

AGENDA

ALISO VIEJO CITY COUNCIL
WEDNESDAY, MARCH 20, 2024
7:00 PM REGULAR MEETING

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY
ALISO VIEJO, CA



Mayor Mike Munzing
Mayor Pro Tem Tiffany Ackley
Councilmember Ross Chun
Councilmember Max Duncan
Councilmember Richard Hurt

WELCOME to the City of Aliso Viejo City Council meeting. Those persons wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. Speakers will be called at the appropriate time as their interested matter is heard. COMMENTS WILL BE LIMITED TO THREE MINUTES PER SPEAKER. Council proceedings are recorded.

It is the City's intention to comply with the Americans with Disabilities Act (ADA) . If you need special assistance to participate in the meeting, the City will make reasonable arrangements to ensure accessibility and/or accommodations. [28 CFR 35.102-35.104 ADA Title II] Please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting.

Regular meetings of the City Council are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Copies of the agenda are available in the lobby at City Hall on the Thursday preceding a regularly scheduled City Council meeting. All communications received by the City regarding an agenda item have been included in the agenda materials. Supplemental documents relating to specific agenda items, including communications received after agenda delivery, are presented at the dais and in the Public Copy agenda binder at the time of the meeting. Supplemental documents are also available for review in the City Clerk's office, 12 Journey, Aliso Viejo. For more information, please contact City Hall at (949) 425-2505.

This meeting will be broadcast live on Cox Communications Channel 851, AT&T U-Verse Channel 99 and the City's website. By attending the City Council Meeting, you are giving your permission to be televised. The Council Meetings are rebroadcast on Wednesday at 7:00 p.m. on Cox Communications Channel 851, AT&T U-Verse Channel 99, and can be viewed on the internet at www.avcity.org.

DAVID A. DOYLE
CITY MANAGER

SCOTT C. SMITH
CITY ATTORNEY

MITZI ORTIZ
CITY CLERK

**PLEASE SILENCE ALL CELL PHONES AND OTHER
ELECTRONIC EQUIPMENT WHILE CITY COUNCIL IS IN SESSION**

CALL TO ORDER: Convene Regular Meeting

ROLL CALL

CLOSED SESSION:

PUBLIC EMPLOYEE DISMISSAL
Pursuant to Government Code Section 54957(b)(1)

PLEDGE OF ALLEGIANCE:

REPORT FROM CLOSED SESSION:

1. SPECIAL PRESENTATIONS:

None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

Members of the public wishing to address the City Council are requested to complete and submit to the City Clerk a "Request to Address City Council" form available at the entrance to the City Council Chambers. In compliance with the Brown Act, no discussion or action may be taken on comments received at this time, except the City Council may briefly respond to statements made or questions posed. Comments are limited to three (3) minutes per speaker.

4. CONSENT CALENDAR:

All matters listed on the Consent Calendar will be acted upon by one vote unless members of the City Council, or staff request a matter to be discussed and/or removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be discussed and voted upon immediately following City Council action on the remainder of the Consent Calendar.

4.1 WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 APPROVAL OF MINUTES

Recommended Action: Approve the Minutes as submitted for the February 21, 2024 Special Meeting, the February 21, 2024 Regular Meeting, the March 6, 2024 Special Meeting, and the March 6, 2024 Regular Meeting.

[Draft Minutes - February 21, 2024 Special Meeting](#)

[Draft Minutes - February 21, 2024 Regular Meeting](#)

[Draft Minutes - March 6, 2024 Special Meeting](#)

[Draft Minutes - March 6, 2024 Regular Meeting](#)

4.3 ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between February 16, 2024 and February 29, 2024, in the amount of \$210,162.76.

[Staff Report](#)

[Attachment 1 - Accounts Payable Report](#)

4.4 RESOLUTION AUTHORIZING EXECUTION OF MASTER AGREEMENTS AND PROGRAM SUPPLEMENTAL AGREEMENTS WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION

Recommended Action: Adopt a Resolution authorizing the Public Works Director to execute Master Agreements and Program Supplement Agreements with California Department of Transportation.

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Caltrans Master Agreement](#)

[Attachment 3 - Program Supplemental Agreement](#)

4.5 GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2023

Recommended Action:

1. Find that the action is not a project as defined by the California Environmental Quality Act pursuant to State CEQA Guidelines section 15378(b)(5);
2. Receive and file the 2023 General Plan Annual Progress Report (APR); and
3. Direct staff to submit the APR to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

[Staff Report](#)

[Attachment 1 - General Plan Annual Progress Report](#)

[Attachment 2 - Housing Element Annual Progress Report](#)

5. PUBLIC HEARINGS:

5.1 APPLICATION FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDING FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR ELIGIBLE HOUSING-RELATED PROJECTS AND PROGRAMS

Recommended Action:

Adopt a Resolution authorizing the application submittal for the Permanent Local Housing Allocation (PLHA) funding from the California Department of Housing and Community Development (HCD) for housing-related eligible activities.

Staff Report
Attachment 1 - Resolution
Attachment 2 - PLHA Plan

6. **DISCUSSION:**

None.

7. **CITY MANAGER' S REPORT:**

8. **ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:**

9. **ADJOURNMENT:**

The next regularly scheduled City Council meeting is April 3, 2024.

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
February 21, 2024. 6:00 P.M.
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Special Meeting of the City Council of the City of Aliso Viejo to order at 6:04 p.m.

ROLL CALL:

PRESENT: MAYOR RICHARD W. HURT
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN

ABSENT: NONE

STAFF PRESENT: DAVID A. DOYLE, CITY MANAGER
SCOTT C. SMITH, CITY ATTORNEY
RYAN STAGER, DEPUTY CITY ATTORNEY
MITZI ORTIZ, CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER

STUDY SESSION:

HOUSING STUDY SESSION

City Manager David Doyle introduced Community Development Director So Kim, who provided an overview. City Attorney Scott Smith, Deputy City Attorney Ryan Stager, and Wil Soholt (Kosmont Companies Senior Vice President) provided additional information. Staff responded to questions regarding the Housing Element site inventory, penalties for not meeting Regional Housing Needs Allocation (RHNA) requirements, City's compliance status, effect of non-compliance on grant funding eligibility, litigation risks, density requirements, and affordable housing rates. Councilmembers commented on the matter.

ADJOURNMENT: Mayor Munzing adjourned the meeting at 7:05 p.m. to the February, 21, 2024 Regular Council Meeting.

Respectfully submitted:

Approved by:

MITZI ORTIZ, MMC
CITY CLERK

MIKE MUNZING
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
February 21, 2024, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:12 p.m.

ROLL CALL

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT: NONE

STAFF PRESENT: DAVID A. DOYLE, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
MITZI ORTIZ, CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. ALAN VILLANUEVA, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Cindy Nielsen led the pledge of allegiance.

1. SPECIAL PRESENTATIONS:

1.1 BUSINESS OF THE MONTH - TACOS DE BIRRIA ESTILO GUADALAJARA

Mayor Munzing introduced the video and presented the certificate of recognition to Owners Al Rosario and Jesus Serrato. They expressed their appreciation.

1.2 RECOGNITION OF ALISO VIEJO GIRLS SOFTBALL ALL STARS – 8U SILVER HAVOC

Mayor Munzing presented the certificates of recognition to Team Manager Sara Johnson, who commented on the team's accomplishments.

1.3 RECOGNITION OF ALISO VIEJO GIRLS SOFTBALL ALL STARS – 10U GOLD CRUSHERS

Mayor Munzing presented the certificates of recognition to Team Manager Mike Fox, who commented on the team's accomplishments.

1.4 RECOGNITION OF ALISO VIEJO GIRLS SOFTBALL ALL STARS – 12U GOLD LIGHTNING

Mayor Munzing presented the certificates of recognition to Team Manager Justin Gaschen, who commented on the team's accomplishments.

2. **ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:**

Motion: Mayor Pro Tem Ackley moved and Councilmember Chun seconded to continue Public Hearing Item 5.1 to April 17, 2024. Motion carried 5-0.

3. **COMMUNITY INPUT:**

1. Tom Merritt proposed conversion of office space to residential, and expressed concerns with residential in commercial centers and the proposed development in The Commons.
2. Amber Leonard expressed concern with the proposed development in The Commons.

4. **CONSENT CALENDAR:**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Motion: Councilmember Chun moved and Councilmember Hurt seconded to approve the recommended actions. Motion carried 5-0.

4.1 **WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS**

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 **ACCOUNTS PAYABLE**

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between January 19, 2024 and February 7, 2024, in the amount of \$1,327,919.76.

4.3 **PROPOSED LEASE WITH FAMILY ASSISTANCE MINISTRIES - 89 PLAYA CIRCLE, ALISO VIEJO, CA 92656**

Recommended Action: Approve the lease agreement with Family Assistance Ministries (FAM) for the property at 89 Playa Circle and direct the City Manager to execute the lease of the property.

4.4 PLANNING APPLICATION PA22-005 - AN ORDINANCE OF THE CITY COUNCIL OF ALISO VIEJO, CALIFORNIA AMENDING TITLE 15 OF THE ALISO VIEJO MUNICIPAL CODE TO ALLOW POLE SIGNS IN COMMERCIAL SHOPPING CENTERS LOCATED ALONG STATE ROUTE 73, A REQUEST FOR A MASTER SIGN PROGRAM AND AN EXCEPTION PERMIT FOR PARKING LOCATED AT 26852-27072 LA PAZ ROAD (APPLICANT: TARGET)

City Manager David Doyle responded to a question regarding withdrawal of the application.

Recommended Action: Receive and file the Applicant's request to withdraw the Master Sign Program and Exception Permit for a pole sign at 26852-27072 La Paz Road.

Motion: Mayor Pro Tem Ackley moved and Councilmember Chun seconded to approve the recommended action. Motion carried 5-0.

5. **PUBLIC HEARINGS:**

5.1 ALISO VIEJO RANCH FEES

This item was removed from consideration.

5.2 ORDINANCE AMENDING SECTIONS OF TITLE 15 ZONING CODE PERTAINING TO LOW BARRIER NAVIGATION CENTERS, GROUP QUARTERS, RESIDENTIAL CARE FACILITIES, AND EMPLOYEE HOUSING

City Manager David Doyle introduced Community Development Director So Kim, who provided an overview. Staff responded to questions regarding short-term rentals. Mayor Munzing opened the public hearing. There were no comments. Mayor Munzing closed the public hearing.

Recommended Action:

1. Hold a public hearing and introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTIONS 15.10.020 (PERMITTED USES IN RESIDENTIAL DISTRICTS) AND 15.38.030 (RESIDENTIAL PARKING REQUIREMENTS) OF THE ALISO VIEJO MUNICIPAL CODE PERTAINING TO LOW BARRIER NAVIGATION CENTERS, GROUP QUARTERS, RESIDENTIAL CARE FACILITIES, AND EMPLOYEE HOUSING AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA; and
2. Find the attached Ordinance exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

Motion: Councilmember Chun moved and Councilmember Duncan seconded to approve the recommended actions. Motion carried 5-0.

6. DISCUSSION:

6.1 INFORMATIONAL REPORT REGARDING MAYORAL ROTATION POLICIES

City Attorney Scott Smith provided an overview. City Clerk Mitzi Ortiz provided additional information. Staff responded to questions regarding costs to add a measure to the ballot and impact of by-district elections. Councilmembers commented on the matter.

Recommended Action: Receive and consider the options presented in this informational report and provide direction to staff regarding a potential ordinance or policy to set forth procedures for the selection and rotation of the mayor and mayor pro tem.

Motion: Mayor Pro Tem Ackley moved and Councilmember Duncan seconded to continue the matter to a future date. Motion carried 5-0.

7. CITY MANAGER' S REPORT:

City Manager David Doyle announced Movie Night to be held at 6:00 p.m. on March 15, 2024, at Aliso Viejo Middle School.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Hurt:

- Participated in career presentation at Irvine Valley College

Councilmember Duncan:

- Expressed appreciation for the Study Session and public participation

Councilmember Chun:

- Attended Aliso Niguel High School fentanyl poisoning presentation
- Expressed appreciation to The Church of Jesus Christ of Latter Day Saints for book drive
- Attended OCFA briefing on joint powers authority renewal
- Attended OCFA Budget And Finance Committee Meeting
- Attended OCFA firefighting equipment fitting
- Attended Aliso Viejo Youth Council Meeting
- Attended Belmont Village Reception

Mayor Pro Tem Ackley:

- Expressed appreciation to the Aliso Viejo Community Association
- Encouraged residents to observe Black History Month

Mayor Munzing:

- Expressed appreciation to the City Council and members of the public

9. **ADJOURNMENT:** Mayor Munzing adjourned the meeting at 8:18 p.m. to the regularly scheduled City Council meeting of March 6, 2024.

Respectfully submitted:

Approved by:

MITZI ORTIZ, MMC
CITY CLERK

MIKE MUNZING
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
SPECIAL MEETING
March 6, 2024, 5:30 P.M.
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Special Meeting of the City Council of the City of Aliso Viejo to order at 5:30 p.m.

ROLL CALL:

PRESENT:

MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT:

NONE

STAFF PRESENT:

SCOTT C. SMITH, CITY ATTORNEY

PUBLIC COMMENTS:

None.

CLOSED SESSION:

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957
Title: City Manager

REPORT FROM CLOSED SESSION:

City Attorney Scott Smith stated there was no reportable action was taken.

ADJOURNMENT: Mayor Munzing adjourned the meeting at 7:09 p.m. to the March 6, 2024 Regular Council Meeting.

Respectfully submitted:

Approved by:

MITZI ORTIZ, MMC
CITY CLERK

MIKE MUNZING
MAYOR

DRAFT

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
March 6, 2024, 7:00 PM
Council Chambers, City Hall, 12 Journey
Aliso Viejo, California

CALL TO ORDER: Mayor Munzing called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:16 p.m.

