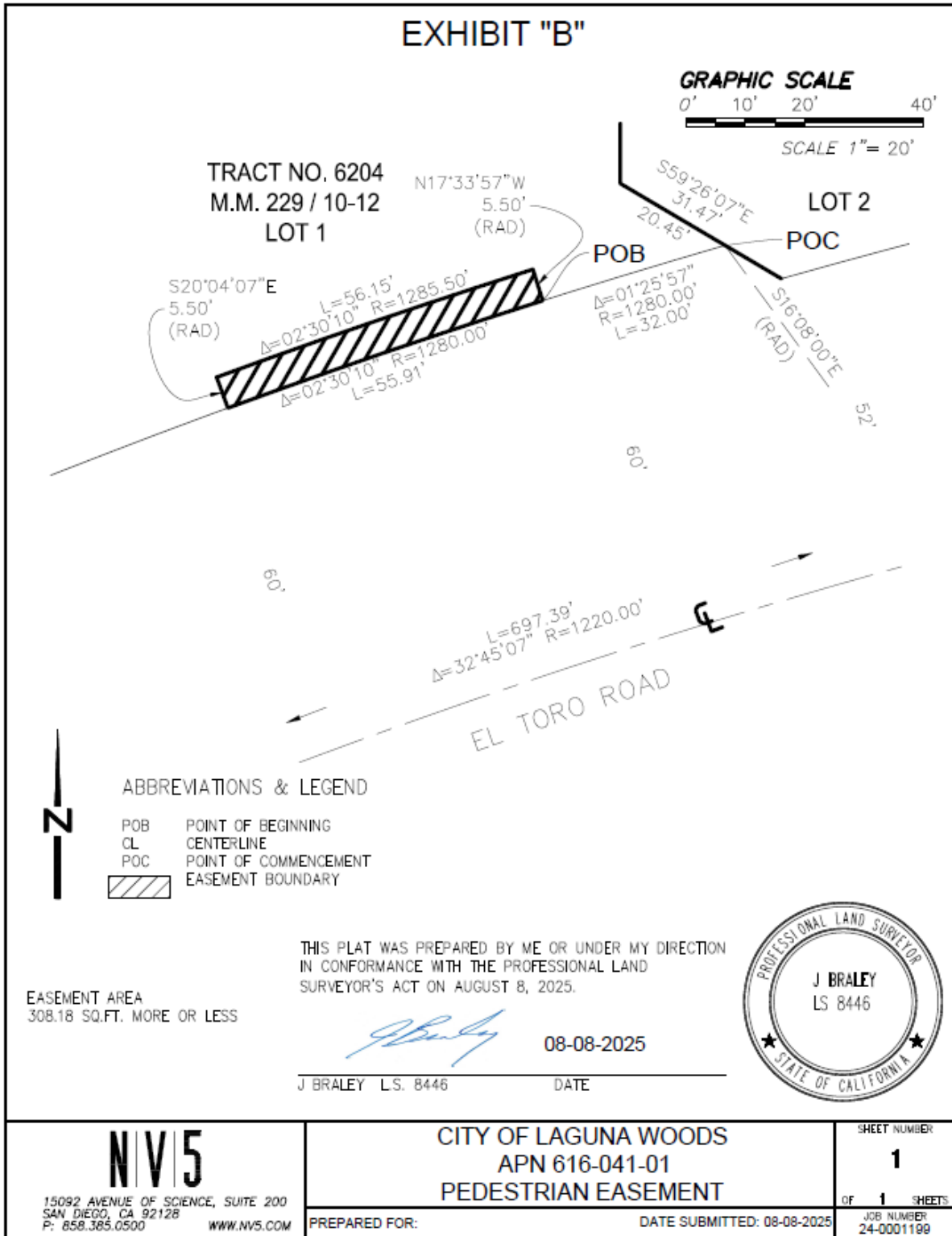
SITE MAP

[SITE MAP ON FOLLOWING PAGE.]

GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)

ASSESSOR'S PARCEL NUMBER 616-041-01

CITY OF LAGUNA WOODS



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Recording requested by City of Laguna Woods
When recorded, mail to City of Laguna Woods,
24264 El Toro Road, Laguna Woods, CA 92637.
(949) 639-0500

The undersigned declares that this document is recorded at the request of and for the benefit of the City of Laguna Woods and is therefore exempt from the payment of the recording fee pursuant to California Government Code sections 6103 and 27383 and from payment of the documentary transfer tax pursuant to California Revenue and Taxation Code Section 11922.

