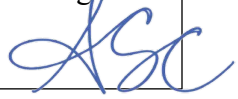


REGULAR MEETING  
October 7, 2026  
2:00 p.m.

Item: Agenda – October 7, 2026

[X] Mailed [ ] Distributed at meeting



Location: Orange County Department of Education, Boardroom, 200 Kalmus Drive, Costa Mesa, CA 92626  
YouTube Livestream: <https://www.youtube.com/live/EDW-Rik-hLs>

ORANGE COUNTY BOARD OF EDUCATION  
AGENDA

WELCOME

CALL TO ORDER

STATEMENT OF PRESIDING OFFICER: For the benefit of the record, this Regular Meeting of the Orange County Board of Education is called to order.

ROLL CALL

(\*) AGENDA

Regular Meeting of October 7, 2026 – Adoption

(\*) MINUTES

Regular Meeting of September 2, 2026 – Approval

PUBLIC COMMENTS

TIME CERTAIN

1. Inter-district Appeal Hearing (Closed) – Student #10072026001-I, Santa Ana Unified School District to Newport-Mesa Unified School District.
2. Inter-district Appeal Hearing (Closed) – Student #10072026002-I, Ocean View School District to Westminster School District.
3. Inter-district Appeal Hearing (Closed) – Student #10072026004-I, Fountain Valley School District to Huntington Beach City School District.
4. Inter-district Appeal Hearing (Closed) – Student #10072026005-I, Newport-Mesa Unified School District to Huntington Beach City School District.

RECONVENE IN OPEN SESSION

5. Expulsion Appeal Hearing (Open Session) – Student #10072026006-E, Irvine Unified School District.

INVOCATION

5:00 p.m.

Rabbi Stephen J. Einstein, DHL, DD  
Founding Rabbi Emeritus  
Congregation B'nai Tzedek  
Fountain Valley, CA

## PLEDGE OF ALLEGIANCE

## INTRODUCTIONS

## TIME CERTAIN

6. Special Presentation – Orange County’s Red Ribbon Week Campaign – Dennis Cole, Chief of Staff.
- (\*) 7. Adopt Resolution #25-26 in support of recognizing October 23-October 31, 2026, as Orange County’s Red Ribbon Week; encourage Orange County schools and community members to promote alcohol, tobacco, and other drug-prevention education programs and activities; and direct staff to distribute the resolution to Orange County school districts.
8. Special Presentation – Recognition of Logan Thielen, Winner of the 2026 National Civics Bee California State Finals - Dennis Cole, Chief of Staff.

## PUBLIC COMMENTS (General)

## CONSENT CALENDAR

- (\*) 9. Approve granting of diplomas to the students listed from Alternative, Community, and Correctional Education Schools and Services, County Operated Schools and Programs.

## CHARTER SCHOOLS

10. Charter Submissions
- (\*) 11. Charter School Public Hearing – Citrus Springs Charter School Renewal Charter Petition.  
Aracely Chastain, Assistant Superintendent, Governance, Charters and Family Support Services, will facilitate public hearing.  
Discussion Format  
Citrus Springs Charter School  
Public Comments  
Board Questions
- (\*) 12. Charter School Public Hearing – Rocketship Anaheim Elementary Appeal Charter Petition.  
Aracely Chastain, Assistant Superintendent, Governance, Charters and Family Support Services, will facilitate public hearing.  
Discussion Format  
Rocketship Anaheim Elementary  
Public Comments

## Board Questions

### STAFF RECOMMENDATIONS

- (\*) 13. It is recommended that the Board of Education ratify the attached final “Amended Easement” for the Rancho Sonado Project.

### BOARD RECOMMENDATIONS

14. Board discussion – Abraham Lincoln Civil War Experience (Valdes)

### INFORMATION ITEMS

#### COMMUNICATION/INFORMATION/DISCUSSION

#### ANNOUNCEMENTS

- Superintendent
- Assistant Superintendent

#### LEGISLATIVE UPDATES

#### COMMITTEE REPORT

#### BOARD MEMBER COMMENTS

### ADJOURNMENT



Aracely Chastain  
Assistant Secretary, Board of Education

Next Regular Board Meeting: Wednesday, November 4, 2026, at 5:00 p.m.

Location: Orange County Department of Education, Boardroom, 200 Kalmus Drive, Costa Mesa, CA 92626 and via YouTube Livestream.

Individuals with disabilities requiring special accommodation, including agenda or agenda packet materials in alternative formats or auxiliary aids and services, may request assistance by contacting Darou Sisavath, Board Recording Clerk, at (714) 966-4012.

(\*) Printed items are included in materials mailed to Board Members.



ORANGE COUNTY BOARD OF EDUCATION  
MINUTES

WELCOME

CALL TO ORDER

The Regular Meeting of the Orange County Board of Education was called to order by President Shaw at 2:35 p.m., September 2, 2026, in the Board Room, 200 Kalmus Drive, Costa Mesa, CA 92626 and via YouTube live stream  
<https://www.youtube.com/live/qM804S6QeeU>

ROLL CALL

Present:  
Lisa Sparks, Ph.D.  
Jorge Valdes, Esq.  
Tim Shaw  
Mari Barke  
Ken L. Williams, D.O.

AGENDA

Motion by Barke, seconded by Sparks, and carried by a vote of 5-0 to approve the agenda for the September 2, 2026, Regular Meeting, with Item No. 6 removed as the matter had been resolved.

MINUTES

Motion by Barke, seconded by Sparks, and carried by a vote of 5-0 to approve the minutes of the Regular meeting of August 5, 2026.

TIME CERTAIN

The Board recessed into closed session at 2:36 p.m. to conduct student appeal hearings.

1. Inter-district Appeal Hearing (Closed) – Student #09022026001-I Saddleback Valley Unified School District to Newport-Mesa Unified School District.

Motion by Williams, seconded by Barke, and carried by a vote of 5-0 to approve the appeal and allow the student to attend the Newport-Mesa Unified School District for the period of one academic year (2026-2027).

2. Inter-district Appeal Hearing (Closed) – Student #09022026002-I Irvine Unified School District to Newport-Mesa Unified School District.

Motion by Williams, seconded by Valdes, and carried by a vote of 5-0 to approve the appeal and allow the student to attend the Newport-Mesa Unified School District for the period of one academic year (2026-2027).

3. Inter-district Appeal Hearing (Closed) – Student #09022026003-I Irvine Unified School District to Newport-Mesa Unified School District.

Motion by Williams, seconded by Barke, and carried by a vote of 5-0 to deny the appeal and uphold the decision of the Newport-Mesa Unified School District.

4. Inter-district Appeal Hearing (Closed) – Student #09022026004-I Garden Grove Unified School District to Newport-Mesa Unified School District.

Motion by Barke, seconded by Valdes, and carried by a vote of 5-0 to approve the appeal and allow the student to attend the Newport-Mesa Unified School District for the period of one academic year (2026-2027).

5. Inter-district Appeal Hearing (Closed) – Student #09022026005-I Huntington Beach Union High School District to Newport-Mesa Unified School District.