ROLL CALL

PRESENT: MAYOR MIKE MUNZING
MAYOR PRO TEM TIFFANY ACKLEY
COUNCILMEMBER ROSS CHUN
COUNCILMEMBER MAX DUNCAN
COUNCILMEMBER RICHARD W. HURT

ABSENT: NONE

STAFF PRESENT: DAVID A. DOYLE, CITY MANAGER
SCOTT SMITH, CITY ATTORNEY
MITZI ORTIZ, CITY CLERK
ANN EIFERT, FINANCIAL SERVICES DIRECTOR
SHAUN PELLETIER, PUBLIC WORKS DIRECTOR
SO KIM, COMMUNITY DEVELOPMENT DIRECTOR
ROSE RIVERA, SENIOR PLANNER
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. ALAN VILLANUEVA, CHIEF OF POLICE SERVICES

PLEDGE OF ALLEGIANCE: Recreation & Community Services Manager Lizzy Mendoza led the pledge of allegiance.

REPORT FROM CLOSED SESSION:

City Attorney Scott Smith stated no reportable action was taken.

1. **SPECIAL PRESENTATIONS:**

None.

2. **ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:**

None.

3. **COMMUNITY INPUT:**

1. Reza Jafari expressed appreciation to the City Council and requested review of left turn pocket into Tiburon neighborhood.
2. Lynn Guy expressed concerns regarding e-bike regulations and enforcement.

4. **CONSENT CALENDAR:**

Unless otherwise indicated below, the following pertains to all items on the Consent Calendar.

Motion: Councilmember Chun moved and Councilmember Duncan seconded to approve the recommended actions. Motion carried 5-0.

4.1 **WAIVE THE READING OF ALL ORDINANCES AND RESOLUTIONS**

Recommended Action: Approve the reading by title only of all ordinances and resolutions wherein the titles appear on the public agenda; said titles shall be determined to have been read by title, and further reading is waived.

4.2 **APPROVAL OF MINUTES**

Recommended Action: Approve the Minutes as submitted for the February 7, 2024 Special Meeting, the February 7, 2024 Regular Meeting, and the February 15, 2024 Special Meeting.

4.3 **SECOND READING AND ADOPTION OF AN ORDINANCE TO AMEND SECTIONS OF TITLE 15 ZONING CODE PERTAINING TO LOW BARRIER NAVIGATION CENTERS, GROUP QUARTERS, RESIDENTIAL CARE FACILITIES, AND EMPLOYEE HOUSING AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

Recommended Action:

1. Conduct second reading and adopt Ordinance No. 2024-237 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING SECTIONS 15.10.020 (PERMITTED USES IN RESIDENTIAL DISTRICTS) AND 15.38.030 (RESIDENTIAL PARKING REQUIREMENTS) OF THE ALISO VIEJO MUNICIPAL CODE PERTAINING TO LOW BARRIER NAVIGATION CENTERS, GROUP QUARTERS, RESIDENTIAL CARE FACILITIES, AND EMPLOYEE HOUSING AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA; and

2. Find the Ordinance is not a “project” under California Environmental Quality Act (CEQA) Guidelines section 15378. And, alternatively, even if the Ordinance is a “project” under CEQA, find that it is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

4.4 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between February 8, 2024 and February 15, 2024, in the amount of \$476,285.17.

4.5 TREASURER'S STATEMENT - JANUARY 2024

Recommended Action: Receive and file the January 2024 Treasurer’s Statement.

4.6 FIRST AMENDMENT TO THE AGREEMENT WITH HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS FOR HVAC MAINTENACE SERVICES

Recommended Action:

1. Approve a first amendment to the agreement with Harbor Pointe Air Conditioning & Control Systems to perform HVAC maintenance services that increases the total compensation under the agreement by \$50,000 for a total agreement amount of \$100,000; and
2. Authorize the City Manager to execute the first amendment to the agreement.

5. PUBLIC HEARINGS:

5.1 A REQUEST TO ESTABLISH A PET GROOMING FACILITY IN CONJUNCTION WITH A PET SUPPLY STORE (PET EVOLUTION) WITHIN AN EXISTING BUILDING LOCATED AT 26541 ALISO CREEK ROAD, SUITE A

City Manager David Doyle introduced Senior Planner Rose Rivera, who provided an overview. Applicants Martin Balcitis and Richard Zarski, and Buie Stoddard Vice President Bob Montgomery provided additional information. Staff, applicants, and the property owner responded to questions regarding parking, opening date, site selection, façade, signage, and tenant improvements. Mayor Munzing opened the public hearing. There were no speakers. Mayor Munzing closed the public hearing.

Recommended Action: Adopt Resolution No. 2024-07 approving a Conditional Use Permit (USE-2023-00029) to allow for a pet grooming facility in conjunction with a retail pet supply store (Pet Evolution) at 26541 Aliso Creek Drive, Suite A (USE-2023-00029).

Motion: Councilmember Chun moved and Councilmember Duncan seconded to approve the recommended actions. Motion carried 5-0.

6. **DISCUSSION:**

6.1 **APPOINTMENT OF SCAG GENERAL ASSEMBLY MEETING DELEGATE**

City Manager David Doyle introduced Director of Government Services Mitzi Ortiz, who provided an overview. Council discussion ensued.

Recommended Action: Appoint delegate and alternate for the Southern California Association of Governments (SCAG) General Assembly Meeting to be held May 2, 2024.

Motion: Mayor Pro Tem Ackley moved and Councilmember Hurt seconded to appoint Councilmember Duncan as delegate and Councilmember Chun as alternate. Motion carried 5-0.

7. **CITY MANAGER' S REPORT:**

City Manager David Doyle announced harvest by Gold Coast Farm at Aliso Viejo Ranch, with produce donated to South County Outreach.

8. **ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:**

Councilmember Hurt:

- Attended Orange County Vector Control Board of Trustees Meeting
- Attended TCA Board of Directors Meeting
- Attended Toll Operations Committee Meeting
- Appointed Chair of Orange County Vector Control Budget & Finance Committee

Councilmember Chun:

- Met with Moulton Family Foundation
- Attended Laguna Playhouse Moulton Theatre Gala
- Met with Capistrano Unified School District
- Met with Second Harvest Food Bank
- Commented on approval of the OCFA HeloPod

Councilmember Duncan:

- Attended Joyful Child Foundation Brave Race 5K

Mayor Pro Tem Ackley:

- Attended City of Aliso Viejo & AVCA Standing Committee Meeting

Mayor Munzing:

- Commended the City Council
- Attended Diane Dixon Legislative Roundtable
- Commented on Glaukos
- Attended Aliso Viejo Little League Opening Day
- Attended City of Aliso Viejo & AVCA Standing Committee Meeting

9. **ADJOURNMENT:** Mayor Munzing adjourned the meeting in memory of OCFA Fire Captain / Paramedic Rob Culp at 7:52 p.m. to the regularly scheduled meeting of March 20, 2024.

Respectfully submitted:

Approved by:

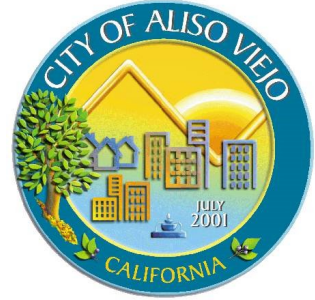
MITZI ORTIZ, MMC
CITY CLERK

MIKE MUNZING
MAYOR

DRAFT

City of Aliso Viejo

AGENDA ITEM



DATE: March 20, 2024
TO: Mayor and City Council
FROM: Ann Eifert, Director of Financial Services
SUBJECT: ACCOUNTS PAYABLE

Recommended Action:

Ratify accounts payable checks and electronic funds transfers issued between February 16, 2024 and February 29, 2024, in the amount of \$210,162.76.

Fiscal Impact:

Expenditures in the amount of \$210,162.76.

Background:

The City issues accounts payable checks on bi-weekly basis and presents it to City Council for ratification at its next regularly scheduled City Council meeting.

Discussion:

The attached register containing checks and electronic funds transfers between February 16, 2024, and February 29, 2024, in the amount of \$210,162.76, is being presented for ratification. All payments have been made in compliance with the City's purchasing policy and procedures. Payments have been reviewed and approved by the appropriate departmental staff. The issued accounts payable checks and electronic funds transfers have been reviewed and deemed in accordance with the fiscal year budget by the Director of Financial Services.

Attachment:

1. Accounts Payable Report



Accounts Payable

Vendor Name	Description (Item)	Amount
101 - GENERAL FUND		
CALPERS HEALTH	MAR'24 CALPERS HEALTH PREMIUM	23,942.97
CALPERS HEALTH	MAR'24 HEALTH PREMIUM - RC	2,195.87
CALPERS HEALTH	MAR'24 HEALTH PREMIUM PEMHCA MINIMUM - RC	157.00
UNITED OF OMAHA LIFE INSURANCE CO.	MAR'24 LIFE INSURANCE	1,522.46
CHARLES ABBOTT ASSOC INC	DEC'23 ATT - R. BRUNELL	157.50
CHARLES ABBOTT ASSOC INC	DEC'23 COMMONS GRADING - R. BRUNELL	498.75
CHARLES ABBOTT ASSOC INC	DEC'23 CITY LIGHTS GRADING - R. BRUNELL	367.50
CHARLES ABBOTT ASSOC INC	DEC'23 GLAUKOS GRADING - R. BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	DEC'23 FERREIRA - R. BRUNELL	1,076.25
CHARLES ABBOTT ASSOC INC	DEC'23 SCE - R. BRUNELL	945.00
CHARLES ABBOTT ASSOC INC	DEC'23 MNWD - R. BRUNELL	945.00
CHARLES ABBOTT ASSOC INC	DEC'23 COVINGTON PERMIT - R. BRUNELL	577.50
CHARLES ABBOTT ASSOC INC	DEC'23 COX - R. BRUNELL	656.25
CHARLES ABBOTT ASSOC INC	DEC'23 COMMONS GRADING - S WILSON	95.00
CHARLES ABBOTT ASSOC INC	DEC'23 CITY LIGHTS GRADING - S WILSON	47.50
STC TRAFFIC, INC	JAN'24 TRAFFIC CONSULTANT SERVICES	2,377.50
DESTINATION WEST BUILDERS, LLC	BLDC-2023-00028_20 ENTERPRISE_DESTINATION WEST BLD	500.00
		36,114.55
CITY COUNCIL		
AT&T	1/17/24-2/16/24 AT&T FIRSTNET CITY COUNCIL PHONE	237.31
	CITY COUNCIL TOTAL:	237.31
CITY MANAGER		
CALPERS HEALTH	MAR'24-PG-HEALTH PREMIUM	157.00
AT&T	1/17/24-2/16/24 AT&T FIRSTNET HR PHONE	50.48
AT&T	1/17/24-2/16/24 AT&T FIRSTNET CITY MANAGER PHONE	152.90
STAPLES ADVANTAGE	JAN'24 CM-OFFICE SUPPLIES	102.09
US BANK PURCHASING CARD PROGRAM	MO 1/09 CAPIO CONF 5/13-15/24 INDIAN WELLS LTORRES	675.00
	CITY MANAGER TOTAL:	1,137.47
HUMAN RESOURCES		
PATRICIA CANTONWINE	PC 2/6-2/9/24 LCW CONF MILEAGE REIMB	18.09
CHARLES C STILL	FEB'24 - MM SECURE LIVE SCAN FEES	67.00
STAPLES ADVANTAGE	JAN'24 HR-OFFICE SUPPLIES	53.73
STAPLES ADVANTAGE	JAN'24 HR-OFFICE SUPPLIES - CREDIT	(18.85)
US BANK PURCHASING CARD PROGRAM	AE 1/18 INTERVIEW PANEL LUNCH-ACCT/PR RECRUITMENT	96.88
	HUMAN RESOURCES TOTAL:	216.85
CITY CLERK		
MITZI ORTIZ	MO 2/7-9/24 CAL CITIES CM CONF REIMB_MILEAGE	132.39
US BANK PURCHASING CARD PROGRAM	MO 1/11 MOSLOW-WOOD PLAQUES	473.52
US BANK PURCHASING CARD PROGRAM	MO 1/10 IIMC ANNUAL CONF 5/19-22/24 CANADA MORTIZ	675.00
US BANK PURCHASING CARD PROGRAM	MO 1/10 SDIA AIRPORT PARKING 5/19-23/24	160.00
	CITY CLERK TOTAL:	1,440.91
FINANCE		
CALPERS HEALTH	MAR'24 CALPERS ADMIN FEE	82.84
CALPERS HEALTH	MAR'24 CALPERS ADMIN FEE	7.53
PARS	FY23-24 PARS REP FEES	300.00
ANN EIFERT	REIMB-CA SECRETARY OF STATE-DOCUMENT CERTIFICATION	80.00
ANN EIFERT	REIMB-UPS-STATE OF CA MAILING	18.11
	FINANCE TOTAL:	488.48
INFORMATION TECHNOLOGY		
AT&T	1/06/24-2/05/24 CH AT&T CALNET ALARM/POTS LINE	2,909.42
COX COMMUNICATIONS, INC	FEB'24 ACCT#0202 CH CABLE TV	184.96
COX COMMUNICATIONS, INC	FEB'24 ACCT #8802 CH INTERNET-FIBER 600MB	1,500.00
COX COMMUNICATIONS, INC	FEB'24 ACCT#9302 LAB INTERNET	85.39
AT&T	FEB'24 CH AT&T FIBER INTERNET SERVICE	1,695.39

