

I certainly understand the concern of residents about eminent domain. Even though the City's ordinance does not address property in the UAC, the City would need to form a Redevelopment Agency in order to take **any** property for private development. And, we have no property in the City that meets the state blight definition, which is required to form a Redevelopment Agency. But even if there was some blighted property somewhere in the City, none of the property in the UAC is blighted so we could not take any of it for a private purpose.

Leslie

From: Connie [mailto:cgrundke@dslextreme.com]
Sent: Wednesday, September 13, 2006 8:22 AM
To: Leslie Keane
Subject: Re: Comments Made About City at Today's United Board Meeting

Leslie,

I just want to thank you for keeping me included in your discussions on this matter and I will try to do everything in my power to explain the process and procedure to those I come in contact with. I will place this letter on the Residents Voice website to help spread the word.

This is a very confusing subject and does instill potential fear in many people, including myself. I have understood the effort that goes into the expanding of a public works such as Moulton Pkwy and understand that this is in the scope of the City's responsibility. My fear, and basic reason for understanding the City's plans, is the expansion of the City's facilities for private developers. The City's ordinance on Eminent Domain is somewhat comforting, however, most of our current concerns deal with the UAC zoned areas and not the Residential zoned areas. At this time and the ordinance does not apply to our various UAC parcels of land that many residents feel should not be developed.

Thanks again,

Conrad (Connie) Grundke

----- Original Message -----

From: [Leslie Keane](#)
To: [Leslie Keane](#)
Sent: Tuesday, September 12, 2006 2:30 PM
Subject: Comments Made About City at Today's United Board Meeting

The following letter with attachment will be delivered to all Board member (boxes) this afternoon.

September 12, 2006

George Portlock, President
Golden Rain Foundation

Richard Moos, President
Third Laguna Hills Mutual

Beth O'Brien, President
Laguna Hills Mutual

Richard Wurzel, President
Mutual 50

**RE: Comments Made About City at September 12, 2006 United Laguna Hills
Mutual Board Meeting**

Dear Presidents:

Several United Mutual residents have contacted the City regarding a discussion at the United Board meeting this morning. There appears to be some confusion as to the Village's past involvement in plans for the Moulton widening project and a recent letter sent on behalf of the City by its land acquisition agent, Overland, Pacific & Cutler, regarding the possible acquisition of land for this project.

The City of Laguna Woods considers the input of all residents and property owners as important when it contemplates an infrastructure project. The Moulton widening project requires acquisition of land and construction, slope and maintenance easements not only from the Golden Rain Foundation (GRF), but also from El Toro Water District, the Public Storage and Willowtree Shopping Centers, Easy Lube and the Moulton Carwash. And, the project will undoubtedly have an impact on all of the existing business along Moulton and El Toro, the residents in United Laguna Hills Mutual, Third Laguna Hills Mutual and Mutual 50 and on properties owned by the Golden Rain Foundation. We have, and will continue, to involve all of the stakeholders in this project on an equitable basis.

The Moulton widening project has been under discussion for approximately twenty years; representatives from Professional Community Management (PCM) have attended numerous meeting with the County and City regarding this project during that period. The project was redesigned following the City's incorporation specifically in response to PCM concerns regarding the loss of garden center plots and golf course land. In 2002, PCM staff attended a meeting with the City and the County, and at that meeting gave approval to draft plans for the Moulton widening project. At the January 21, 2004 City Council meeting, Cris Trapp, representing GRF, formally stated **that GRF had no**

objections to the plans as designed for this project and the plans were approved by the City Council. The City subsequently executed an agreement with the County to proceed with the project design approved by the City Council.

At this morning's United meeting, General Manager Milt Johns referred to a letter from the City stating that we are preparing to use eminent domain proceedings to acquire land from GRF for the Moulton widening project. I have attached a copy of this letter for your information. The letter does not state that we are planning to use eminent domain proceedings. In fact, there is no mention of eminent domain in the letter at all. Rather, it states that we are considering the purchase of property owned by GRF for the Moulton widening and will be appraising this property, and it invites GRF's involvement in that appraisal process. There was a generic brochure included with the letter that discusses the process that all municipalities must follow to acquire property. Although the brochure identifies eminent domain as an option available to local government, it is clearly not a notice that the City of Laguna Woods is considering, or intends to use, eminent domain to acquire property for the Moulton widening. We hope to reach agreement with property owners, including GRF, to purchase required property at mutually agreeable prices. Any future decision to proceed with eminent domain would require a public hearing and council action.

The City of Laguna Woods is committed to working with the representatives of Laguna Woods Village and all of its other stakeholders in the planning stages for projects that will have an impact on them, including those associated with public rights of way. To that end, representatives from each mutual, GRF, PCM and the business community were included on the General Plan, El Toro Road and City Landscape working groups. We will continue to involve your representatives when we discuss such projects in the future.

I hope that the above information clarifies some of the issues raised this morning.

Sincerely,

Leslie A. Keane
City Manager
City of Laguna Woods

CC: Mayor and City Councilmembers
Milt Johns, General Manager, Laguna Woods Village
Golden Rain Foundation Board Members
Third Laguna Hills Mutual Board Members
United Laguna Hills Mutual Board Members
Mutual 50 Board Members