Motion by Williams, seconded by Sparks, and carried by a vote of 5-0 to deny the appeal and uphold the decision of the Newport-Mesa Unified School District.

The Board reconvened in open session at 5:01 p.m.

INVOCATION

Linda Cone

PLEDGE OF ALLEGIANCE

Eleny, Santa Ana Student

INTRODUCTIONS

Aracely Chastain, Assistant Superintendent, introduced Beckman High School students Ethan Harrington, Melanie Araleolian, Ava Ansari, and Serena Chan.

Dr. Bean, Superintendent introduced Dr. Sandra Lee, Deputy Superintendent of Educational Excellence, Misty Key, Deputy Superintendent, Operational Excellence, and Aracely Chastain, Assistant Superintendent, Governance, Charters and Family Support Services.

Board President Shaw introduced Nikki Bainum-Ramirez, Board Liaison.

INVOCATION

Rev. Ray Jordan  
Corona Del Mar Community Church

PUBLIC COMMENTS (General)

- Rudi
- Maksim
- Katherine
- Birgitta
- Isabella
- Heidi L.
- Charlotte
- Amy
- Caitlin
- Michael
- Emilee
- Marco
- Gabriel

- Heidi G.
- Jonathan
- Monica
- Eleny
- Benjamin
- Sarah
- Windi
- Catherine

## CONSENT CALENDAR

7. Motion by Barke, seconded by Sparks, and carried by a vote of 5-0 to approve granting of diplomas to the students listed from Alternative, Community, and Correctional Education Schools and Services, County Operated Schools and Programs.

## CHARTER SCHOOLS

8. Charter Submissions – Rocketship Charter School and Citrus Springs Charter School
9. Charter School Public Hearing – Orange Springs Charter School Material Revision  
Aracely Chastain, Assistant Superintendent, Governance, Charters and Family Support Services, facilitated the public hearing.
  - Michelle Sheane Sapanara, Assistant Superintendent, Orange Springs
10. Motion by Williams, seconded by Valdes, and carried by a vote of 5-0 to approve Option I for the Orange Springs Charter School material revision.

The Board recessed the Regular Board Meeting from 6:07 p.m. to 6:09 p.m. to convene a meeting of the Orange County Department of Education Facilities Corporation. Motion by Sparks, seconded by Valdes, and carried by a vote of 5-0 to approve the minutes of the August 5, 2026, meeting.

## STAFF RECOMMENDATIONS

11. Motion by Williams, seconded by Barke, and carried by a vote of 5-0 to adopt Resolution No. 24-26 identifying the Gann actual appropriations limit for 2025-26 and the Gann estimated appropriations limit for 2026-27.
12. Motion by Williams, seconded by Sparks, and carried by a vote of 5-0 to approve the draft Amended and Restated Easement for the Rancho Sonado Project subject to ratification of the final Amended and Restated Easement at a future board meeting.
13. Motion by Shaw, seconded by Barke, and carried by a vote of 5-0 to award the lease-leaseback contracts to C.W. Driver, LLC, for the Rancho Sonado Project.

## INFORMATION ITEMS

### COMMUNICATION/INFORMATION/DISCUSSION

- The Board received information on salary increases of \$10,000 or more in accordance with Education Code 1302 and board policy 100-10.

### ANNOUNCEMENTS

#### Dr. Bean, Superintendent

- Shared updates on OCDE's 5-3-1 Strategic Plan and summer activities.
- Reported a successful Summer at the Center showcase featuring ACCESS students at Segerstrom Center for the Arts.
- Highlighted the MTSS Professional Learning Institute, which served more than 2,300 educators from across California and the nation.
- Introduced a well-received executive leadership series for district leaders that will continue.
- Recognized 11 Orange County educators, advocates and community leaders with Outstanding STEM Education Awards.
- Announced the upcoming launch of OCDE's redesigned website, featuring improved accessibility, mobile compatibility and navigation.
- Provided an update on annual Williams Act reviews of instructional materials and school facilities.
- Reported that the second annual AI Forward Summit sold out with 150 educators and leaders.
- Announced the launch of a yearlong AI Forward Network and advisory council that includes approximately eight district superintendents.

#### Assistant Superintendent

- Next board meeting is on October 7, board deadline on September 23, and board packet delivery scheduled for Friday, October 2.
- Noted the next board meeting includes one expulsion hearing and six interdistrict appeals and may require an earlier start time.

### LEGISLATIVE UPDATES

- Trustee Barke provided an update on SB 1082, which would streamline the interdistrict transfer process by establishing clear deadlines and timelines. She noted that the bill has been sent to the Governor and that the Board submitted a letter supporting its approval.

### BOARD MEMBER COMMENTS

- Trustee Williams thanked public speakers Gabriel and Sarah Bach and recognized Sycamore Creek Community Charter School's new facility. He also commented on statements made at the previous meeting and announced that his notes would be available for public review.
- Trustee Barke thanked the public for attending and sharing positive comments and congratulated Sycamore Creek Community Charter School on the grand opening of its permanent location and recognized the school's growth and community support.
- Board Vice President Valdes thanked union president Katherine Liu and expressed his commitment to supporting teachers, parents and students through improved communication. He recognized Gabriel Herrera for his military service and Renee Hendrick for her service to OCDE. He shared

that he and Superintendent Bean are exploring a potential donation of a significant private Civil War artifact collection to OCDE.

- Trustee Sparks thanked attendees for their positive comments and dedication to Orange County's students and families.
- Board President Shaw welcomed Aracely Chastain to the dais and thanked Renee Hendrick for her service and wished her well in retirement.

ADJOURNMENT

On a motion duly made and seconded, the September 2, 2026, board meeting adjourned at 6:36 p.m.



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Aracely Chastain  
Assistant Secretary, Board of Education

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Tim Shaw  
President, Board of Education

Next Regular Board Meeting – Wednesday, October 7, 2026

Location - Orange County Department of Education, Boardroom, 200 Kalmus Drive, Costa Mesa, CA 92626  
and via YouTube Livestream

Individuals with disabilities requiring special accommodation, including agenda or agenda packet materials in alternative formats or auxiliary aids and services, may request assistance by contacting Darou Sisavath, Board Recording Clerk, at (714) 966-4012.

Item: Time Certain #7

October 7, 2026

[X] Mailed [ ] Distributed at meeting

## ORANGE COUNTY BOARD OF EDUCATION

### BOARD AGENDA ITEM

DATE: October 7, 2026

TO: Aracely Chastain, Assistant Superintendent

FROM: Sandra Lee, Ed.D., Deputy Superintendent

SUBJECT: RESOLUTION # 25-26, ORANGE COUNTY RED RIBBON WEEK

Orange County schools typically hold Red Ribbon Week campaigns during one of the last two weeks of October. The Orange County Department of Education will recognize Red Ribbon Week as October 23 - October 31, 2026.