Vendor Name	Description (Item)	Amount
AT&T	1/17/24-2/16/24 AT&T FIRSTNET EOC PHONES LINES	109.70
AT&T	1/17/24-2/16/24 AT&T FIRSTNET FLEET COMPLETE GPS	203.12
AT&T	1/17/24-2/16/24 AT&T FIRSTNET EOC MIFI	160.96
AT&T	1/17/24-2/16/24 AT&T FIRSTNET CITY HALL MIFI	163.96
US BANK PURCHASING CARD PROGRAM	IA 12/28 - YOUTUBE TV	72.99
US BANK PURCHASING CARD PROGRAM	IA 12/23 -GOTO MEETING BUISNESS 5 LICENSE 2024	780.00
US BANK PURCHASING CARD PROGRAM	IA 12/24 - GODADDY.COM - SHOPALISO.INFO	24.17
US BANK PURCHASING CARD PROGRAM	IA 12/23 - GODADDY.COM - AUCTIONS MEMBERSHIP	4.99
US BANK PURCHASING CARD PROGRAM	IA1/16 - WAITWHILE JAN-FEB'24	196.00
US BANK PURCHASING CARD PROGRAM	IA 1/07 - GODADDY - CAMPAV.ORG	23.17
US BANK PURCHASING CARD PROGRAM	IA 1/02 - AMAZON UPS BRTY REPLACEMENTS	216.54
US BANK PURCHASING CARD PROGRAM	IA 1/07 - MICROCENTER - 20TB USB	493.48
US BANK PURCHASING CARD PROGRAM	IA 1/16 - SGT PEPPERONI'S PIZZA	173.56
TANGENT COMPUTERS INC	2/23/24-3/22/24 CH O365 LICENSING AND SUPPORT	2,999.86
INFORMATION TECHNOLOGY TOTAL:		11,997.66
NON-DEPARTMENTAL		
RICOH USA	FEB'24 RICOH C5200S - COPY ROOM LEASE (3260) 4422	729.48
RICOH USA	FEB'24 RICOH C5200S-COPY ROOM INTEREST (3260) 4542	0.44
RICOH USA	FEB'24 RICOH 2504 BACK OFFICE PRINTS (4542)	84.96
CINTAS CORPORATION NO. 2	FEB'24 CH FIRSTAID SUPPLIES/STE200 CABINET INSTALL	687.37
GLENWOOD MAINTENANCE CORPORATION	MAR'24 89 PLAYA CIR HOA FEES	154.00
NON-DEPARTMENTAL TOTAL:		1,656.25
C. S. ADMINISTRATION		
PRESTIGIOUS CLEANERS LLC	02/10/24 AVR RENTAL SHOWCASE 11 LINENS	158.00
CALPERS HEALTH	MAR'24-DP-HEALTH PREMIUM	157.00
CALPERS HEALTH	MAR'24-HW-HEALTH PREMIUM	157.00
PRESTIGIOUS CLEANERS LLC	TREE LIGHTING 2023 LINEN DRY CLEANING	145.00
CABCO YELLOW INC	JAN'24 SMP FUND R&CS CONTRIB TRANSPORTATION SVC	483.00
AMAZON CAPITAL SERVICES INC	JAN'24 AMAZON - SPECIAL EVENTS SUPPLIES	45.10
SCOTT WAYNE BAKER	3/15/24 MOVIE NIGHT SCREEN/EQUIP & MOVIE LICENSE	1,850.00
US BANK PURCHASING CARD PROGRAM	MO 12/31 FB META ADS-INSTAGRAM 12/21-30/23	15.96
C. S. ADMINISTRATION TOTAL:		3,011.06
IGLESIA PARK		
EL TORO WATER DISTRICT	JAN'24 MTR#4114 IGLESIA PARK WATER	452.77
EL TORO WATER DISTRICT	IGLESIA PARK WATER #4114/3499 WATER	499.95
IGLESIA PARK TOTAL:		952.72
IGLESIA BUILDING		
TEAM ONE MANAGEMENT SERVICES	FEB'24 IGLESIA JANITORIAL MAINTENANCE	950.00
SONITROL ORANGE COUNTY LLC	MAR'24 IGLESIA ACCESS CONTROL	104.18
EL TORO WATER DISTRICT	JAN'24 MTR#5016 IGLESIA PARK BLDG WATER	240.82
IGLESIA BUILDING TOTAL:		1,295.00
PLANNING		
CALPERS HEALTH	MAR'24-MF-HEALTH PREMIUM	157.00
REBECCA J CAHA	JAN'24 AFFORD. HOUSING CONSULTANT SERVICES	1,575.00
AMBER GREGG NICHOLAS	JAN'24 HOUSING ELEMENT CONSULTING	1,600.00
US BANK PURCHASING CARD PROGRAM	IA 12/30 - CONSTANT CONTACT DEC'23	45.00
PLANNING TOTAL:		3,377.00
BUILDING		
CHARLES ABBOTT ASSOC INC	JAN'24 CAA CONTRACT SERVICES - BUILDING	35,779.71
BUILDING TOTAL:		35,779.71
CODE ENFORCEMENT		
CHARLES ABBOTT ASSOC INC	JAN'24 CAA CONTRACT SERVICES - CODE ENFORCEMENT	9,945.00
CODE ENFORCEMENT TOTAL:		9,945.00
ENGINEERING (GENERAL)		
QUANG LE	PROFESSIONAL ENGINEER LICENSE RENEWAL - QL	180.00
AT&T	1/17/24-2/16/24 AT&T FIRSTNET PUBLICWORKS TABLET	120.72
CHARLES ABBOTT ASSOC INC	DEC'23 STORM WATER	11,820.00
CHARLES ABBOTT ASSOC INC	DEC'23 SOLID WASTE	1,577.50
ENGINEERING (GENERAL) TOTAL:		13,698.22
STREET MAINTENANCE		
CHARLES ABBOTT ASSOC INC	DEC'23 STREET INVESTIGATION	4,278.75
STREET MAINTENANCE TOTAL:		4,278.75

Vendor Name	Description (Item)	Amount
LAW ENFORCEMENT-OTHER		
AT&T	1/17/24-2/16/24 AT&T FIRSTNET PALS PHONE LINE	45.45
STAPLES ADVANTAGE	JAN'24 POLICE SERVICES OFFICE SUPPLIES	98.45
ALL CITY MANAGEMENT SERVICES	01/21-02/03/24 460 HRS - CROSSING GUARD SERVICES	14,237.00
	LAW ENFORCEMENT-OTHER TOTAL:	14,380.90
CRIME PREVENTION		
ALISO VIEJO SELF STORAGE	MAR-MAY'24 STORAGE UNIT RENT #75	1,275.00
	CRIME PREVENTION TOTAL:	1,275.00
EOC		
STAPLES ADVANTAGE	JAN'24 EOC OFFICE SUPPLIES	425.15
	EOC TOTAL:	425.15
	GENERAL FUND TOTAL:	141,707.99

102 - GEN. FD-CITY HALL

NON-DEPARTMENTAL		
TEAM ONE MANAGEMENT SERVICES	FEB'24 CH JANITORIAL SERVICES	3,000.00
SONITROL ORANGE COUNTY LLC	MAR'24 CITY HALL ACCESS CONTROL	580.38
SONITROL ORANGE COUNTY LLC	MAR'24 CITY HALL INTRUSION DETECTION	367.04
FOSTERS' GARDENS INC	FEB'24 CH INTERIOR PLANT MAINTENANCE	115.00
BRADY INDUSTRIES OF CALIFORNIA LLC	FEB'24 CH JANITORIAL SUPPLIES	457.90
BRADY INDUSTRIES OF CALIFORNIA LLC	FEB'24 CH JANITORIAL SUPPLIES - SPECIAL ORDER	68.43
	NON-DEPARTMENTAL TOTAL:	4,588.75
	GEN. FD-CITY HALL TOTAL:	4,588.75

103 - GF-AV RECREATION SERVICES

CALIFORNIA DINNER ENTERTAINMENT, LLC	7/11/24 DEPOSIT ONLY FOR PIRATE DINNER EXCURSION	328.83
		328.83
RECREATION SERVICES		
AT&T	1/06/24-2/05/24 AVR AT&T CALNET ALARM/POTS LINE	969.81
ERNA VAN DYK	WINTER2024-WAV275/WAV270/WAV284ART-24 PARTICIPANTS	1,095.00
RONALD S. COHAN	WINTER2024-WAV850 TAI CHI-7 PARTICIPANTS	147.00
LAURELINDA HAUSSON	WINTER2024-WAV008LEGO/WAV010SCIENCE-10 PARTIC	552.00
PRESTIGIOUS CLEANERS LLC	02/10/24 AVR DRY CLEANING 7 LINENS	100.55
KIMBERLY DOWNEY ESMOND	WINTER2024-WAV028/016/092 DANCE-14 PARTICIPANTS	576.60
ROXANNE BELL	WINTER2024-WAV149/WAV157 DANCE-3 PARTICIPANTS	178.50
EPC PLAYTIME	WINTER2024-WAV047 PLAYTIME-4 PARTICIPANTS	297.60
WADORYU USA INC	WINTER2024-WAV164 MARTIAL ARTS-1 PARTICIPANT	42.00
JOY E. TORRES	WINTER2024-WAV104/WAV161 YOGA-3 PARTICIPANTS	144.00
TUMBLE-N-KIDS, INC	WINTER2024-WAV095/39/43/31/33/35-42 PARTICIPANTS	1,797.00
FITNESS WITH FLAVOR LLC	WINTER2024-WAV139/144/147/084/700-14 PARTICIPANTS	364.80
READWRITE EDUCATIONAL SOLUTIONS INC	WINTER2024-WAV003 PRE-K READINESS-5 PARTICIPANTS	405.00
LAURELINDA HAUSSON	WINTER2024-WAV076/082/070/079ENRICHMENT-32 PARTICI	1,971.00
KIMBERLY KRANTZ	WINTER2024-WAV126 POETRY-5 PARTICIPANTS	165.00
ROUND STAR WEST, LLC	WINTER2024-WAV054/WAV116/WAV058/WAV060-30 PARTICIP	1,872.00
PRESTIGIOUS CLEANERS LLC	12/18/23 AVR LINEN DRY CLEANING	40.98
AT&T	FEB'24 AVR AT&T INTERNET SERVICE	1,009.89
CSG FORTE PAYMENTS, INC	4 CARD READERS - AVR	799.76
AMAZON CAPITAL SERVICES INC	JAN'24 AMAZON - CITY DAY CAMP 2024 SUPPLIES	334.75
AMAZON CAPITAL SERVICES INC	JAN'24 AMAZON - AVR GENERAL SUPPLIES	57.80
ERNA VAN DYK	WINTER2024-WAV285 ART-6 PARTICIPANTS	126.00
L & O ALISO VIEJO, LLC	WINTER2024-WAV185 PICKLEBALL-4 PARTICIPANTS	196.00
SONITROL ORANGE COUNTY LLC	MAR'24 AVRANCH ACCESS CONTROL	510.07
SONITROL ORANGE COUNTY LLC	MAR'24 AVCENTER AND AVQUATICS ACCESS CONTROL	119.24
DS SERVICES OF AMERICA, INC	2/14 AVR BOTTLED WATER SERVICE	95.51
AT&T	1/17/24-2/16/24 AT&T FIRSTNET REC TABLET	40.24
AT&T	1/17/24-2/16/24 AT&T FIRSTNET REC PHONE LINES	181.80
FOSTERS' GARDENS INC	FEB'24 AVR INTERIOR PLANT MAINTENANCE	110.00
BRADY INDUSTRIES OF CALIFORNIA LLC	FEB'24 AVR JANITORIAL SUPPLIES - SPECIAL ORDER	95.90
TANGENT COMPUTERS INC	2/23/24-3/22/24 AVR O365 LICENSING AND SUPPORT	529.39

Vendor Name	Description (Item)	Amount
AARON FLORA	JAN'24 RENEWABLE FARMS - REIMB CREDIT CARD FEES	418.20
	RECREATION SERVICES TOTAL:	15,343.39
	GF-AV RECREATION SERVICES TOTAL:	15,672.22
203 - GAS TAX		
TRAFFIC ENGINEERING		
NICHOLS CONSULTING ENGINEERS, CHTD	JAN'24 PAVEMENT MANAGEMENT PLAN	5,530.00
HARTZOG & CRABILL INC	JAN'24 TRAFFIC SIGNAL MONITORING	1,125.00
	TRAFFIC ENGINEERING TOTAL:	6,655.00
STREET MAINTENANCE		
BEAR ELECTRICAL SOLUTIONS INC	JAN'24 - TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,162.60
BEAR ELECTRICAL SOLUTIONS INC	JAN'24 - TRAFFIC SIGNAL MAINTENANCE RESPONSE	9,975.29
SCA OF CA LLC	JAN'24 STREET SWEEPING SERVICES	8,668.66
EL TORO WATER DISTRICT	JAN'24 MTR#5675 CALLE CORTEZ MEDIAN WATER	105.77
	STREET MAINTENANCE TOTAL:	21,912.32
	GAS TAX TOTAL:	28,567.32
204 - MEASURE M		
GEN-MEASURE M		
CABCO YELLOW INC	JAN'24 SMP M2 FUND TRANSPORTATION SVC	1,932.00
	GEN-MEASURE M TOTAL:	1,932.00
	MEASURE M TOTAL:	1,932.00
215 - PUBLIC SAFETY GRANTS		
LAW ENFORCEMENT-OTHER		
COUNTY OF ORANGE	FEB'23 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,843.00
	LAW ENFORCEMENT-OTHER TOTAL:	1,843.00
	PUBLIC SAFETY GRANTS TOTAL:	1,843.00
225 - INTEGRATED WASTE MGMT FD		
GEN-TECHNOLOGY GRANTS		
CHARLES ABBOTT ASSOC INC	DEC'23 CAA CONTRACT SERVICES - SB1383	1,717.50
	GEN-TECHNOLOGY GRANTS TOTAL:	1,717.50
	INTEGRATED WASTE MGMT FD TOTAL:	1,717.50
231 - OTHER GRANTS		
OTHER GRANTS		
TYLER TECHNOLOGIES-INCODE DIVISION	SOLAR APP+ GRANT	362.50
	OTHER GRANTS TOTAL:	362.50
	OTHER GRANTS TOTAL:	362.50
261 - CITY FAC.-AQUATIC CENTER		
GEN-AQUATIC CENTER		
COX COMMUNICATIONS, INC	FEB'24 ACCT#6701 AQC INTERNET	509.91
CSG FORTE PAYMENTS, INC	1 CARD READER - AQC	199.94
TEAM ONE MANAGEMENT SERVICES	FEB'24 AQC JANITORIAL SERVICES	2,100.00
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC FEBRUARY JACK RABBIT	245.00
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/31 ALPHA WATER CHLORINE	39.89
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/25 AMAZON OFFICE SUPPLIES	25.81
PREMIER AQUATIC SERVICES	JAN'24 REIMB 1/18 AMAZON #2 OFFICE SUPPLIES	16.15
PREMIER AQUATIC SERVICES	JAN'24 REIMB 1/18 AMAZON #3 OFFICE SUPPLIES	37.58
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/18 AMAZON OFFICE SUPPLIES	145.75
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/31 HOME DEPOT PROPANE EXCHANGE	47.37
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/27 FINIS SWIM MATS FOR LESSONS	76.25
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/18 CHEVRON PROPANE EXCHANGE	112.02
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/20 HOME DEPOT FACILITY EQUIP	12.89
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC 1/27 WALMART COMMUNITY EVENT	29.10
PREMIER AQUATIC SERVICES	JAN'24 REIMB AQC FACEBOOK ADVERTISING MARKETING	1,048.62
	GEN-AQUATIC CENTER TOTAL:	4,646.28
	CITY FAC.-AQUATIC CENTER TOTAL:	4,646.28