11 pages total. APN 616-221-06



GRANT OF EASEMENT
(TEMPORARY CONSTRUCTION EASEMENT)

This GRANT OF EASEMENT (“Grant of Easement”) is made this ____ day of _____ 2025, by and between Vision Star II, LLC, a Delaware limited liability company; Laguna Woods Pavilion Center SPE, LLC, a Delaware limited liability company; Vision Star III, LLC, a Delaware limited liability company; Vision Star, LLC, a Delaware limited liability company (“Grantor”), and the City of Laguna Woods, a California municipal corporation (“City”).

RECITALS

A. Grantor is the owner in fee of that certain real property located in the city of Laguna Woods, County of Orange, State of California, more particularly described as Assessor’s Parcel Number (APN) 616-221-06 (the “Subject Property”).

B. City desires to remove and construct concrete curb ramps used as public sidewalks adjacent to Santa Maria Avenue, and adjust the grade of a driveway and vehicular access point, painted striping, and pavement markings in accordance with City’s construction plans (“Plans”) commonly known as the Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9 (the “Project”), which includes, but is not limited to, removal and replacement of curbs, asphalt, and painted striping on the Subject Property. Grantor has agreed to provide to City as set forth in this Grant of Easement a temporary construction easement on, over, across and under that portion of the Subject Property described in the legal description attached hereto as Exhibit A and depicted on the site map attached hereto as Exhibit B (the “Temporary Construction Area”).

COVENANTS

Based upon the foregoing Recitals, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both parties, Grantor and City hereby agree as follows:

GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)**ASSESSOR'S PARCEL NUMBER 616-221-06****CITY OF LAGUNA WOODS**

1. Grant of Easement. Subject to the terms of this Grant of Easement, Grantor hereby grants to City and City accepts from Grantor an exclusive temporary construction easement on, over, across and under the Temporary Construction Easement Area (the "Temporary Construction Easement") to enable City to complete the Project. No aspect of the Project shall unreasonably interfere with Grantor's use or any tenant's use of the Subject Property. Grantor acknowledges that it may have the right to be monetarily compensated for the transfer of the Temporary Construction Easement rights conveyed hereunder, at rates not less than the value thereof as may be set by an appraisal approved by City. Grantor is, by executing this instrument, foregoing such monetary compensation in order to facilitate and expedite the Project, and Grantor accepts the benefits of the Project as full, fair, and final compensation for the transfer of all rights conveyed hereunder.
2. Duration of Easement. The Temporary Construction Easement shall automatically terminate sixty (60) calendar days from the date City provides written notice to Grantor its intent to proceed with the Project (the "Expiration Date"), which notice must be given no later than one hundred and eighty (180) calendar days following the entry of both parties into this Temporary Construction Agreement. In the event that the City desires to utilize any portion of the Temporary Construction Area from and after the Expiration Date, the City may by mutual written agreement between the parties hereto, be permitted to utilize the Temporary Construction Area. Further, notwithstanding anything to the contrary contained in this Grant of Easement, in no event do the temporary rights granted herein extend beyond the Expiration Date nor shall City have any continuing responsibilities, maintenance or otherwise, with respect to the Temporary Construction Area or the construction or work done on the Subject Property.
3. No Grant of Access. The Temporary Construction Easement is granted with no right to enter upon any portion of the Property excepting the area which constitutes the Temporary Construction Easement. Storage of materials or equipment on any portion of the Subject Property excepting the area which constitutes the Temporary Construction Easement or blocking access to the driveway on the Subject Property is prohibited unless approved by Grantor in writing.
4. Project; Scope of Temporary Construction Easement. City shall construct the Project in accordance with the Plans and all applicable laws, rules, and regulations of governmental authorities with jurisdiction. The Temporary Construction Easement is an exclusive right-of-way for temporary construction uses including, without limitation, the right to grade, and to construct, maintain, operate, repair, remove and reconstruct, pedestrian, bike ways and paths, temporary pedestrian, bike ways and paths, utilities, storm drains, irrigation facilities, together with the right to enter upon and to pass and re-pass over the Temporary Construction Easement Area and to deposit tools, implements, and other materials thereon, by City, its officers, agents, employees and contractors ("Grantee Party" or "Grantee Parties") whenever and wherever necessary for the purpose of constructing the Project. Grantee Parties shall be responsible at its sole cost and expense to (a) maintain, repair and, upon the termination of the Temporary Construction

GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)**ASSESSOR'S PARCEL NUMBER 616-221-06****CITY OF LAGUNA WOODS**

Easement, remove tools, implements, and other materials of any Grantee Party and restore the Temporary Construction Area to its substantially original condition, in each case subject to and in accordance with all applicable laws and regulations, (b) secure all equipment, supplies, materials and any other personal property placed on or otherwise stored or staged on the Temporary Construction Area, and (c) maintain liability insurance covering the Temporary Construction Area and the activities of City and its agents, with such liability insurance to be in amounts and coverages reasonably acceptable to Grantor, with Grantor to be named as additional insured.