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#### RECOMMENDATION:

Adopt Resolution # 25-26 in support of recognizing October 23 - October 31, 2026 as Orange County's Red Ribbon Week, encourage all community members to promote alcohol, tobacco, and other drug prevention education programs and activities, and send copies of this resolution to school districts in Orange County.

SL:rc

**RESOLUTION OF THE BOARD OF EDUCATION  
ORANGE COUNTY, CALIFORNIA  
October 7, 2026**

**RED RIBBON WEEK, October 23-October 31, 2026**

**WHEREAS**, the California State Board of Education supports the annual RED RIBBON WEEK campaign and year-round prevention education efforts;

**WHEREAS**, Red Ribbon Week is recognized nationwide as a tribute to Special Agent Enrique “Kiki” Camarena, who lost his life battling the illegal drug trade, and serves as a catalyst to mobilize communities to educate youth about the benefits of healthy, drug-free lifestyles; and

**WHEREAS**, health and prevention education is important to empowering youth to make healthy choices, and schools and districts are encouraged to analyze data on substance use trends, especially trending issues like fentanyl and vaping, to guide prevention and education efforts tailored to their student populations; and

**WHEREAS**, by working together, schools and communities can actively engage youth through outreach, education, and youth-leadership opportunities that empower them to make healthy, drug-free choices and encourage their participation in drug prevention campaigns; and

**WHEREAS**, schools, local governments, businesses, law enforcement agencies, faith-based and community organizations, and the general public in Orange County join together to demonstrate their shared commitment to fostering safe, healthy, and drug-free communities by displaying red ribbons during this annual campaign and supporting drug-free messages year-round.

**NOW, THEREFORE, BE IT RESOLVED** that the Orange County Board of Education does hereby proclaim **October 23-October 31, 2026**, as "RED RIBBON WEEK" in Orange County, and encourages all Orange County schools and community members to promote alcohol, tobacco, and other drug prevention and education programs that engage youth and promote a healthy, drug-free lifestyle.

RESOLVED this 7th day of October, 2026

AYES:

NOES:

ABSENT:

STATE OF CALIFORNIA)  
COUNTY OF ORANGE)

I, Tim Shaw, President of the Orange County Board of Education, hereby certify that the foregoing Resolution was duly and regularly adopted by the said Board at a regular meeting thereof held on the 7th day of October, 2026, and passed by a vote of \_\_\_\_\_.

IN WITNESS THEREOF, I have hereunto set my hand and seal this 7th day of October, 2026.

\_\_\_\_\_  
Tim Shaw, President  
Orange County Board of Education

**Board Agenda Item  
Diploma Approval  
August 19, 2026 – September**

Item: Consent Calendar #9

October 7, 2026

☒ Mailed    ☐ Distributed at meeting

**ORANGE COUNTY BOARD OF EDUCATION**

**BOARD AGENDA ITEM**

DATE: October 7, 2026

TO: Aracely Chastain, Assistant Superintendent

FROM: Maria Martinez-Poulin Ed.D., Associate Superintendent – County Operated  
Schools and Programs

SUBJECT: Granting of Diplomas

The students listed on the attached pages have been certified for graduation by the Custodian of Records or their designee for the Division of County Operated Schools and Programs of the Orange County Department of Education. These students have met the standards of proficiency in the basic skills prescribed by the governing board in accordance with Education Code 51412. It is requested that the Board approve the granting of diplomas to these students.

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**RECOMMENDATION:**

Approve granting of diplomas to the students listed from Alternative, Community, and Correctional Education Schools and Services, County Operated Schools and Programs.

MMP

Pages 12-13 removed (CONFIDENTIAL STUDENT INFORMATION)

**ORANGE COUNTY BOARD OF EDUCATION**

**BOARD AGENDA ITEM**

Item: Charter Schools #11

October 7, 2026

[X] Mailed [ ] Distributed at meeting

**DATE:** October 7, 2026

**TO:** Aracely Chastain, Assistant Superintendent

**FROM:** Teresa H. Johnson, Administrator, Charter Schools

**SUBJECT:** Public Hearing – Citrus Springs Charter School Renewal Charter Petition

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**DESCRIPTION:**

On September 2, 2026, Citrus Springs Charter School submitted a renewal charter petition. The charter was originally scheduled to expire on June 30, 2026. Pursuant to Education Code section 47607.4, its term was extended through June 30, 2027.

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**RECOMMENDATION:**

Per California Education Code sections 47607 and 47605, Orange County Board of Education shall hold a public hearing on the provisions of the Citrus Springs Charter School charter petition and consider the level of support for the school at the October 7, 2026, board meeting.

**ORANGE COUNTY BOARD OF EDUCATION**

**BOARD AGENDA ITEM**

Item: Charter Schools #12

October 7, 2026



☒ Mailed    ☐ Distributed at meeting

**DATE:** October 7, 2026

**TO:** Aracely Chastain, Assistant Superintendent

**FROM:** Teresa H. Johnson, Administrator, Charter Schools

**SUBJECT:** Public Hearing – Rocketship Anaheim Elementary - Appeal Charter Petition

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**DESCRIPTION:**

On August 13, 2026, Rocketship Education, a California nonprofit public benefit corporation, submitted an appeal charter petition to operate Rocketship Anaheim Elementary following denial by the Anaheim Elementary School District governing board. The charter school proposes a classroom-based program serving students in transitional kindergarten through grade six.

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**RECOMMENDATION:**

Under California Education Code 47605, on October 7, 2026, the Orange County Board of Education will hold a public hearing on the provisions of the Rocketship Anaheim Elementary charter petition and consider the level of support for the petition by teachers employed by the school district, other employees of the school district, and parents where the charter school petitioner proposes to open a school facility.

October 7, 2026

☒ Mailed    ☐ Distributed at meeting



ORANGE COUNTY BOARD OF EDUCATION

BOARD AGENDA ITEM

DATE: October 7, 2026

TO: Aracely Chastain, Assistant Superintendent

FROM: David Giordano, Associate Superintendent, Administrative Services

SUBJECT: Ratify Rancho Sonado Access Easement Modification

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BACKGROUND:

As part of the reconstruction of the Rancho Sonado site, the Board of Education approved the draft "Amended Easement" at its September 2, 2026, Board meeting, which allows the Orange County Department of Education (OCDE) to facilitate property improvements and utility access modifications requested by the Irvine Ranch Water District and the Orange County Fire Authority. The corresponding improvements, including a new water connection and modifications to the access road, are identified in the scope of work set forth in OCDE's Request for Proposals ("RFP") Number 24-06.

Additionally, legal counsel for OCDE and the Orange County Parks have completed negotiations and have reached agreement on the final terms of the Amended Easement.

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RECOMMENDATION:

It is recommended that the Board of Education ratify the attached final "Amended Easement" for the Rancho Sonado Project.

DG:sh

489

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of Orange  
13042 Old Myford Road  
Irvine, CA 92602  
Attention: OC Parks Director

This document is exempt from recording fees  
per Government Code Section 27383 and is  
exempt from payment of documentary transfer  
tax per Revenue and Taxation Code Section 11922.