Vendor Name	Description (Item)	Amount
311 - STREET IMPROVEMENTS		
STREETS & HIGHWAYS		
GMU GEOTECHNICAL INC	JAN'24 ENTERPRISE REHAB MATERIAL TESTING	1,809.45
	STREETS & HIGHWAYS TOTAL:	1,809.45
	STREET IMPROVEMENTS TOTAL:	1,809.45
331 - CAPITAL IMPROVEMENTS		
CAPITAL IMPROVEMENTS		
PV MAINTENANCE INC	JAN'24 AQC PARKING LOT MAINTENANCE - GRINDING	6,930.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	JAN'24 AQC BOLLARD	385.75
	CAPITAL IMPROVEMENTS TOTAL:	7,315.75
	CAPITAL IMPROVEMENTS TOTAL:	7,315.75
	GRAND TOTAL:	210,162.76

Fund Summary		
Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	141,707.99	141,707.99
102 - GEN. FD-CITY HALL	4,588.75	4,588.75
103 - GF-AV RECREATION SERVICES	15,672.22	15,672.22
203 - GAS TAX	28,567.32	28,567.32
204 - MEASURE M	1,932.00	1,932.00
215 - PUBLIC SAFETY GRANTS	1,843.00	1,843.00
225 - INTEGRATED WASTE MGMT FD	1,717.50	1,717.50
231 - OTHER GRANTS	362.50	362.50
261 - CITY FAC.-AQUATIC CENTER	4,646.28	4,646.28
311 - STREET IMPROVEMENTS	1,809.45	1,809.45
331 - CAPITAL IMPROVEMENTS	7,315.75	7,315.75
Grand Total:	210,162.76	210,162.76

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	141,707.99
102 - GEN. FD-CITY HALL	4,588.75
103 - GF-AV RECREATION SERVICES	15,672.22
203 - GAS TAX	28,567.32
204 - MEASURE M	1,932.00
215 - PUBLIC SAFETY GRANTS	1,843.00
225 - INTEGRATED WASTE MGMT FD	1,717.50
231 - OTHER GRANTS	362.50
261 - CITY FAC.-AQUATIC CENTER	4,646.28
311 - STREET IMPROVEMENTS	1,809.45
331 - CAPITAL IMPROVEMENTS	7,315.75
Grand Total:	210,162.76

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	2,195.87
101-2506-000	MEDICAL INSURANCE P...	24,099.97
101-2507-000	LIFE INSURANCE PAYABLE	1,522.46
101-2602-000	PLANNING DEPOSIT	2,377.50
101-2603-000	ENGINEERING DEPOSIT	5,418.75
101-2606-000	C & D DEPOSIT	500.00
101-4-1101-4511-000	COMMUNICATION	237.31
101-4-1501-4206-000	MEDICAL INSURANCE	157.00
101-4-1501-4511-000	COMMUNICATION	203.38
101-4-1501-4520-000	MTGS/CONF./TRNG & D...	675.00
101-4-1501-4601-000	SUPPLIES	102.09
101-4-1503-4309-000	OTHER CONTRACTUAL S...	67.00
101-4-1503-4520-000	MTGS/CONF./TRNG & D...	18.09
101-4-1503-4601-000	SUPPLIES	34.88
101-4-1503-4612-000	OPERATING SUPPLIES	96.88
101-4-1601-4502-000	AWARDS & RECOGNITI...	473.52
101-4-1601-4520-000	MTGS/CONF./TRNG & D...	967.39
101-4-2501-4309-000	OTHER CONTRACTUAL S...	488.48
101-4-3101-4305-000	TECHNOLOGY SERVICES	7,865.89
101-4-3101-4481-000	COMPUTER EXPENSE	3,958.21
101-4-3101-4520-000	MTGS/CONF./TRNG & D...	173.56
101-4-3501-4422-000	EQUIP RENTAL LEASE - P...	729.48
101-4-3501-4431-000	BUILDING & GROUND M...	154.00
101-4-3501-4513-000	PRINTING	84.96
101-4-3501-4542-000	INTEREST EXPENSE - LEA...	0.44
101-4-3501-4601-000	SUPPLIES	687.37
101-4-4101-4206-000	MEDICAL INSURANCE	314.00
101-4-4101-4501-000	ADVERTISING & PROMO...	15.96
101-4-4101-4524-000	RECREATION-SENIOR TR...	483.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	2,198.10
101-4-4102-4411-000	UTILITIES	952.72
101-4-4103-4411-000	UTILITIES	240.82
101-4-4103-4431-000	BUILDING & GROUND M...	1,054.18
101-4-4401-4206-000	MEDICAL INSURANCE	157.00
101-4-4401-4309-000	OTHER CONTRACTUAL S...	3,175.00
101-4-4401-4532-000	SPECIAL PROJECTS	45.00
101-4-4402-4751-000	C.S-BUILDING	35,779.71
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	9,945.00
101-4-4501-4521-000	MEMBERSHIP & DUES	180.00
101-4-4501-4612-000	OPERATING SUPPLIES	120.72
101-4-4501-4701-000	NPDES	11,820.00
101-4-4501-4702-000	AB939-SOLID WASTE	1,577.50

Account Summary

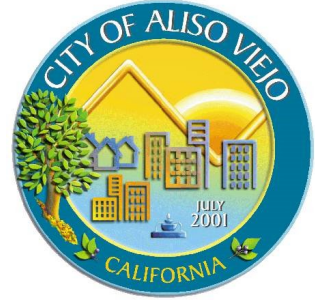
Account Number	Account Name	Payment Amount
101-4-4503-4771-000	C.S-STREET MAINTENAN...	4,278.75
101-4-5102-4511-000	COMMUNICATION	45.45
101-4-5102-4612-000	OPERATING SUPPLIES	98.45
101-4-5102-4721-000	C.S-CROSSING GUARDS	14,237.00
101-4-5103-4471-000	RENT	1,275.00
101-4-5401-4612-000	OPERATING SUPPLIES	425.15
102-4-3501-4431-000	BUILDING & GROUND M...	4,588.75
103-1301-000	PREPAID EXPENSES	328.83
103-4-4105-4305-000	TECHNOLOGY SERVICES	3,138.40
103-4-4105-4309-000	OTHER CONTRACTUAL S...	9,929.50
103-4-4105-4431-000	BUILDING & GROUND M...	205.90
103-4-4105-4451-000	FARM OPERATING EXPE...	418.20
103-4-4105-4511-000	COMMUNICATION	222.04
103-4-4105-4570-000	CITY CAMP EXPENSE	334.75
103-4-4105-4601-000	SUPPLIES	153.31
103-4-4105-4612-000	OPERATING SUPPLIES	141.53
103-4-4105-4620-000	MINOR EQUIPMENT	799.76
203-4-4502-4301-000	PROFESSIONAL SERVICES	6,655.00
203-4-4503-4411-000	UTILITIES	105.77
203-4-4503-4771-000	C.S-STREET MAINTENAN...	13,137.89
203-4-4503-4772-000	C.S-STREET SWEEPING	8,668.66
204-4-6104-4309-000	OTHER CONTRACTUAL S...	1,932.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM...	1,843.00
225-4-6141-4309-000	OTHER CONTRACTUAL S...	1,717.50
231-4-6131-4309-000	OTHER CONTRACTUAL S...	362.50
261-4-6161-7402-000	COMPUTER EXPENSE	245.00
261-4-6161-7411-000	UTILITIES	509.91
261-4-6161-7421-000	BUILDING & GROUND M...	2,100.00
261-4-6161-7425-000	POOL MAINTENANCE	39.89
261-4-6161-7431-000	SUPPLIES	225.29
261-4-6161-7432-000	MINOR EQUIPMENT	448.47
261-4-6161-7440-000	MEETINGS/CONFERENC...	29.10
261-4-6161-7441-000	MARKETING	1,048.62
311-4-8301-5601-000	CONSTRUCTION MANA...	1,809.45
331-4-8701-5910-000	IMPROVEMENTS	7,315.75
Grand Total:		210,162.76

Project Account Summary

Project Account Key	Payment Amount
None	190,826.56
10014309	362.50
1185910	7,315.75
1285601	1,809.45
9974570	334.75
ENG 2243	52.50
ENG 2250	415.00
ENG 2251	593.75
ENG 5002	157.50
ENG 5003	656.25
ENG 5004	945.00
ENG 5005	945.00
ENG 5057	1,076.25
ENG 5075	577.50
SB13834309	1,717.50
SDP-2022-0004	2,377.50
Grand Total:	210,162.76

City of Aliso Viejo

AGENDA ITEM



DATE: March 20, 2024

TO: Mayor and City Council

FROM: Shaun Pelletier, City Engineer

SUBJECT: RESOLUTION FOR EXECUTION OF MASTER AGREEMENTS AND
PROGRAM SUPPLEMENTAL AGREEMENTS WITH CALIFORNIA
DEPARTMENT OF TRANSPORTATION

Recommended Action:

Adopt a resolution authorizing the Public Works Director to execute Master Agreements and Program Supplement Agreements with California Department of Transportation.

Fiscal Impact:

No fiscal impact exists with the adoption of the resolution. If the City is successful in obtaining State or Federal funding now or in the future, matching funds will be budgeted for those projects. Grant funding is currently pending execution of these agreements with The State totaling \$200,000 for Aliso Creek Road, tentatively scheduled for FY 24-25.

Background:

Caltrans requires adoption of a resolution authorizing the City's designee to execute Master Agreements and Program Supplemental Agreements. The Master Agreement language has been updated by Caltrans since previously approved and must be re-executed to be eligible to receive State or Federal funds through Caltrans.

Discussion:

The City's Capital Improvement Plan includes construction costs for street improvements along Aliso Creek Road from Enterprise to SR-73, which is estimated at \$693,088. If awarded, the Supplemental Program Agreement will be executed concurrently with the updated Master Agreement for a grant award in the amount of \$200,000. The remaining project costs will be funded with Measure M funds.

Attachments:

1. Resolution
2. Caltrans Master Agreement
3. Supplemental Program Agreement

RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AUTHORIZING EXECUTION OF MASTER AGREEMENTS AND PROGRAM SUPPLEMENTAL AGREEMENTS WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the City of Aliso Viejo is eligible to receive Federal and/or State funding for certain Transportation Projects, through the California Department of Transportation; and

WHEREAS, Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements and/or Fund Transfer Agreements need to be executed with the California Department of Transportation before such funds could be claimed; and

WHEREAS, the City wishes to delegate authorization to execute these agreements and any amendments thereto to the Director of Public Works to be authorized to execute all Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, Fund Transfer Agreements and any amendments thereto with California Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED that the Director of Public Works is hereby authorized to execute all Master Agreements, Program Supplement Agreements, and any amendments thereto between the City of Aliso Viejo and the California Department of Transportation for any projects which Federal and/or State funding is available through the California Department of Transportation; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption; and

BE IT FURTHER RESOLVED that The Mayor shall sign this Resolution and the City Clerk shall certify the adoption thereof.

PASSED, APPROVED AND ADOPTED this 20th day of March, 2024.

Mike Munzing
Mayor

APPROVED AS TO FORM:

ATTEST:

Scott C. Smith, City Attorney

Mitzi Ortiz, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MITZI ORTIZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 20th day of March, 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

MITZI ORTIZ, MMC
CITY CLERK

(SEAL)

MASTER AGREEMENT
ADMINISTERING AGENCY-STATE AGREEMENT
STATE-FUNDED PROJECTS

12	City of Aliso Viejo
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District	Administering Agency

Agreement No. 12-5480S21

This AGREEMENT, is entered into effective this _____ day of _____, 20____, by and between the City of Aliso Viejo, hereinafter referred to as "ADMINISTERING AGENCY," and the State of California, acting by and through its Department of Transportation (Caltrans), hereinafter referred to as "STATE", and together referred to as "PARTIES" or individually as a "PARTY."