5. Exclusivity. The Temporary Construction Easement granted herein is exclusive in that City has the exclusive use of the Temporary Construction Easement Area and Grantor shall not grant any interest or rights of use in the area which constitutes the Easement, nor shall Grantor use the Temporary Construction Easement for any purpose inconsistent with this Grant of Easement. This provision shall terminate upon the expiration or termination of the Temporary Construction Easement pursuant to Section 1 of this Grant of Easement. Notwithstanding the above, nothing herein prevents Grantor, tenant, and tenant's guests from crossing the Temporary Construction Easement.
6. Indemnity. City shall indemnify and hold harmless Grantor and Grantor's lessees, employees, officers, agents and permittees from any claims and loss, liability or expense which Grantor may sustain arising out of City's use of the Temporary Construction Easement, except to the extent such loss or damage is solely and directly caused by the gross negligence or willful misconduct of Grantor or its employees, officers, agents or permittees. This indemnification provision shall survive expiration or termination of the Temporary Construction Easement.
7. Entire Agreement; Modification. This Grant of Easement is the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any modification of this Grant of Easement must be in writing and executed by the appropriate authorities of both City and Grantor.
8. Attorneys' Fees. In the event of any controversy, claim or dispute relating to this Grant of Easement or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees, and costs.
9. Successors and Assigns. This Grant of Easement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and City.
10. Authority to Execute. The person or persons executing this Grant of Easement on behalf of Grantor represents and warrants that he/she/they has/have the authority to so execute this Grant of Easement and to bind Grantor hereunder.

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR'S PARCEL NUMBER 616-221-06
CITY OF LAGUNA WOODS**

IN WITNESS WHEREOF, Grantor and City have executed this Grant of Easement as of the date first set forth above.

“CITY”

CITY OF LAGUNA WOODS,
a municipal corporation

SHARI L. HORNE
MAYOR

“GRANTOR”

Vision Star II, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

Laguna Woods Pavilion Center SPE, LLC,
a Delaware limited liability company;

By: _____
Name: _____
Title: _____

Vision Star III, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

Vision Star, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

ALISHA PATTERSON
CITY ATTORNEY

NOTARY ACKNOWLEDGEMENTS FOLLOW.

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR'S PARCEL NUMBER 616-221-06
CITY OF LAGUNA WOODS**

"CITY" NOTARY ACKNOWLEDGEMENT

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 _____, _____, before me, _____
(here insert name and title of the officer)

personally appeared _____,

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 of Notary

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR'S PARCEL NUMBER 616-221-06
CITY OF LAGUNA WOODS**

“GRANTOR” NOTARY ACKNOWLEDGEMENT

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 _____, _____, before me, _____
(here insert name and title of the officer)

personally appeared _____,

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 of Notary

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR’S PARCEL NUMBER 616-221-06
CITY OF LAGUNA WOODS**

CERTIFICATE OF ACCEPTANCE

GRANT OF EASEMENT

This is to certify that the interest in real property conveyed by the grant of easement dated _____ 2025 from Vision Star II, LLC, a Delaware limited liability company; Laguna Woods Pavilion Center SPE, LLC, a Delaware limited liability company; Vision Star III, LLC, a Delaware limited liability company; Vision Star, LLC, a Delaware limited liability company, to the City of Laguna Woods, a municipal corporation, is hereby accepted by order of the City of Laguna Woods City Council on _____ 2025, and the grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

CITY OF LAGUNA WOODS,
a municipal corporation

Dated _____

Shari L. Horne
Mayor

Approved as to Form:

Alisha Patterson
City Attorney

GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)

ASSESSOR'S PARCEL NUMBER 616-221-06

CITY OF LAGUNA WOODS

EXHIBIT A

LEGAL DESCRIPTION

[LEGAL DESCRIPTION ON FOLLOWING PAGE.]

**GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR'S PARCEL NUMBER 616-221-06
CITY OF LAGUNA WOODS**

EXHIBIT "A"

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

APN 616-221-06

SITUATED IN THE CITY LAGUNA WOODS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND BEING PORTIONS OF SANTA MARIA AVENUE AND PARCEL 1 OF PARCEL MAP NO. 88-418, PER THE MAP RECORDED IN PARCEL MAP BOOK 281, PAGES 42 THROUGH 45 INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, BEING A POINT ON CURVE, CONCAVE SOUTHWESTERLY WITH A RADIUS OF 1247.00 FEET, THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, BEING ALSO THE NORTHERLY RIGHT OF WAY OF SANTA MARIA AVENUE (47 FEET HALF-WIDTH) THROUGH A CENTRAL ANGLE OF 02°46'33" AND AN ARC LENGTH OF 60.41 FEET TO A POINT, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 08°53'45" WEST, ALSO BEING THE **POINT OF BEGINNING**;

THENCE LEAVING SAID RIGHT OF WAY AND SOUTHERLY LINE OF PARCEL 1 NORTH 10°18'48" EAST A DISTANCE OF 8.12 FEET;

THENCE SOUTH 79°41'12" EAST A DISTANCE OF 60.00 FEET;

THENCE SOUTH 10°18'48" WEST A DISTANCE OF 10.00 FEET;

THENCE NORTH 79°41'12" WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 10°18'48" EAST A DISTANCE OF 1.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 600 SQUARE FEET, MORE OR LESS.


A PLAT OF THIS DESCRIPTION ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHT-OF-WAY AND EASEMENTS OF RECORD.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT.

Prepared By

NV5, Inc.



J Braley, L.S. 8446

08-08-2025
Date



GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)

ASSESSOR'S PARCEL NUMBER 616-221-06

CITY OF LAGUNA WOODS

EXHIBIT B

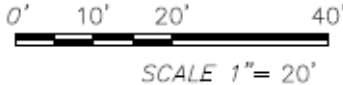
SITE MAP

[SITE MAP ON FOLLOWING PAGE.]

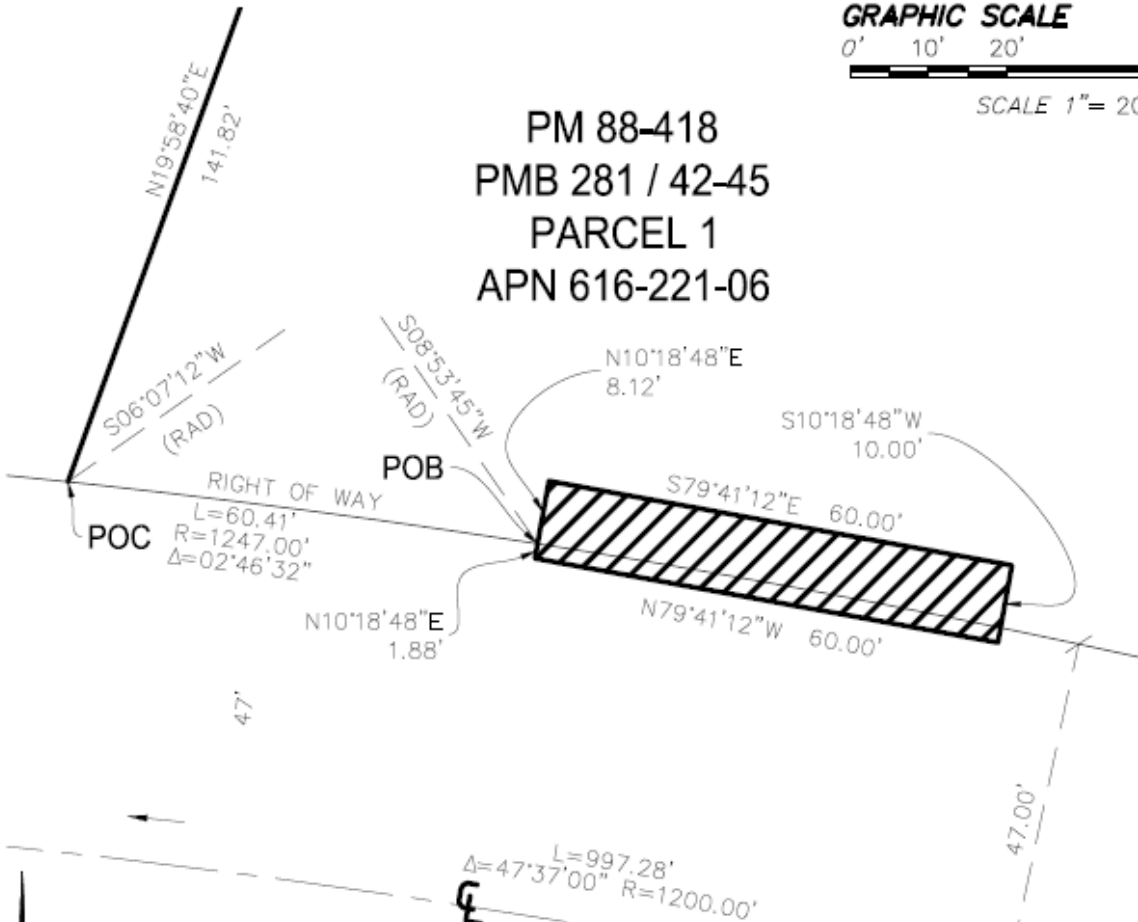
GRANT OF EASEMENT (TEMPORARY CONSTRUCTION EASEMENT)
ASSESSOR'S PARCEL NUMBER 616-221-06
CITY OF LAGUNA WOODS