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



NO FEE

\* \$ R 0 0 1 6 4 4 6 0 3 2 \$ \*  
2026000268418 01:41 pm 09/23/26  
489 RecWin11A A21 19  
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

Project Location: Silverado Canyon-Unincorporated Orange County  
Project Name: OCBOE-Rancho Soñado  
Facility/Parcel No.: Z21-250  
Assessor's Parcel Number: 576-013-09 (Portion)

IT  
ldp  
NF

### AMENDED EASEMENT

THIS AMENDED EASEMENT ("*Amended Easement*") is made as of Sept. 23, 2026 by the COUNTY OF ORANGE, a political subdivision of the State of California ("*County*"), and, ORANGE COUNTY BOARD OF EDUCATION, a California public agency, ("*Grantee*") with reference to the following facts:

### RECITALS

- A. COUNTY owns certain real property located immediately east of Santiago Canyon Road and north of Williams Canyon Road in unincorporated Orange County bearing Assessor's Parcel Number 576-013-09 ("*Subject Property*").
- B. GRANTEE owns certain real property east of the Subject Property in unincorporated Orange County bearing Assessor's Parcel Numbers 105-201-32 and 105-201-35 ("*Grantee Property*").
- C. COUNTY's predecessor in interest previously granted a non-exclusive easement and right of way to GRANTEE's predecessor in interest to use, maintain, alter, repair, and reconstruct an unnamed roadway over the Subject Property for the purpose of ingress and egress between Santiago Canyon Road and the Grantee Property (the "*Prior Easement*" (Official Record Book 11306, Page 1426)).
- D. COUNTY acquired the Subject Property with the Prior Easement intact.
- E. GRANTEE has requested that the COUNTY amend and realign the Prior Easement to reflect a revised location and provide for the construction of underground improvements in the Prior Easement area (the "*Realigned Easement Area*"). Therefore, this Amended Easement shall amend and augment the Prior Easement with the terms and conditions set forth herein.

Amended & Restated Easement Deed – County to OCBE  
Rancho Soñado  
Facility/Parcel: Z21-250  
APN-576-013-09

## AGREEMENT

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, the COUNTY and GRANTEE incorporate by reference the Recitals set forth above, and COUNTY hereby grants to GRANTEE a perpetual non-exclusive easement for road purposes, and improvements related thereto, including those set forth in Section 1, below, over and across that certain real property described in Exhibit A and depicted on Exhibit B and Exhibit D, which shall include parcels 1, 2, 3, and 4 as contained therein, exhibits attached hereto and made a part hereof (hereinafter referred to as the “*Realigned Easement Area*”). This Amended Easement shall be binding upon and inure to the benefit of the parties and their respective assigns, heirs, and voluntary and involuntary successors in interest. COUNTY shall have reasonable access to the Realigned Easement Area for any and all purposes which shall include access and use by COUNTY as reasonably determined by COUNTY. For the avoidance of doubt, this Amended Easement amends and augments the Prior Easement.

It is understood and agreed by the parties hereto, and their successors and assigns, that said Easement and right-of-way herein granted shall be subject to the following terms, limitations, reservations, and conditions:

1. GRANTEE shall have right and responsibility, at no cost to COUNTY, to maintain in good repair the Realigned Easement Area (including lateral and subjacent support), any gate, fencing, signage, or other associated improvements with GRANTEE'S operations. GRANTEE shall also be responsible for the cost and maintenance of all existing and proposed improvements located outside of the Realigned Easement Area that serve the improvements within the Realigned Easement Area as shown on the supplemental grading plan and landscape plan, including drainage facilities, landscaping, trees, and entry gate facilities, as set forth in the attached Exhibit C, the contents of which are incorporated herein and made a part hereof. Drainage facilities as previously referenced include but are not limited to v-ditches, swales, riprap, drain inlets, and drain lines. In addition, GRANTEE shall obtain all required permits and ensure that all construction and/or maintenance in the Realigned Easement Area, or related to the improvements in Exhibit C, is performed in conformance with any applicable federal, state and local laws and regulations. GRANTEE's plans shall be approved in writing by COUNTY's Director of OC Public Works or designee prior to commencement of any work; and upon completion of any work, GRANTEE shall immediately notify Director of OC Parks (“Director”) in writing of such completion. In addition to any approvals required by COUNTY's Director of Public Works, any work within the Realigned Easement Area shall require approval in advance of OC Parks in advance of such work through issuance of an OC Parks Construction/Encroachment Permit. Any material alteration, expansion, grading, vegetation removal, drainage modification, utility installation, retaining structure installation, lighting installation, or other physical improvement within the Realigned Easement Area shall be subject to prior written review and approval by COUNTY, for purposes of ensuring consistency with COUNTY operational, environmental, public safety, and regulatory obligations. The approvals required under this Section 1 shall not be unreasonably withheld, conditioned, or

delayed. For the avoidance of doubt, COUNTY has no obligation to repair or maintain the existing and proposed improvements within the Realigned Easement Area and those improvements located outside of the Realigned Easement Area that serve the improvements within the Realigned Easement Area as identified in Exhibit C.

2. No work shall occur when a Red Flag Warning has been issued by the National Weather Service for the construction area or when local fire authorities indicate high fire danger conditions including, but not limited to, low humidity, strong winds or high temperatures.

3. If GRANTEE fails to maintain or make repairs or replacements as required herein, COUNTY or designee shall notify GRANTEE in writing of said failure. Should GRANTEE fail to correct the situation within 30 (thirty) days after receipt of written notice, COUNTY or designee may make the necessary correction or cause it to be made and the cost thereof, including but not limited to the cost of labor, materials, equipment, and an administrative fee equal to fifteen percent (15%) of the sum of such items, shall be paid by GRANTEE within 30 days of receipt of a statement of said cost from COUNTY or designee. COUNTY may, at its option, choose other remedies available herein, or by law.

4. GRANTEE hereby agrees to indemnify, defend (with counsel acceptable to COUNTY), release and hold harmless COUNTY, its elected and appointed officials, officers, employees, agents, contractors, representatives, invitees and permittees (collectively "**COUNTY Indemnitees**"), and each of them, and their property from all loss, liability, damages (excluding consequential and special damages), claims, costs and expenses (including attorneys' fees and court costs) to the extent determined by a court of competent jurisdiction to have been caused by the willful or negligent acts of GRANTEE, its contractors, agents, employees, licensees, or invitees (collectively, "**GRANTEE Representatives**") in connection with any activity by the GRANTEE or the GRANTEE Representatives within or affecting the Realigned Easement Area, or any material breach of this Amended Easement by GRANTEE. The foregoing indemnification, defense, and hold harmless obligations shall not extend to any loss, liability cost, claim, damage, injury or expense to the extent arising from the negligence or willful misconduct of COUNTY Indemnitees.