RECITALS:

1. WHEREAS, the Legislature of the State of California has enacted legislation by which certain State funds are made available for use on local transportation related projects of public entities qualified to act as recipients of these state funds; and
2. WHEREAS, ADMINISTERING AGENCY has applied to the California Transportation Commission (CTC) and/or STATE for funding from a State-funded program (herein referred to as STATE FUNDS), as defined in the Local Assistance Program Guidelines (LAPG) and/or in the respective CTC Guidelines, for use on local authorized transportation related projects as a local administered project(s), hereinafter referred to as "PROJECT"; and
3. WHEREAS, said PROJECT will not receive any federal funds; and
4. WHEREAS, before STATE FUNDS will be made available for PROJECT, ADMINISTERING AGENCY and STATE are required to enter into an agreement to establish terms and conditions applicable to the ADMINISTERING AGENCY when receiving STATE FUNDS for a designated PROJECT facility and to the subsequent operation and maintenance of that completed facility.

NOW, THEREFORE, the PARTIES agree as follows:

ARTICLE I - PROJECT ADMINISTRATION

1. This AGREEMENT shall have no force or effect with respect to any program project unless and until a project- specific Program Supplement to this AGREEMENT for state funded projects, hereinafter referred to as "PROGRAM SUPPLEMENT", has been fully executed by both STATE and ADMINISTERING AGENCY.
2. The State approved project-specific allocation notification letter and approved CTC allocation documentation designate the party responsible for implementing PROJECT, type of work, and location of PROJECT for projects requiring CTC allocation by PROJECT component of work.
3. The PROGRAM SUPPLEMENT sets out special covenants as a condition for the ADMINISTERING AGENCY to receive STATE FUNDS from/through STATE for designated PROJECT. The PROGRAM SUPPLEMENT shall also show these STATE FUNDS that have been initially encumbered for PROJECT along with the matching funds to be provided by ADMINISTERING AGENCY and/or others. Execution of PROGRAM SUPPLEMENT by the PARTIES shall cause ADMINISTERING AGENCY to adopt all the terms of this AGREEMENT as though fully set forth therein in the PROGRAM SUPPLEMENT. Unless otherwise expressly delegated in a resolution by the governing body of ADMINISTERING AGENCY, and with written concurrence by STATE, the PROGRAM SUPPLEMENT shall be approved and managed by the governing body of ADMINISTERING AGENCY.
4. ADMINISTERING AGENCY agrees to execute and return each project-specific PROGRAM SUPPLEMENT. The PARTIES agree that STATE may suspend future allocations, encumbrances and invoice payments for any on- going or future STATE FUNDED PROJECT performed by ADMINISTERING AGENCY if any project-specific PROGRAM SUPPLEMENT is not returned, unless otherwise agreed by STATE in writing.
5. ADMINISTERING AGENCY further agrees, as a condition to the release and payment of STATE FUNDS encumbered for the PROJECT described in each PROGRAM SUPPLEMENT, to comply with the terms and conditions of this AGREEMENT and all the agreed-upon Special Covenants or Remarks incorporated within the PROGRAM SUPPLEMENT, and Cooperative/Contribution Agreement where appropriate, defining and identifying the nature of the specific PROJECT.
6. STATE FUNDS will not participate in any portion of PROJECT work performed in advance of the effective date of allocation by CTC, or by STATE for allocations delegated to STATE by CTC, for said PROJECT.
7. Projects allocated with STATE FUNDS will be administered in accordance with the current CTC STIP Guidelines, applicable chapter(s) of the LAPG, LAPM and/or any other instructions published by STATE.
8. ADMINISTERING AGENCY agrees to ensure compliance with all relevant State laws and requirements for work related to PROJECT, including the California Environmental Quality Act (CEQA).
9. ADMINISTERING AGENCY's eligible costs for preliminary engineering work includes all preliminary work directly related to PROJECT up to contract award for construction, including, but not limited to, environmental studies and permits (E&P), preliminary surveys and reports, laboratory work, soil investigations, the preparation of plans, specifications and estimates (PS&E), advertising for bids, awarding of a contract and project development contract administration.

10. ADMINISTERING AGENCY's eligible costs for construction engineering include actual inspection and supervision of PROJECT construction work; construction staking; laboratory and field testing; and the preparation and processing of field reports, records, estimates, final reports, and allowable expenses of employees/consultants engaged in such activities.

11. Unless the PARTIES agree otherwise in writing, ADMINISTERING AGENCY's employees or its contracted engineering consultant shall be responsible for all PROJECT engineering work.

12. ADMINISTERING AGENCY shall not proceed with final design of PROJECT until final environmental approval of PROJECT. Final design entails the design work necessary to complete the PS&E and other work necessary for a construction contract but not required earlier for environmental clearance of that PROJECT.

13. If PROJECT is not on STATE-owned right-of-way, PROJECT shall be constructed in accordance with Chapter 11 of the LAPM that describes minimum statewide design standards for local agency streets and roads. The design standards for projects off the National Highway System (NHS) allow STATE to accept either the current Caltrans Highway Design Manual standards, the current FHWA-adopted American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets standards, or the approved geometric design standards of ADMINISTERING AGENCY. Additionally, for projects off the NHS, STATE will accept ADMINISTERING AGENCY-approved standard specifications, standard plans, materials sampling and testing quality assurance programs that meet the conditions described in the then current Local Assistance Procedures Manual.

14. If PROJECT involves work within or partially within STATE-owned right-of-way, that PROJECT shall also be subject to compliance with the policies, procedures and standards of the STATE Project Development Procedures Manual and Highway Design Manual and where appropriate, an executed cooperative agreement between STATE and ADMINISTERING AGENCY that outlines the PROJECT responsibilities and respective obligations of the PARTIES. ADMINISTERING AGENCY and its contractors shall each obtain an encroachment permit through STATE prior to commencing any work within STATE rights-of-way or work which affects STATE facilities.

15. When PROJECT is not on the State Highway System (SHS) but includes work to be performed by a railroad, the contract for such work shall be prepared by ADMINISTERING AGENCY or by STATE, as the PARTIES may hereafter agree. In either event, ADMINISTERING AGENCY shall enter into an agreement with the railroad providing for future maintenance of protective devices or other facilities installed under the contract.

16. ADMINISTERING AGENCY shall comply with the provisions of sections 4450 and 4454 of the California Government Code, as well as other Department of General Services guidance, if applicable, for the contract PS&E for the construction of buildings, structures, sidewalks, curbs and related facilities for accessibility and usability. Further requirements and guidance are provided in Title 24 of the California Code of Regulations.

17. ADMINISTERING AGENCY shall provide a full-time public employee to be in responsible charge of each PROJECT. ADMINISTERING AGENCY shall provide or arrange for adequate supervision and inspection of each PROJECT. ADMINISTERING AGENCY may utilize consultants to perform supervision and inspection work for PROJECT with a

fully qualified and licensed engineer. Utilization of consultants does not relieve ADMINISTERING AGENCY of its obligation to provide a full-time public employee to be in responsible charge of each PROJECT.

18. Unless otherwise provided in the PROGRAM SUPPLEMENT, ADMINISTERING AGENCY shall advertise, award, and administer the PROJECT construction contract or contracts.

19. The cost of maintenance, security, or protection performed by ADMINISTERING AGENCY or contractor forces during any temporary suspension of PROJECT or at any other time may not be charged to the PROJECT.

20. ADMINISTERING AGENCY shall submit PROJECT-specific award information to STATE's District Local Assistance Engineer, within sixty (60) days after contract award.

21. ADMINISTERING AGENCY shall submit the final report documents that collectively constitute a "Final Project Expenditure Report", LAPM Exhibit 17-M, within one hundred eighty (180) days of PROJECT completion. Failure by ADMINISTERING AGENCY to submit a "Final Project Expenditure Report", within 180 days of project completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the Local Assistance Procedures Manual.

22. ADMINISTERING AGENCY shall comply with the Americans with Disabilities Act (ADA) of 1990 that prohibits discrimination on the basis of disability and all applicable regulations and guidelines issued pursuant to the ADA.

23. The Governor and the Legislature of the State of California, each within their respective jurisdictions, have prescribed certain nondiscrimination requirements with respect to contract and other work financed with public funds. ADMINISTERING AGENCY agrees to comply with the requirements of the FAIR EMPLOYMENT PRACTICES ADDENDUM, attached hereto as Exhibit A and further agrees that any agreement entered into by ADMINISTERING AGENCY with a third party for performance of work connected with PROJECT shall incorporate Exhibit A (with third party's name replacing ADMINISTERING AGENCY) as parts of such agreement.

24. ADMINISTERING AGENCY shall include in all contracts and subcontracts awarded when applicable, a clause that requires each subcontractor to comply with California Labor Code requirements that all workers employed on public works aspects of any project (as defined in California Labor Code sections 1720-1815) be paid not less than the general prevailing wage rates predetermined by the Department of Industrial Relations as effective at the date of contract award by the ADMINISTERING AGENCY.

ARTICLE II - RIGHTS-OF-WAY

1. No contract for the construction of a STATE FUNDED PROJECT shall be awarded until all necessary rights of way have been secured. Prior to the advertising for construction of PROJECT, ADMINISTERING AGENCY shall certify and, upon request, shall furnish STATE with evidence that all necessary rights-of-way are available for construction purposes or will be available by the time of award of the construction contract.

2. The furnishing of rights of way by ADMINISTERING AGENCY as provided for herein includes, and is limited to, the following, unless the PROGRAM SUPPLEMENT provides otherwise.

(a) Expenditures of capital and support to purchase all real property required for

PROJECT free and clear of liens, conflicting easements, obstructions and encumbrances, after crediting PROJECT with the fair market value of any excess property retained and not disposed of by ADMINISTERING AGENCY.

(b) The cost of furnishing of right-of-way as provided for herein includes, in addition to real property required for the PROJECT, title free and clear of obstructions and encumbrances affecting PROJECT and the payment, as required by applicable law, of damages to owners of remainder real property not actually taken but injuriously affected by PROJECT.

(c) The cost of relocation payments and services provided to owners and occupants pursuant to Government Code sections 7260-7277 when PROJECT displaces an individual, family, business, farm operation or nonprofit organization.

(d) The cost of demolition and/or the sale of all improvements on the right-of-way after credit is recorded for sale proceeds used to offset PROJECT costs.

(e) The cost of all unavoidable utility relocation, protection or removal.

(f) The cost of all necessary hazardous material and hazardous waste treatment, encapsulation or removal and protective storage for which ADMINISTERING AGENCY accepts responsibility and where the actual generator cannot be identified, and recovery made.

3. ADMINISTERING AGENCY agrees to indemnify and hold STATE harmless from any liability that may result in the event the right-of-way for a PROJECT is not clear as certified by ADMINISTERING AGENCY, including, but not limited to, if said right-of-way is found to contain hazardous materials requiring treatment or removal to remediate in accordance with Federal and State laws. ADMINISTERING AGENCY shall pay, from its own non- matching funds, any costs which arise out of delays to the construction of PROJECT because utility facilities have not been timely removed or relocated, or because rights-of-way were not available to ADMINISTERING AGENCY for the orderly prosecution of PROJECT work.

ARTICLE III - MAINTENANCE AND MANAGEMENT

1. ADMINISTERING AGENCY will maintain and operate the property acquired, developed, constructed, rehabilitated, or restored by PROJECT for its intended public use until such time as the parties might amend this AGREEMENT to otherwise provide. With the approval of STATE, ADMINISTERING AGENCY or its successors in interest in the PROJECT property may transfer this obligation and responsibility to maintain and operate PROJECT property for that intended public purpose to another public entity.

2. Upon ADMINISTERING AGENCY's acceptance of the completed construction contract or upon contractor being relieved of the responsibility for maintaining and protecting PROJECT, ADMINISTERING AGENCY will be responsible for the maintenance, ownership, liability, and the expense thereof, for PROJECT in a manner satisfactory to the authorized representatives of STATE and if PROJECT falls within the jurisdictional limits of another Agency or Agencies, it is the duty of ADMINISTERING AGENCY to facilitate a separate maintenance agreement(s) between itself and the other jurisdictional Agency or Agencies providing for the operation, maintenance, ownership and liability of PROJECT. Until those agreements are executed, ADMINISTERING AGENCY will be responsible for all PROJECT operations, maintenance, ownership and liability in a manner satisfactory to the authorized representatives of STATE. If, within ninety (90) days after receipt of notice from STATE that a PROJECT, or any portion thereof, is not

being properly operated and maintained and ADMINISTERING AGENCY has not satisfactorily remedied the conditions complained of, the approval of future STATE FUNDED PROJECTS of ADMINISTERING AGENCY will be withheld until the PROJECT shall have been put in a condition of operation and maintenance satisfactory to STATE. The provisions of this section shall not apply to a PROJECT that has been vacated through due process of law with STATE's concurrence.

3. PROJECT and its facilities shall be maintained by an adequate and well-trained staff of engineers and/or such other professionals and technicians as PROJECT reasonably requires. Said operations and maintenance staff may be employees of ADMINISTERING AGENCY, another unit of government, or a contractor under agreement with ADMINISTERING AGENCY. All maintenance will be performed at regular intervals or as required for efficient operation of the complete PROJECT improvements.

4. ADMINISTERING AGENCY shall comply with all applicable law, including but not limited to, all applicable legal authority regarding construction standards.

ARTICLE IV - FISCAL PROVISIONS

1. All contractual obligations of STATE are subject to the appropriation of resources by the Legislature and the allocation of resources by the CTC.

2. STATE'S financial commitment of STATE FUNDS will occur only upon the execution of this AGREEMENT, the execution of each project-specific PROGRAM SUPPLEMENT and/or STATE's approved finance letter.

3. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices in arrears for reimbursement of allowable PROJECT costs at least once every six months commencing after the STATE FUNDS are encumbered on either the project-specific PROGRAM SUPPLEMENT or through a project-specific finance letter approved by STATE. STATE reserves the right to suspend future allocations and invoice payments for any on-going or future STATE FUNDED project performed by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period

4. Invoices shall be submitted on a standardized billing summary template, in accordance with Chapter 5 of the LAPM to claim reimbursement by ADMINISTERING AGENCY. For construction invoices, pay estimates must be included.

5. ADMINISTERING AGENCY must retain at least one copy of supporting backup documentation for allowable costs incurred and claimed for reimbursement by ADMINISTERING AGENCY. ADMINISTERING AGENCY agrees to submit supporting backup documentation with invoices if requested by State. Acceptable backup documentation includes, but is not limited to, agency's progress payment to the contractors, copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of PROJECT costs.

6. Payments to ADMINISTERING AGENCY can only be released by STATE as reimbursements of actual allowable PROJECT costs already incurred and paid for by the ADMINISTERING AGENCY.

7. Indirect Cost Allocation Plans/Indirect Cost Rate Proposals (ICAP/ICRP), Central Service Cost Allocation Plans and related documentation are to be prepared and provided to the Inspector General - Independent Office of Audits and Investigations for review and approval prior to ADMINISTERING AGENCY seeking reimbursement of

indirect cost incurred within each fiscal year being claimed for reimbursement. ICAPs/ICRPs must be prepared in accordance with the requirements set forth in 2 CFR, Part 200, Chapter 5 of the LAPM, and the ICAP/ICRP approval procedures established by STATE.

8. STATE will withhold the greater of either two (2) percent of the total of all STATE FUNDS encumbered for each PROGRAM SUPPLEMENT or \$40,000 until ADMINISTERING AGENCY submits the Final Report of Expenditures for each completed PROGRAM SUPPLEMENT PROJECT.

9. The estimated total cost of PROJECT, the amount of STATE FUNDS obligated, and the required matching funds may be adjusted by mutual consent of the PARTIES with a finance letter, and an allocation notification letter when applicable. STATE FUNDING may be increased to cover PROJECT cost increases only if such additional funds are available and the CTC and/or STATE concurs with that increase in the form of an allocation and finance letter.

10. When such additional STATE FUNDS are not available, ADMINISTERING AGENCY agrees that any increases in PROJECT costs must be defrayed with ADMINISTERING AGENCY's own funds.

11. ADMINISTERING AGENCY shall use its own non-STATE FUNDS to finance the local share of eligible costs and all PROJECT expenditures or contract items ruled ineligible for financing with STATE FUNDS. STATE shall make the final determination of ADMINISTERING AGENCY's cost eligibility for STATE FUNDED financing with respect to claimed PROJECT costs.

12. ADMINISTERING AGENCY will reimburse STATE for STATE's share of costs for work performed by STATE at the request of ADMINISTERING AGENCY. STATE's costs shall include overhead assessments in accordance with section 8755.1 of the State Administrative Manual.

13. STATE FUNDS allocated by the CTC and/or STATE are subject to the timely use of funds provisions approved in CTC Guidelines and State procedures approved by the CTC and STATE.

14. STATE FUNDS encumbered for PROJECT are available for liquidation only for a limited period from the beginning of the State fiscal year when those funds were appropriated in the State Budget. STATE FUNDS not liquidated within these periods will be reverted unless a Cooperative Work Agreement (CWA) is submitted by ADMINISTERING AGENCY and approved by the California Department of Finance in accordance with Section 16304 of the Government Code. The exact date of fund reversion will be reflected in the STATE signed PROJECT finance letter.

15. Payments to ADMINISTERING AGENCY for PROJECT-related travel and subsistence (per diem) expenses of ADMINISTERING AGENCY forces and its contractors and subcontractors claimed for reimbursement or as local match credit shall not exceed rates authorized to be paid to rank and file STATE employees under current California Department of Human Resources (CalHR) rules unless a Cooperative Work Agreement (CWA) is submitted by ADMINISTERING AGENCY and approved by the California Department of Finance in accordance with Government Code section 16304. If the rates invoiced by ADMINISTERING AGENCY are in excess of CalHR rates, ADMINISTERING AGENCY is responsible for the cost difference, and any overpayments inadvertently paid by STATE shall be reimbursed to STATE by ADMINISTERING AGENCY on demand.

16. ADMINISTERING AGENCY agrees to comply with California Government Code 4525-4529.14. Administering Agency shall undertake the procedures described in California Government Code 4527(a) and 4528(a). Administering Agency shall also comply with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards, excluding 2 CFR Part 200.318-200.326.

17. ADMINISTERING AGENCY agrees and will assure that its contractors and subcontractors will be obligated to agree that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual PROJECT cost items. Every recipient and sub-recipient receiving PROJECT funds under this AGREEMENT shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards, excluding 2 CFR Part 200.318-200.326 Governments. ADMINISTERING AGENCY agrees to comply with the provisions set forth in 23 CFR Parts 140, 645 and 646 when contracting with railroad and utility companies.

18. Every recipient and sub-recipient receiving PROJECT funds under this AGREEMENT shall comply with 2 CFR 200 excluding 2 CFR Part 200.318-200.326, 48 CFR Chapter 1, Part 31, LAPM, Public Contract Code (PCC) 10300- 10334 (procurement of goods), PCC 10335-10381 (non-A&E services), California Government Code 4525-4529.5 including 4527(a) and 4528(a), and other applicable STATE regulations.

19. Any PROJECT costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be questioned, disallowed, or unallowable under 2 CFR, Part 200, 48 CFR, Chapter 1, Part 31, 23 CFR Parts 140, 645 and 646, LAPM, Public Contract Code (PCC) 10300-10334 (procurement of goods), PCC 10335-10381 (non-A&E services), California Government Code 4525-4529.5 including 4527(a) and 4528(a), and other applicable STATE regulations are subject to repayment by ADMINISTERING AGENCY to STATE and may result in STATE imposing sanctions on ADMINISTERING AGENCY as described in Chapter 20 of the Local Assistance Procedures Manual.

20. Should ADMINISTERING AGENCY fail to refund any moneys due upon written demand by STATE as provided herein or should ADMINISTERING AGENCY breach this AGREEMENT by failing to complete PROJECT without adequate justification and approval by STATE, then, within thirty (30) days of demand, or within such other period as may be agreed to in writing between the PARTIES hereto, STATE, acting through the State Controller, the State Treasurer, the CTC or any other public entity or agency, may intercept, withhold and demand the transfer of an amount equal to the amount paid by or owed to STATE for each PROJECT, from future apportionments, or any other funds due ADMINISTERING AGENCY from the Highway Users Tax Fund or any other sources of funds, and/or may also withhold approval of future STATE FUNDED projects proposed by ADMINISTERING AGENCY.

21. Should ADMINISTERING AGENCY be declared to be in breach of this AGREEMENT or otherwise in default thereof by STATE, and if ADMINISTERING AGENCY is constituted as a joint powers authority, special district, or any other public entity not directly receiving funds through the State Controller, STATE is authorized to obtain reimbursement from whatever sources of funding are available, including the withholding or transfer of funds, from those constituent entities comprising a joint powers authority or by bringing of an action against ADMINISTERING AGENCY or its constituent member entities, to recover all funds provided by STATE hereunder.

22. ADMINISTERING AGENCY acknowledges that the signatory party represents the ADMINISTERING AGENCY and further warrants that there is nothing within a Joint Powers Agreement, by which ADMINISTERING AGENCY was created, if any exists, that would restrict or otherwise limit STATE's ability to recover STATE FUNDS improperly spent by ADMINISTERING AGENCY in contravention of the terms of this AGREEMENT.

ARTICLE V

AUDITS, THIRD PARTY CONTRACTING, RECORDS RETENTION AND REPORTS

1. STATE reserves the right to conduct technical and financial audits of PROJECT work and records and ADMINISTERING AGENCY agrees, and shall require its contractors and subcontractors to agree, to cooperate with STATE by making all appropriate and relevant PROJECT records available for audit and copying as required by paragraph three (3) of Article V.

2. ADMINISTERING AGENCY, its contractors and subcontractors shall establish and maintain a financial management system and records that properly accumulate and segregate reasonable, allowable, and allocable incurred PROJECT costs and matching funds by line item for the PROJECT. The financial management system of ADMINISTERING AGENCY, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices sent to or paid by STATE.

3. ADMINISTERING AGENCY, ADMINISTERING AGENCY's contractors and subcontractors, and STATE shall each maintain and make available for inspection and audit by STATE, the California State Auditor, or any duly authorized representative of STATE or the United States, all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts, and ADMINISTERING AGENCY shall furnish copies thereof if requested. All of the above-referenced parties shall make such AGREEMENT and PROGRAM SUPPLEMENT materials available at their respective offices at all reasonable times during the entire PROJECT period and for three (3) years, or 35 years for Prop 1B funds, from the date of final payment to ADMINISTERING AGENCY.

4. ADMINISTERING AGENCY shall not award a construction contract over \$25,000 on the basis of a noncompetitive negotiation for work to be performed under this AGREEMENT without the prior written approval of STATE. All contracts awarded by ADMINISTERING AGENCY intended or used as local match credit must meet the requirements set forth in this AGREEMENT regarding local match funds.

5. ADMINISTERING AGENCY shall comply with Chapter 10 (commencing with Section 4525) Division 5 of Title 1 of the Government Code and shall undertake the procedures described in California Government Code 4527(a) and 4528(a). Administering Agency shall comply with Chapter 10 of the LAPM for AE Consultant Contracts.

6. ADMINISTERING AGENCY shall comply with Government Code Division 5 Title 1 sections 4525-4529.5 and shall undertake the procedures described in California Government Code 4527(a) and 4528(a) for procurement of professional service contracts. Administering Agency shall follow Public Contract Code Section 10335-10381 for other professional service contracts.

7. Any subcontract entered into by ADMINISTERING AGENCY as a result of this AGREEMENT shall contain all of the provisions of Article IV, FISCAL PROVISIONS, and this ARTICLE V, AUDITS, THIRD-PARTY CONTRACTING, RECORDS RETENTION AND REPORTS and shall mandate that travel and per diem reimbursements and third-party contract reimbursements to subcontractors will be allowable as PROJECT costs only after those costs are incurred and paid for by the subcontractors.

8. To be eligible for local match credit, ADMINISTERING AGENCY must ensure that local match funds used for a PROJECT meet the fiscal provisions requirements outlined in ARTICLE IV in the same manner that is required of all other PROJECT expenditures.

9. Except as provided in this Article, this AGREEMENT is solely between and for the benefit of the PARTIES and there are no third-party beneficiaries.

ARTICLE VI - MISCELLANEOUS PROVISIONS

1. ADMINISTERING AGENCY agrees to use all PROJECT funds reimbursed hereunder only for transportation purposes that are in conformance with Article XIX of the California State Constitution and other California laws.

2. ADMINISTERING AGENCY shall conform to all applicable State and Federal statutes and regulations, and the Local Assistance Program Guidelines and Local Assistance Procedures Manual as published by STATE and incorporated herein, including all subsequent approved revisions thereto applicable to PROJECT unless otherwise designated in the project-specific executed PROJECT SUPPLEMENT.

3. This AGREEMENT is subject to any additional restrictions, limitations, conditions, or any statute enacted by the State Legislature or adopted by the CTC that may affect the provisions, terms, or funding of this AGREEMENT in any manner.

4. ADMINISTERING AGENCY and the officers and employees of ADMINISTERING AGENCY, when engaged in the performance of this AGREEMENT, shall act in an independent capacity and not as officers, employees or agents of STATE.

5. Each project-specific PROGRAM SUPPLEMENT shall separately establish the terms and funding limits for each described PROJECT funded under this AGREEMENT and that PROGRAM SUPPLEMENT. No STATE FUNDS are obligated against this AGREEMENT.

6. ADMINISTERING AGENCY certifies that neither ADMINISTERING AGENCY nor its principals are suspended or debarred at the time of the execution of this AGREEMENT, and ADMINISTERING AGENCY agrees that it will notify STATE immediately in the event a suspension or a debarment occurs after the execution of this AGREEMENT.

7. ADMINISTERING AGENCY certifies, by execution of this AGREEMENT, that no person or selling agency has been employed or retained to solicit or secure this AGREEMENT upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by ADMINISTERING AGENCY for the purpose of securing business. For breach or violation of this warranty, STATE has the right to annul this AGREEMENT without liability, pay only for the value of the PROJECT work actually performed, or in STATE's discretion, to deduct from the price of PROGRAM SUPPLEMENT consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

8. In accordance with Public Contract Code section 10296, ADMINISTERING AGENCY hereby certifies under penalty of perjury that no more than one final unappealable finding of contempt of court by a federal court has been issued against ADMINISTERING AGENCY within the immediate preceding two (2) year period because of ADMINISTERING AGENCY's failure to comply with an order of a federal court that orders ADMINISTERING AGENCY to comply with an order of the National Labor Relations Board.

9. ADMINISTERING AGENCY shall disclose any financial, business, or other relationship with STATE that may have an impact upon the outcome of this AGREEMENT or any individual PROJECT encompassed within a PROGRAM SUPPLEMENT. ADMINISTERING AGENCY shall also list current contractors who may have a financial interest in the outcome of a PROJECT undertaken pursuant to this AGREEMENT. These disclosures shall be delivered to STATE in a form deemed acceptable by the STATE prior to execution of this AGREEMENT.

10. ADMINISTERING AGENCY hereby certifies that it does not have, nor shall it acquire, any financial or business interest that would conflict with the performance of any PROJECT initiated under this AGREEMENT.