EXHIBIT "B"


GRAPHIC SCALE



PM 88-418
PMB 281 / 42-45
PARCEL 1
APN 616-221-06



ABBREVIATIONS & LEGEND

- POB POINT OF BEGINNING
- CL CENTERLINE
- POC POINT OF COMMENCEMENT
-  EASEMENT BOUNDARY



SANTA MARIA AVE.

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION
IN CONFORMANCE WITH THE PROFESSIONAL LAND
SURVEYOR'S ACT ON AUGUST 8, 2025.


EASEMENT AREA
600 SQ.FT. MORE OR LESS

08-08-2025

J BRALEY L.S. 8446

DATE



 15092 AVENUE OF SCIENCE, SUITE 200 SAN DIEGO, CA 92128 P: 858.385.0500 WWW.NV5.COM	CITY OF LAGUNA WOODS APN 616-221-06 TEMPORARY CONSTRUCTION EASEMENT	SHEET NUMBER 1
	PREPARED FOR:	DATE SUBMITTED: 08-08-2025

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Recording requested by City of Laguna Woods
When recorded, mail to City of Laguna Woods,
24264 El Toro Road, Laguna Woods, CA 92637.
(949) 639-0500

Exemption Code 6103



NOTICE OF EXEMPTION

To: County of Orange Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92701	From: City of Laguna Woods 24264 El Toro Road Laguna Woods, CA 92637 (949) 639-0500
--	---

Project Title: Americans with Disabilities Act (ADA) Pedestrian Accessibility Improvement Project: Phase 9

Project Applicant: City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637
(949) 639-0500

Project Location – Specific: The project is located within the City of Laguna Woods’ public right-of-way in the following locations:

- Westbound El Toro Road between Avenida Sevilla and Moulton Parkway
- Westbound Santa Maria Avenue between Moulton Parkway and San Remo Drive (San Remo Drive is a public street located in Laguna Hills, County of Orange, California)
- Westbound Santa Maria Avenue between San Remo Drive and Santa Vittoria Drive (San Remo Drive and Santa Vittoria Drive are public streets located in Laguna Hills, County of Orange, California)
- Northbound Moulton Parkway between Calle Cortez and Via Campo Verde (Calle Cortez is a public street located in Aliso Viejo, County of Orange, California)
- Southbound Moulton Parkway between Calle Cortez and Via Campo Verde (Calle Cortez is a public street located in Aliso Viejo, County of Orange, California)
- Eastbound El Toro Road between Paseo De Valencia and Avenida Sevilla (Paseo De Valencia is a public street located in Laguna Hills, County of Orange, California)
- Eastbound El Toro Road between Avenida Sevilla and Moulton Parkway

The project also includes work outside of, but immediately adjacent to, the City of Laguna Woods’ public right-of-way in the following locations:

- Westbound El Toro Road between Avenida Sevilla and Moulton Parkway
- Westbound Santa Maria Avenue between Moulton Parkway and San Remo Drive (San Remo Drive is a public street located in Laguna Hills, County of Orange, California) –

**NOTICE OF EXEMPTION
AMERICANS WITH DISABILITIES ACT (ADA) PEDESTRIAN ACCESSIBILITY
IMPROVEMENT PROJECT: PHASE 9
CITY OF LAGUNA WOODS**

The project consists only of repair, maintenance, and minor alteration work within the City of Laguna Woods' public right-of-way for existing public streets and arterial highways. The project does not expand the existing or former use of any public street or arterial highway.

Based on the scope of work, the project meets the criteria for Class 1 categorical exemption.

Lead Agency Contact Person:

Signature: _____ Date: _____
Justin Faylona
Senior Planner
City of Laguna Woods

Date Received for Filing at OPR: _____

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