5. The Realigned Easement Area is located within The Nature Conservancy (TNC) Conservation Easement (CE) and subject to the CE's provisions. The GRANTEE shall implement best management practices to prevent erosion, sedimentation, invasive species introduction, and impacts to biological or natural resources within or adjacent to the Realigned Easement Area. Disturbed areas shall be stabilized and maintained to prevent off-site erosion or degradation of COUNTY property. GRANTEE shall not concentrate or redirect drainage flows in a manner that adversely impacts COUNTY property or resources.

6. GRANTEE shall ensure that all contractors, subcontractors, employees, and agents accessing the Realigned Easement Area comply with COUNTY-required resource protection measures, including equipment sanitation requirements, spill prevention practices, fire prevention measures, and applicable biological and environmental protection requirements, as may be reasonably required by COUNTY and updated from time to time.

7. GRANTEE shall be responsible for any erosion, sedimentation, vegetation impacts, habitat degradation, contamination, or other environmental damage caused by GRANTEE'S use, maintenance, repair, or improvement activities within the Realigned Easement Area and shall promptly restore affected areas to the reasonable satisfaction of COUNTY and applicable regulatory agencies.

8. Any notices, documents, correspondence, and any other communications concerning this Amended Easement to be given by either party to the other hereunder shall be given by personal service, Federal Express or other reputable overnight delivery service, or mailing in the United States mail, postage prepaid, certified and return receipt requested, addressed to the parties at their respective addresses as follows:

To Grantee: Orange County Board of Education  
200 Kalmus Drive  
Costa Mesa, CA 92626-5922  
Phone: (714) 966-4085

To County: OC Parks  
Attention: OC Parks Director  
13042 Old Myford Road  
Irvine, CA 92602-2304  
Reference: Rancho Soñado Access Easement  
Phone: (949) 923-3748

Any such notice shall be deemed to have been given upon delivery or, if mailed, 48 hours after depositing in the mail as aforesaid. Either party may change the address where it desires to receive notice upon giving written notice of such request to the other party.

9. If any term, covenant, condition, or provision of this Amended Easement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

10. In any action or proceeding brought to enforce or interpret any provision of this Amended Easement, or where any provision hereof is validly asserted as a defense, each party shall bear its own attorneys' fees and costs.

11. Nothing in this deed is intended nor shall anything in this Amended Easement be construed to transfer to COUNTY or its successors or assigns or to relieve COUNTY or its successors or assigns or predecessors in title of any responsibility or liability COUNTY or its successors or assigns or predecessors in title now has, has had or comes to have with respect to human health or the environment, including but not limited to responsibility or liability relating to hazardous or toxic substances or materials (as such terms as those used in this sentence are defined by statute, ordinance, case law, governmental regulation or other provision of the law). Furthermore, COUNTY may exercise its right under law to bring action, if necessary, to recover clean-up costs

and penalties paid, if any, from GRANTEE or any others who are ultimately determined by a court of competent jurisdiction and/or a federal, state or local regulatory or administrative governmental agency or body having jurisdiction, to have responsibility for said hazardous or toxic substances or materials upon, within, or under the real property interests transferred pursuant to this Amended Easement. Notwithstanding the foregoing, COUNTY shall be and remain liable for any hazardous or toxic substances or materials which become located, because of COUNTY's operations, upon, within, or under the real property interests transferred pursuant to this Amended Easement.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of 9/23/26, 2026.

**GRANTOR**

COUNTY OF ORANGE, a political subdivision the State of California

By: Thomas A. Miller  
Name: Thomas A. Miller  
Title: Chief Real Estate Officer  
Pursuant to Orange County Codified Ordinance  
Section 1-4-225

APPROVED AS TO FORM:  
Office of the County Counsel  
Orange County, California

By: \_\_\_\_\_  
Deputy

Signed by:  
Michael Humbert  
135BE61AB0194AE...

Date: 9/16/26

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 9/23/26, 2026, before me, Christine M. Long, a Notary Public, personally appeared Thomas A. Miller, 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.

(SEAL)

Christine M. Long  
Notary Public

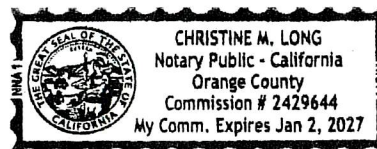


**Exhibit A**

Legal Description of Realigned Easement Area

Amended & Restated Easement Deed -County to OCBE  
Rancho Soñado  
Facility/Parcel: Z21-250  
APN-576-013-09

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SANTIAGO CANYON ROAD**  
**FACILITY NO.: Z21**  
**PARCEL NO.: 250**

**Roadway Easement**  
**APN: 576-013-09**

Those certain portions of land in the Unincorporated territory of the County of Orange, State of California, over portions of the land identified as SilMod Parcel in Gift Deed to the County of Orange, recorded July 1, 2010, as Instrument No. 2010000312153, said SilMod specifically described as Parcel F in Certificate of Compliance No. C C 2009-01 recorded February 16, 2010, as Instrument No. 2010000072885, both of Official Records in the Office of the County Recorder of said County, described as follows:

**Parcel 1:**

**Commencing** at the westerly terminus of that certain centerline course in a strip of land, 20.00 feet in width, of Parcel 4 described in the Grant Deed recorded December 17, 2003, as Instrument No. 2003001493395 of Official Records of said County, described as having a bearing of "North 82°09'15" East" and a length of "91.81 feet", said course being North 82°09'18" East for purposes of this description; thence along said centerline North 82°09'18" East 58.78 feet; thence leaving said centerline North 07°50'42" West 10.00 feet to the northerly line of said Parcel 4 and the **True Point of Beginning**; thence along said northerly line North 82°09'18" East 26.92 feet to a point hereinafter referred to as **Point "A"**; thence leaving said northerly line North 85°31'40" West 12.01 feet to the beginning of a curve concave southeasterly, having a radius of 20.00 feet; thence southwesterly along said curve 13.02 feet through a central angle of 37°17'16"; thence South 57°11'04" West 2.73 feet to the **True Point of Beginning**.

The above-described land contains 49 square feet, more or less.

**Parcel 2:**

**Commencing** at the above described **Point "A"**, said point being in the northerly line of said Parcel 4; thence continuing along said northerly line North 82°09'18" East 9.64 feet to an angle point of said Parcel 4; thence continuing along said line South 58°59'44" East 7.68 feet to the **True Point of Beginning**; thence continuing along said line South 58°59'44" East 34.20 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 25.00 feet, a radial line to said curve bears North 64°52'11" East; thence northwesterly along said curve 18.91 feet through a central angle of 43°20'58" to the beginning of a compound curve concave southwesterly, having

a radius of 116.50 feet, a radial line to said curve bears North 21°31'12" East; thence northwesterly along said curve 16.63 feet through a central angle of 08°10'42" to the **True Point of Beginning**.

The above-described land contains 92 square feet, more or less.