11. ADMINISTERING AGENCY certifies that this AGREEMENT was not obtained or secured through rebates, kickbacks or other unlawful consideration either promised or paid to any STATE employee. For breach or violation of this warranty, STATE shall have the right, in its sole discretion, to terminate this AGREEMENT without liability, to pay only for PROJECT work actually performed, or to deduct from a PROGRAM SUPPLEMENT price or otherwise recover the full amount of such rebate, kickback, or other unlawful consideration.

12. Any dispute concerning a question of fact arising under this AGREEMENT that is not disposed of by agreement shall be decided by the STATE's Contract Manager, who shall be identified to ADMINISTERING AGENCY at the time of execution of this AGREEMENT and, as applicable , any time that Contract Manager changes during the duration of this AGREEMENT who may consider any written or verbal evidence submitted by ADMINISTERING AGENCY. The decision of the Contract Manager, issued in writing, shall be conclusive and binding on the PARTIES on all questions of fact considered and determined by the Contract Manager.

13. Neither the pendency of a dispute nor its consideration by the Contract Manager will excuse the ADMINISTERING AGENCY from full and timely performance in accordance with the terms of this AGREEMENT and each PROGRAM SUPPLEMENT.

14. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by ADMINISTERING AGENCY under or in connection with any work, authority or jurisdiction of ADMINISTERING AGENCY arising under this AGREEMENT. It is understood and agreed that ADMINISTERING AGENCY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims and suits or actions of every name, kind and description brought forth under, including but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by ADMINISTERING AGENCY under this AGREEMENT.

15. Neither ADMINISTERING AGENCY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by STATE, under or in connection with any work, authority or

jurisdiction arising under this AGREEMENT. It is understood and agreed that STATE shall fully defend, indemnify and save harmless the ADMINISTERING AGENCY and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including but not limited to, tortious, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this AGREEMENT.

16. In the event of (a) ADMINISTERING AGENCY failing to timely proceed with effective PROJECT work in accordance with the project-specific PROGRAM SUPPLEMENT; (b) failing to maintain any applicable bonding requirements; and (c) otherwise materially violating the terms and conditions of this AGREEMENT and/or any PROGRAM SUPPLEMENT, STATE reserves the right to terminate funding for that PROJECT upon thirty (30) days' written notice to ADMINISTERING AGENCY.

17. No termination notice shall become effective if, within thirty (30) days after receipt of a Notice of Termination, ADMINISTERING AGENCY either cures the default involved or, if the default is not reasonably susceptible of cure within said thirty (30) day period the ADMINISTERING AGENCY proceeds thereafter to complete that cure in a manner and time line acceptable to STATE.

18. Any such termination shall be accomplished by delivery to ADMINISTERING AGENCY of a Notice of Termination, which notice shall become effective not less than thirty (30) days after receipt, specifying the reason for the termination, the extent to which funding of work under this AGREEMENT and the applicable PROGRAM SUPPLEMENT is terminated and the date upon which such termination becomes effective, if beyond thirty (30) days after receipt. During the period before the effective termination date, ADMINISTERING AGENCY and STATE shall meet to attempt to resolve any dispute. In the event of such termination, STATE may proceed with the PROJECT work in a manner deemed proper by STATE. If STATE terminates funding for PROJECT with ADMINISTERING AGENCY for the reasons stated in paragraph sixteen (16) of ARTICLE VI, STATE shall pay ADMINISTERING AGENCY the sum due ADMINISTERING AGENCY under the PROGRAM SUPPLEMENT and/or STATE-approved finance letter prior to termination, provided, however, ADMINISTERING AGENCY is not in default of the terms and conditions of this AGREEMENT or the project-specific PROGRAM SUPPLEMENT and that the cost of any PROJECT completion to STATE shall first be deducted from any sum due ADMINISTERING AGENCY.

19. In the case of inconsistency or conflicts with the terms of this AGREEMENT and that of a project-specific PROGRAM SUPPLEMENT and/or Cooperative Agreement, the terms stated in that PROGRAM SUPPLEMENT and/or Cooperative Agreement shall prevail over those in this AGREEMENT.

20. Without the written consent of STATE, this AGREEMENT is not assignable by ADMINISTERING AGENCY either in whole or in part.

21. No alteration or variation of the terms of this AGREEMENT shall be valid unless made in writing and signed by the PARTIES, and no oral understanding or agreement not incorporated herein shall be binding on any of the PARTIES.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT by their duly authorized officer.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

City of Aliso Viejo

By_____

By_____

Chief, Office of Project Management
Oversight
Division of Local Assistance

City of Aliso Viejo

Representative Name & Title
(Authorized Governing Body
Representative)

Date_____

Date_____

EXHIBIT A - FAIR EMPLOYMENT PRACTICES ADDENDUM

1. In the performance of this Agreement, ADMINISTERING AGENCY will not discriminate against any employee for employment on account of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. ADMINISTERING AGENCY will take affirmative action to ensure that employees are treated during employment without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Such action shall include, but not be limited to, the following: employment; upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. ADMINISTERING AGENCY shall post in conspicuous places, available to employees for employment, notices to be provided by STATE setting forth the provisions of this Fair Employment section.

2. ADMINISTERING AGENCY, its contractor(s) and all subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code, 12900 et seq.), and the applicable regulations promulgated thereunder (Cal. Code Regs., Title 2, 11000, et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code section 12900(a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations are incorporated into this AGREEMENT by reference and made a part hereof as if set forth in full. Each of the ADMINISTERING AGENCY'S contractors and all subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreements, as appropriate.

3. ADMINISTERING AGENCY shall include the nondiscrimination and compliance provisions of this clause in all contracts and subcontracts to perform work under this AGREEMENT.

4. ADMINISTERING AGENCY will permit access to the records of employment, employment advertisements, application forms, and other pertinent data and records by STATE, the State Fair Employment and Housing Commission, or any other agency of the State of California designated by STATE, for the purposes of investigation to ascertain compliance with the Fair Employment section of this Agreement.

5. Remedies for Willful Violation:

(a) STATE may determine a willful violation of the Fair Employment provision to have occurred upon receipt of a final judgment to that effect from a court in an action to which ADMINISTERING AGENCY was a party, or upon receipt of a written notice from the Fair Employment and Housing Commission that it has investigated and determined that ADMINISTERING AGENCY has violated the Fair Employment Practices Act.

(b) For willful violation of this Fair Employment Provision, STATE shall have the right to terminate this Agreement either in whole or in part, and any loss or damage sustained by STATE in securing the goods or services thereunder shall be borne and paid for by ADMINISTERING AGENCY and by the surety under the performance bond, if any, and STATE may deduct from any moneys due or thereafter may become due to ADMINISTERING AGENCY, the difference between the price named in the Agreement

and the actual cost thereof to STATE to cure ADMINISTERING AGENCY's breach of this Agreement.

PROGRAM SUPPLEMENT NO. 00000A470
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR STATE FUNDED PROJECTS NO 12-5480S21

Adv. Project ID 1223000045
Date: February 23, 2024
Location: 12-ORA-0-ASVJ
Project Number: CRASL-5480(006)
E.A. Number:
Locode: 5480

This Program Supplement, effective _____, hereby adopts and incorporates into the Administering Agency-State Agreement No. 12-5480S21 for State Funded Projects which was entered into between the ADMINISTERING AGENCY and the STATE with an effective date of _____ and is subject to all the terms and conditions thereof. This PROGRAM SUPPLEMENT is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____ approved by the ADMINISTERING AGENCY on _____ (See copy attached).

The ADMINISTERING AGENCY further stipulates that as a condition to the payment by the State of any funds derived from sources noted below encumbered to this project, Administering Agency accepts and will comply with the Special Covenants and remarks set forth on the following pages.

PROJECT LOCATION: Along Aliso Creek from Enterprise to SR-73, and extension of bike lanes from Enterprise to Aliso Viejo Parkway

TYPE OF WORK: Road Rehabilitation **LENGTH:** 0.0(MILES)

Estimated Cost	State Funds	Matching Funds		
	STATE \$200,000.00	LOCAL		OTHER
\$693,088.00		\$493,088.00		\$0.00

CITY OF ALISO VIEJO

STATE OF CALIFORNIA
Department of Transportation

By _____

By _____

Title _____

Chief, Office of Project Implementation
Division of Local Assistance

Date _____

Attest _____

Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Tam Dang _____

Date 2/29/24 _____

\$200,000.00

SPECIAL COVENANTS OR REMARKS

1.
 - A. This PROJECT is programmed to receive STATE Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) Program funds. The ADMINISTARTING AGENCY agrees to administer the PROJECT in accordance with the California Transportation Commission (CTC) approved/adopted CRRSAA Guidelines and this PROGRAM SUPPLEMENT.
 - B. The STATE funds for this PROJECT may be provided under one or more phases, which are Preliminary Engineering (PE), Right-of-Way (R/W), Construction (Con), and Other Phase (Debt Service Payments, Personnel).

Phase-specific fund allocation is required, in addition to other requirements, before reimbursable work can occur for the phase identified. Each allocation will be assigned an effective date and identify the amount of funds allocated per phase. Unless otherwise determined, the effective date of the phase-specific allocation will constitute the start of reimbursable expenditures for the phase. The STATE funds available for reimbursement will be limited to the amount allocated by the STATE for the phase.
 - C. At the time of the first fund allocation approval for the Project, this PROGRAM SUPPLEMENT, a STATE-approved Allocation Letter and STATE Finance Letter are prepared to allow reimbursement of eligible PROJECT expenditures for the phase allocated.
 - D. STATE and ADMINISTERING AGENCY agree that any additional fund allocations made after the execution of this PROGRAM SUPPLEMENT, for the phase that has been authorized in the first fund allocation approval or for a new phase, will be encumbered on this PROJECT by use of a STATE-approved Allocation Letter and a STATE Finance Letter and are subject to the terms and conditions thereof.
 - E. This PROJECT is subject to the delivery requirements enacted by the CRRSAA Program guidelines, which may be accessed at the Local Assistance webpage.
 - F. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer immediately after project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract. Failure to do so will cause a delay in the State processing of invoices for the construction phase.
 - G. The ADMINISTERING AGENCY shall invoice STATE for PE, R/W, CON, and Other Phase costs no later than 180 days after the end of expenditure the phase. For construction costs, the ADMINISTERING AGENCY has 180 days after project completion or contract acceptance to make the final payment to the contractor, prepare the final Report of Expenditures and final invoice, and submit to STATE for verification and payment.

SPECIAL COVENANTS OR REMARKS

H. ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current LAPM provisions.

I. ADMINISTERING AGENCY agrees to comply with the requirements in 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (applicable to Federal and State Funded Projects).

J. By executing this PROGRAM SUPPLEMENT, ADMINISTERING AGENCY agrees to provide the STATE, upon request, with the information related to the PROJECT for the purpose of project evaluation or other purposes.

K. The ADMINISTERING AGENCY shall construct the PROJECT in accordance with the scope of work presented in the application and approved by the State. Any changes to the approved PROJECT scope without the prior expressed approval of the State are ineligible for reimbursement and may result in the entire PROJECT becoming ineligible for reimbursement.

L. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert. The State and Federal funds encumbered for this project from the CRRSAA program do not qualify for a Cooperative Work Agreement. The reversion date of the CRRSAA program funds shall not extend past the reversion date shown on the State approved project finance letter.

City of Aliso Viejo

AGENDA ITEM



DATE: March 20, 2024

TO: Mayor and City Council

FROM: Michael Delgadillo, Assistant Planner
So Kim, Community Development Director

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR
YEAR 2023

Recommended Actions:

1. Find that the action is not a project as defined by the California Environmental Quality Act pursuant to State CEQA Guidelines section 15378(b)(5);
2. Receive and file the 2023 General Plan Annual Progress Report (APR); and
3. Direct staff to submit the APR to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Fiscal Impact:

None.

Background:

Government Code Section 65400(a)(2) requires that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress with implementation. Specifically, the annual report must include the following: (1) the status of the plan and progress in its implementation; (2) the progress in meeting regional housing needs and removing governmental constraints to housing for all income levels; and (3) the degree to which the General Plan complies with State Office of Planning and Research guidelines.

As part of the annual report, every jurisdiction must include information on the status of the housing element with detailed information about the prior year's housing progress, as well as updates on program implementation. The information provided in this report is for Calendar Year 2023 and is based on the 2021-2029 Housing Element.

Discussion:

The General Plan Annual Progress Report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the OPR. In compliance with California Government Code section 65400(a)(2), this Council item is provided as a status report of the General Plan and progress in its implementation and compliance for 2023. The report will be submitted to OPR and HCD prior to the April 1st deadline. The complete report is included as Attachment 1; however, a portion of the report, a discussion of amendments to the General Plan and Zoning Code, and significant development projects in calendar year 2023 are as follows:

General Plan: The Housing Element was re-adopted in 2023 to address items required by HCD.

Zoning Code Updates: On March 1, 2023, the City Council adopted Ordinance No. 2023-235, amending the City's zoning code to comply with changes in state ADU and JADU law, including AB 3182, AB 345, and SB 897.

Annual Planning Report: There were no building permits issued for the construction of new residential units in 2023. The following is a summary of the major items identified in General Plan Annual Planning Report, Appendix A:

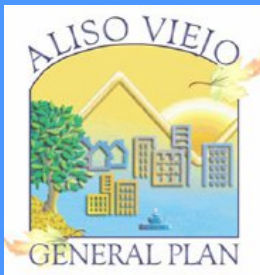
- Table A.2: No building permits or certificates of occupancy were issued for the construction of new residential units in 2023.
- Table B: Progress towards meeting the City's Regional Housing Needs Assessment (RHNA).
- Table D: Progress report on the 13 Housing Element Implementation Programs.

Environmental:

The proposed action is not a project as defined by the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15378(b)(5). The action is an administrative activity of the City that involves a report only to a State agency on progress regarding the General Plan implementation. The report does not authorize any development or changes to land use. Thus, the project would not result in any direct or indirect changes to the environment, and consequently, this action is not a project within the meaning of CEQA.