**Parcel 3:**

**Commencing** at the westerly terminus of that certain centerline course in a strip of land, 20.00 feet in width, of Parcel 4 described in the Grant Deed recorded December 17, 2003, as Instrument No. 2003001493395 of Official Records of said County, described as having a bearing of "North 82°09'15" East" and a length of "91.81 feet", said course being North 82°09'18" East for purposes of this description; thence along said centerline North 82°09'18" East 63.60 feet; thence leaving said centerline South 07°50'42" East 10.00 feet to the southerly line of said Parcel 4 and the **True Point of Beginning**; thence along said southerly line the following two courses:

- 1.) North 82°09'18" East 24.68 feet;
- 2.) South 58°59'44" East 24.68 feet to the beginning of a curve concave southwesterly having a radius of 70.00 feet, a radial line to said curve bears North 31°00'16" East; thence northwesterly along said curve 47.46 feet through a central angle of 38°50'57" to the **True Point of Beginning**.

The above-described land contains 67 square feet, more or less.

Reference is hereby made to Exhibit "B" attached hereto for the foregoing description.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act (Bus. & Prof. Code §8700).



Steven M. Price, PLS 9541

8-13-2026

Date



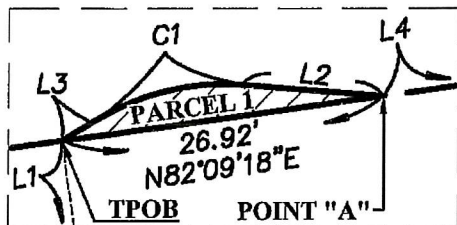
**Exhibit B**

Depiction of Realigned Easement Area

Amended & Restated Easement Deed -County to OCBE  
Rancho Soñado  
Facility/Parcel: Z21-250  
APN-576-013-09

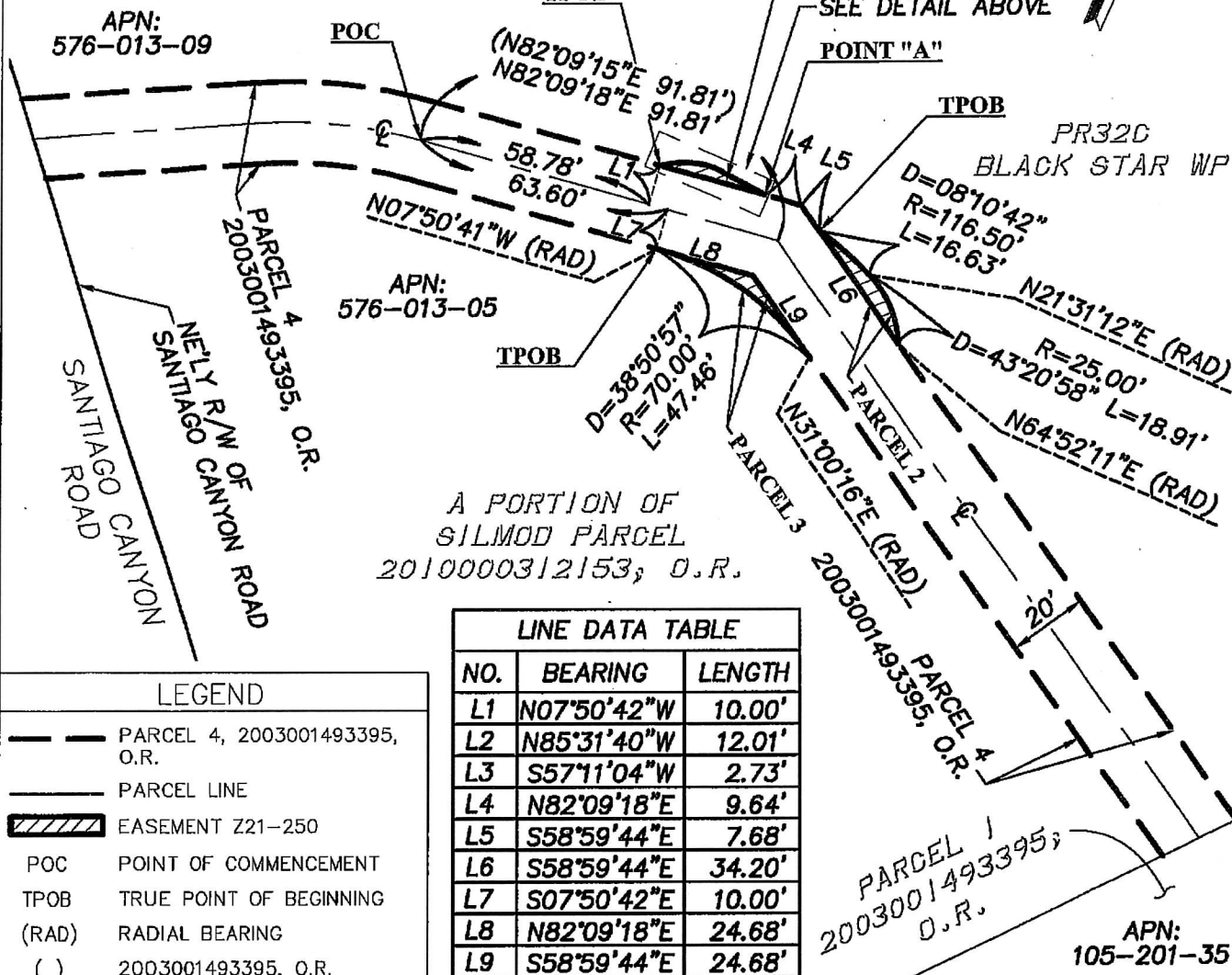
# EXHIBIT "B"

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,  
STATE OF CALIFORNIA



DETAIL N.T.S.

| CURVE DATA TABLE |        |           |        |
|------------------|--------|-----------|--------|
| NO.              | RADIUS | DELTA     | LENGTH |
| C1               | 20.00' | 37°17'16" | 13.02' |



A PORTION OF  
SILMOD PARCEL  
2010000312153, O.R.

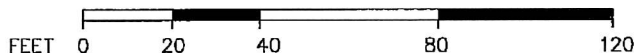
| LINE DATA TABLE |             |        |
|-----------------|-------------|--------|
| NO.             | BEARING     | LENGTH |
| L1              | N07°50'42"W | 10.00' |
| L2              | N85°31'40"W | 12.01' |
| L3              | S57°11'04"W | 2.73'  |
| L4              | N82°09'18"E | 9.64'  |
| L5              | S58°59'44"E | 7.68'  |
| L6              | S58°59'44"E | 34.20' |
| L7              | S07°50'42"E | 10.00' |
| L8              | N82°09'18"E | 24.68' |
| L9              | S58°59'44"E | 24.68' |

## LEGEND

- PARCEL 4, 2003001493395, O.R.
- PARCEL LINE
- ▨ EASEMENT Z21-250
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- (RAD) RADIAL BEARING
- ( ) 2003001493395, O.R.



SANTIAGO CANYON ROAD Z21-250  
ROADWAY EASEMENT



PREPARED BY:

**PSOMAS**

5 Hutton Centre Dr. Suite 300  
Santa Ana, California 92707  
(714)751-7373 / (714)545-8883 (Fax)

SHEET NO. 1 OF 1

SCALE 1" = 40'

DATE: 08-13-2026

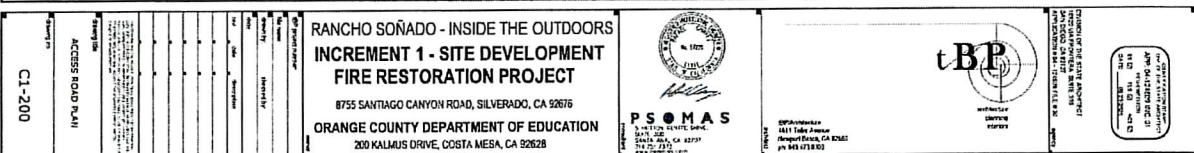
JOB NUMBER 2TBP010200

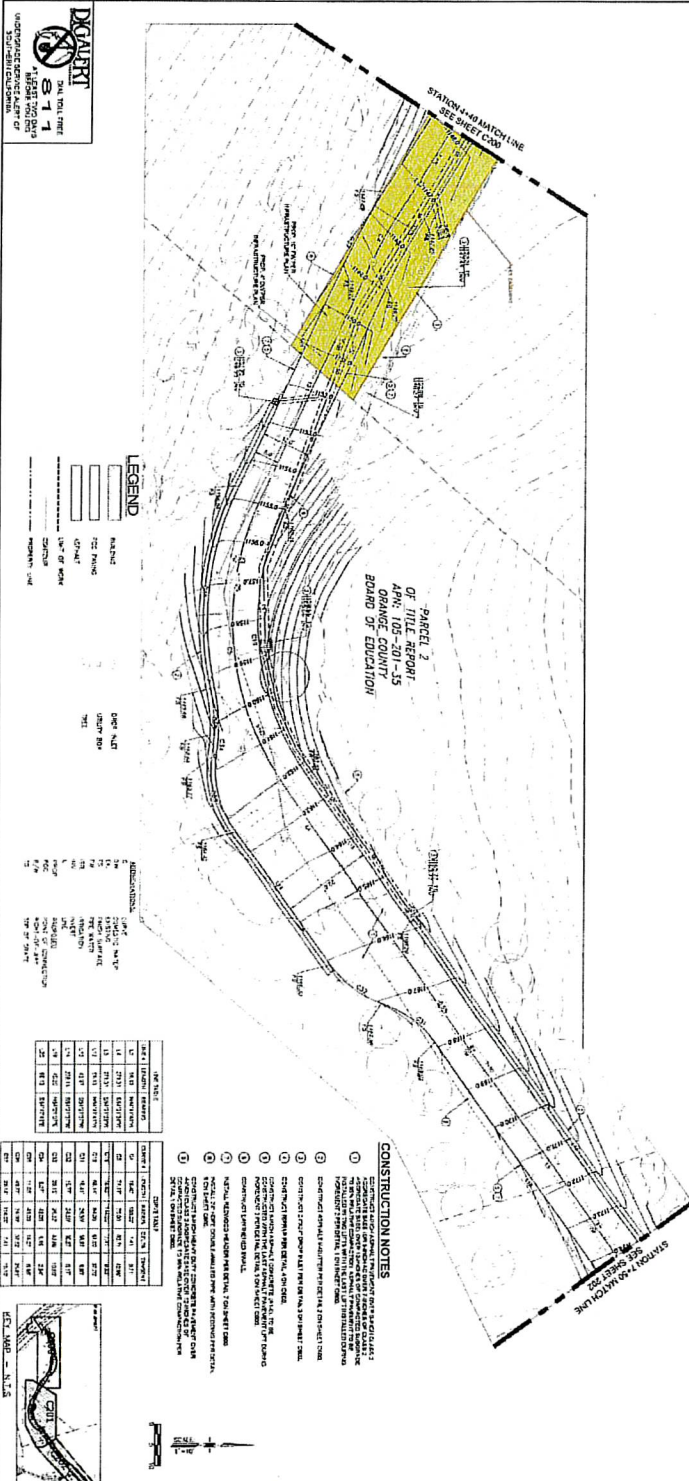
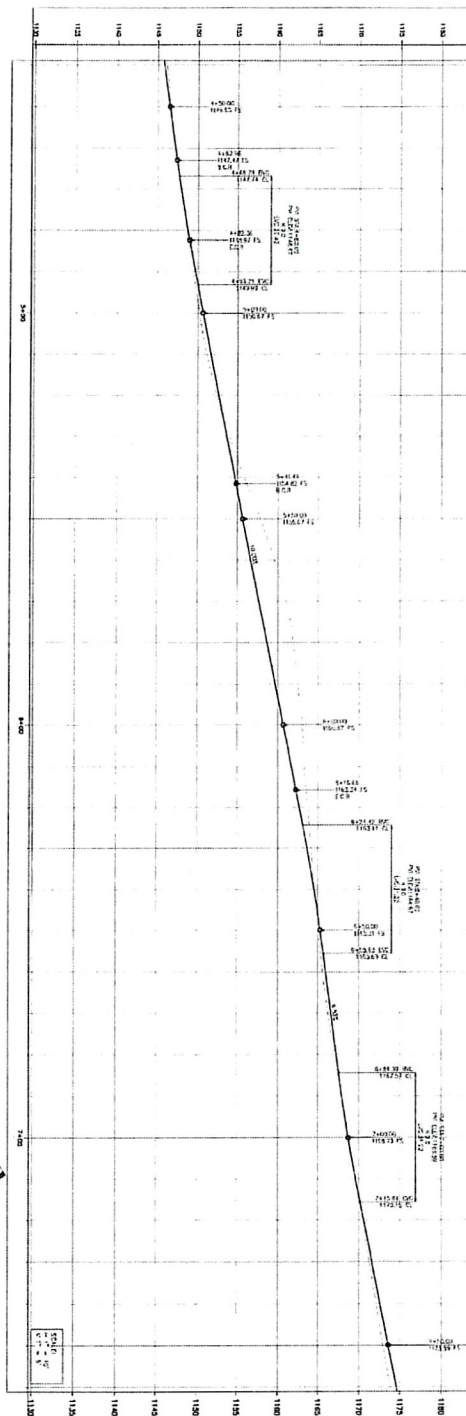
DRAFTED: KPV CHECKED: SMP

**Exhibit C**

Road Improvement and Landscape Plan

Amended & Restated Easement Deed -County to OCBE  
Rancho Soñado  
Facility/Parcel: Z21-250  
APN-576-013-09





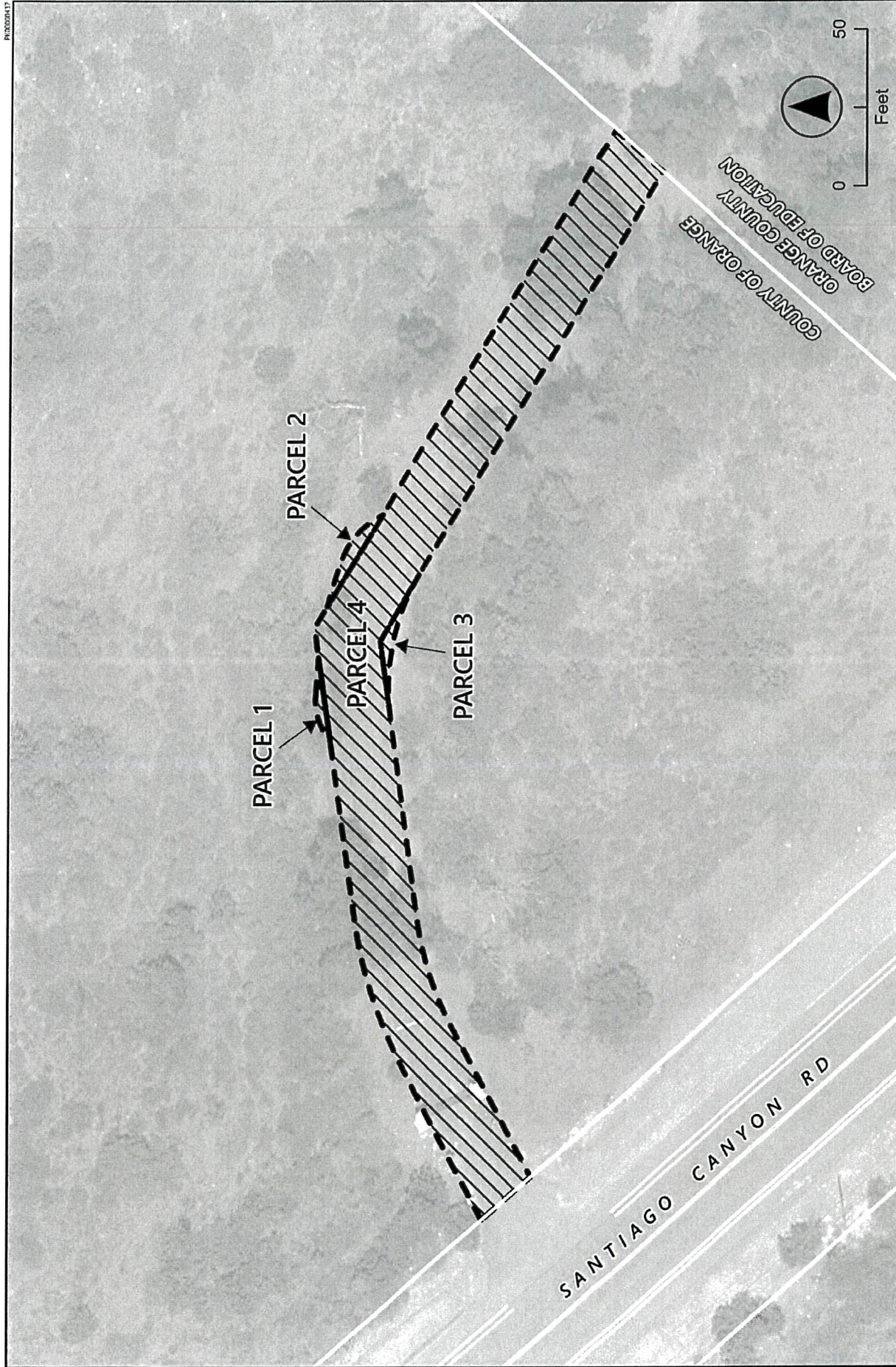
|                                                     |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                  |                                                                                                                    |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| DRAWING TITLE AND SCALE<br>PROJECT NO.<br>SHEET NO. | <b>RANCHO SOÑADO - INSIDE THE OUTDOORS</b><br><b>INCREMENT 1 - SITE DEVELOPMENT</b><br><b>FIRE RESTORATION PROJECT</b><br>8755 SANTIAGO CANYON ROAD, SILVERADO, CA 92676<br><b>ORANGE COUNTY DEPARTMENT OF EDUCATION</b><br>200 KAUMUS DRIVE, COSTA MESA, CA 92628 | <br><b>P. S. OMAS</b><br>12345 MAIN STREET<br>COSTA MESA, CA 92628<br>TEL: (714) 123-4567<br>FAX: (714) 123-4568<br>EMAIL: P.OMAS@EXAMPLE.COM | <br>NORTH<br>SCALE: 1" = 100' |
|                                                     | PROJECT LOCATION: 8755 SANTIAGO CANYON ROAD, SILVERADO, CA 92676<br>PROJECT OWNER: ORANGE COUNTY DEPARTMENT OF EDUCATION<br>PROJECT MANAGER: J. SMITH<br>PROJECT ENGINEER: P. S. OMAS<br>PROJECT DATE: 12/31/2024                                                  |                                                                                                                                                                                                                                  |                                                                                                                    |



**Exhibit D**

Aerial of Easement Area

Amended & Restated Easement Deed -County to OCBE  
Rancho Soñado  
Facility/Parcel: Z21-250  
APN-576-013-09

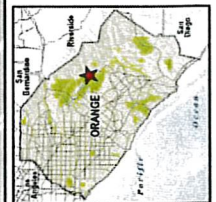


# OC Board of Education (OCBOE)

## Easement Area



 Parcels  
 OCBOE Easement Area



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DESIGNED AND PRODUCED BY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| DATA SOURCE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <p>  OC Parks (Using Eagle Aerial)                     </p> <p>                         This map is a representation of the data provided by the OC Parks Department. It is not a legal document and should not be used for legal purposes. The map is for informational purposes only and does not constitute a warranty of any kind. The map is subject to change without notice.                     </p> |  |
| DATE: Sept. 9, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

## CERTIFICATE OF ACCEPTANCE

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.

This is to certify that the interest in the strips of real property conveyed by the GRANT OF EASEMENT dated Sept. 23, 2026, from County of Orange to Orange County Board of Education, a California public agency, ("Grantee").

Approved as to Form:

ORANGE COUNTY BOARD OF  
EDUCATION, a California public  
agency, (Grantee)

Timothy C. Shaw Jr.  
Timothy Craig Shaw Jr.

\_\_\_\_\_  
Date

9-21-26  
Date

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.

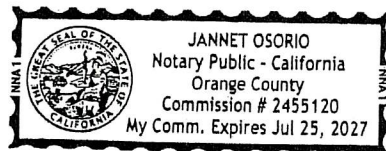
STATE OF CALIFORNIA           )  
                                                  )  
COUNTY OF ORANGE           )

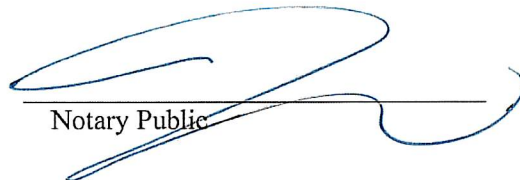
On September 21, 2026, before me, Jannet Osorio, a Notary Public, personally appeared Timothy Craig Shaw Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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.

(SEAL)



  
\_\_\_\_\_  
Notary Public