Attachments:

1. General Plan Annual Progress Report
2. Housing Element Annual Progress Report



GENERAL PLAN

ANNUAL PROGRESS REPORT

2023

THE CITY OF ALISO VIEJO

March 20, 2024

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Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR)¹. In compliance with California Government Code section 65400(a)(2), this Council item is provided as a status report of the General Plan and progress in its implementation and compliance for 2023 and is being presented to the City Council on March 20, 2024 during a public hearing for their review. The report will be submitted to OPR and the Department of Housing and Community Development (HCD) prior to April 1, 2024.

Background

California Government Code section 65400(a)(2) requires the City's Planning Services Department, by April 1 of each year, to prepare a General Plan Annual Progress Report (GP APR) for the previous calendar year and to present the report to the City Council, OPR, and HCD. The GP APR includes three components discussed below:

1. The status of the General Plan's implementation and progress;
2. The degree to which the General Plan complies with state law and guidelines; and
3. The Housing Element Annual Progress Report on forms prescribed by HCD.

Informational Document

This document is a reporting document and does not create or alter policy. The content is provided for informational purposes only and is considered not a project as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(5).

Status of Measures Associated with the Implementation of the General Plan

On April 21, 2004, the City Council adopted the City's first General Plan, a General Plan Implementation Program and a Final Environmental Impact Report, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program in connection with the General Plan. Government Code Section 65400(a)(2) requires that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress with implementation. Aliso Viejo's General Plan is comprised of the following elements: Land Use, Circulation, Housing, Conservation/Open Space, Safety, and Noise. Included in Appendix A of the General Plan is an Implementation Program. The Program provides a guide to put into practice the adopted General Plan policies and plans for the City. Below is a list of each of these implementation measures with a status update for 2023.

I-1: Zoning Ordinances, Specific Plans and Maps. "Prepare, adopt, and implement a Zoning Ordinance consistent with State law to establish permitted densities, intensities, and uses within Aliso Viejo. Adopt Specific Plans and Maps for areas which may develop prior to completion of the Zoning Ordinance. Where appropriate, the Zoning Ordinance or Specific Plan will incorporate

¹ General Plan Annual Progress Report Guidance. State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. Revised July 11, 2007. Refer to http://opr.ca.gov/docs/GP_APR_Guidance_2007.pdf

and replace current development requirements within the Rossmoor and Aliso Viejo Planned Community development plans, and will specifically address the following:

- Identify specifically permitted and conditionally permitted land uses, intensity of use, and development and performance standards applicable to specific areas and parcels within the City.

2023 Status of Implementation: To date, the City has approved four (4) Specific Plans: Glenwood (11.3.04), Vantis (2.2.05), Ventana Ridge (7.20.05), and Commons (11.16.05). An amendment to the Vantis Specific Plan was approved by City Council on December 18, 2013. It became effective on April 24, 2014 with the execution of an amendment to the Vantis Development Agreement. The City adopted a new Zoning Code and Map in January 2010 and adopted amendments to refine and augment the regulations each year. In 2020, the Zoning Code was amended to address accessory dwelling units and discretionary permit time extensions. In 2023, staff continued the process of drafting amendments to various sections of the Zoning Code, including wireless communication facilities, temporary use permits, special event permits and parking requirements.

- Require provision of landscaped greenways and buffers to improve compatibility in areas where residential and business park or office uses abut each other.

2023 Status of Implementation: Pursuant to Zoning Code section 15.18.030, a minimum average depth for a landscaping buffer is ten 10 feet between commercial and residential districts, which shall be met for applicable applications.

- Contain provisions for residential care facilities, emergency shelters, transitional housing, second dwelling units, reasonable accommodation of structural improvements for the disabled and density bonuses pursuant to State law.

2023 Status of Implementation: Zoning Code chapters 15.10 and 15.18 contain provisions for residential care facilities, emergency shelters, transitional housing, and second dwelling units. Ordinance No. 2013-150 pertaining to reasonable accommodation of structural improvements for the disabled was adopted on March 20, 2013. Provisions for density bonuses pursuant to State law are included in chapter 15.58. Ordinance 2020-215 pertaining to development standards for accessory dwelling units was adopted on June 17, 2020, which was subsequently amended on March 1, 2023.

- Include specific criteria for granting flexibility from development standards for projects that provide housing for very low and low-income households.

2023 Status of Implementation: Zoning Code chapter 15.58 includes specific criteria for granting flexibility from development standards for projects that provide housing for very low and low-income households. Both affordable developments at 2C Liberty and 100 Freedom Lane (formerly 4 Liberty) received flexibility from development standards for providing very low and low-income units. In 2017 and 2019, the construction of 2C Liberty and 100 Freedom Lane were completed, respectively. In 2023, an application for a mixed-use development including affordable units was submitted. A specific plan amendment is being considered for this application to amend its development standards.

- Include design standards for development on hillsides or visible from major thoroughfares and identified view corridors.

2023 Status of Implementation: Zoning Code chapter 15.62 includes design standards for development on hillsides or visible from major thoroughfares and identified view corridors.

- Set forth green building design standards and review/evaluation procedures consistent with Leadership in Energy and Environmental Design (LEED) standards developed by the US Green Building Council.

2023 Status of Implementation: In November 2022, the City adopted the 2022 Building Codes which took effect on January 1, 2023 and furthered “green” building standards. The 2022 Building Codes are enforced for all applicable building permits.

- Establish residential density bonuses for compliance with LEED standards.

2023 Status of Implementation: To date, the City has not established residential density bonuses for compliance with LEED standards. In 2023, the City has not received a formal application for a density bonus project.

- Require compliance with Title 24 building construction standards, Energy Star conservation standards, and consider appropriate building orientation and landscaping for energy conservation purposes.

2023 Status of Implementation: In November 2022, the City adopted the 2022 Building Codes which took effect on January 1, 2023 and furthered “green” building standards. The 2022 Building Codes are enforced for all applicable building permits.

- Codify and expand development restrictions and landscape maintenance requirements in areas within and near Very High Fire Hazard Severity Zones.

2023 Status of Implementation: Zoning Code chapter 15.50 codifies and expands development restrictions and landscape maintenance requirements in areas within and near Very High Fire Hazard Severity Zones. In November of 2022, the City adopted the 2022 Building Codes which took effect on January 1, 2023 which expanded requirements in Very High Fire Hazard Severity Zones in conjunction with the Orange County Fire Authority. The 2022 Building Codes are enforced for all applicable building permits.

- Contain on-site stormwater retention requirements for all new development to offset or significantly reduce the amount of stormwater created as the area of impermeable surfaces increases.

2023 Status of Implementation: The NPDES – MS4, Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 permit section “Development Planning” effective April 1, 2015, contains requirements for Low Impact Development (LID) BMPs and Hydromodification to regulate the quality and quantity of storm water leaving the development site.

- Incorporate FEMA development requirements through establishment of a flood hazard overlay zone corresponding to the location of Special Flood Hazard Areas.

2023 Status of Implementation: The City participates in the National Flood Insurance Program and did not establish a flood hazard overlay zone.

- Include standards identifying the maximum noise levels allowed within mixed-use residential and commercial structures.

2023 Status of Implementation: Standards identifying the maximum noise levels allowed in the exterior of mixed-use residential and commercial structures are codified in Title 8 of the Municipal Code and referenced in the Zoning Code.

- Contain lighting standards and require use of low-reflective building materials to minimize the impacts of light and glare on surrounding uses.

2023 Status of Implementation: Zoning Code chapter 15.62 contains lighting standards and requires use of low-reflective building materials to minimize impacts of light and glare on surrounding uses.

- Include specific standards or procedures for determining parking requirements of proposed development in order to maintain or enhance parking capacity within the City.

2023 Status of Implementation: Zoning Code chapter 15.38 includes specific standards or procedures for determining parking requirements of proposed development to maintain or enhance parking capacity within the City.

- Include provisions requiring a Conditional Use Permit or similar approval for applicants seeking to construct or operate a heliport or helistop.

2023 Status of Implementation: Pursuant to Zoning Code sections 15.18.020 and 15.26.020, a conditional use permit is required to construct a helicopter pad in the PO, BP-1, BP-2, and CF zoning districts.

- Contain procedural requirements for projects proposing a structure more than 200' AGL (Above Grade Level) in accordance with applicable federal and State laws and regulations."

2023 Status of Implementation: Pursuant to AVMC 15.10.030 and 15.18.030, a maximum building height limit for the most intensive districts in the City (RVH and PO) was established at 65 feet. In all other districts, structures above 50 feet may be approved in conjunction with approval of a specific plan or conditional use permit.

I-2: Community Benefit Overlay (CBO) Areas: "Execute new development agreements or amend or otherwise alter existing agreements with property owners as a means of approving development proposals that vary from the terms of the Aliso Viejo Master Development Agreement within identified Community Benefit Overlay (CBO) areas. In addition to standard development and infrastructure requirements, the City shall seek to ensure that the following community benefits or requirements are achieved, to the extent permitted by law:

- Proposed projects incorporate natural grades.
- Projected fiscal benefits of proposed projects are realized.
- Roadway improvements needed to support the project are identified, funded, and completed. (Including funding for intersection improvements at seven intersections identified in Program 11-6.)

- A portion of future residential development is affordable to very low and low income households.
- Projects are consistent with the City's parkland and/or parkland improvement ratio of 5 acres per 1,000 population.
- Adequate public school facilities to accommodate the project can be provided by the applicable school district.
- Noise levels within the non-residential components of mixed-use projects do not adversely affect the residential or community facility components of such projects.

Proposals to change entitled land uses within CBO areas that lie within the planning area for the former MCAS EL Toro shall be referred to the Airport Land Use Commission for Orange County (ALUC) for a Determination of Consistency if the Airport Environs Land Use Plan for the former MCAS El Toro is in effect at the time of development application."

2023 Status of Implementation: Since adoption of the General Plan, the City has entered into four development agreements with property owners for sites within Community Benefit Overlay (CBO) areas. Each of the four projects is also governed by a Specific Plan adopted by the City. The four CBO development agreements were adopted on the following dates:

• Glenwood	Ordinance 2004-066	November 3, 2004
• Vantis	Ordinance 2005-070	February 2, 2005
o Vantis First Amendment	Ordinance 2014-158	January 8, 2014
• Ventana Ridge	Ordinance 2005-075	July 20, 2005
• The Commons	Ordinance 2005-081	November 16, 2005
• The Commons	Ordinance 2022-234	December 21, 2022

The Glenwood Development Agreement expired on November 15, 2014 and the Ventana Ridge Development Agreement expired on December 23, 2010 after fulfilling the requirements in each DA. On August 16, 2017, it was determined that the developer had fulfilled all the Vantis requirements prior to the expiration date of April 8, 2025. On December 21, 2022, the City of Aliso Viejo entered into a Development Agreement with the property owners of the Commons. Construction is now underway at the Commons, which includes a new automotive dealership for the lease, sales and service of electric or non-internal combustion engine vehicles and the installation of publicly accessible chargers per the requirements of the Development Agreement.

Issues outlined by this implementation measure, including issues of grading, fiscal impact, roadway improvements, affordability, parkland ratios, school capacity, and noise, were considered during creation of the development agreements.

Since the Airport Environs Land Use Plan for the former MC El Toro is no longer in effect, City staff is no longer sending proposals to change entitled land uses within CBO areas to the ALUC.

I-3: Code Enforcement: "Continue to enforce property maintenance standards, adopted City building and zoning codes, and noise regulations."

2023 Status of Implementation: The Code Enforcement Division, under the umbrella of the Community Development Department, continues to enforce property maintenance standards, adopted City building and zoning codes, and noise regulations. A total of 20-hours a week is allocated to code enforcement activities in the City.

I-4: Multi-use Trails and Greenways Master Plan: “Prepare, adopt and implement a Multi-Use Trails and Greenways Master Plan to identify gaps in the recreational trail and greenway system, establish design and construction standards for new trails and greenways, and prioritize and fund needed improvements. The Master Plan will be consistent with the trail plans of adjacent jurisdictions and the County, and will promote a future trail connecting Aliso Viejo to the beach through Aliso and Wood Canyons Regional Park.”

2023 Status of Implementation: The City adopted a Streets and Trails Amenities Master Plan that includes the trails and greenway system in 2006. The Plan identifies existing trails and greenways, along with proposed trails and links to existing systems, including Aliso and Wood Canyons Regional Park. Amenities and design standards are discussed and potential projects are prioritized within the Plan. Phases 1 and 2 of the Town Center Loop Trail project have been completed and include trail markers, maps, and enhanced paving at pedestrian crossings.

I-5: Streamlined Development Review: “Develop and implement procedures for priority processing of development projects that a) contribute significantly to the City’s fiscal stability and/or b) include housing for very low-income households.”

2023 Status of Implementation: Via the Housing Element, the City Council has directed staff to expedite processing of proposals that include affordable housing opportunities as part of the CBO projects as well as affordable housing projects. The Glenwood and Vantis developments include housing for low-income households with an additional in-lieu fee to offset units required for the very low-income households. Additionally, Vintage Aliso, located at 2C Liberty was completed in 2017 and included a total of 167 low-income units and 33 very low-income units. Liberty at Aliso, located at 100 Freedom Lane was completed in 2019 and included 148 low-income units and 50 very low-income units.

Affordable housing incentives are also outlined in Chapter 15.58 of the City’s Zoning Code. These primarily involve density bonuses, but also include incentives related to relief from development standards and approval of mixed-uses development where it otherwise is not expressly permitted. Incentives are awarded to projects that provide specified ratios of units reserved for moderate, low, or very-low-income households. The Zoning Code states incentives are designed to make affordable housing projects more financially viable.

In 2019, the City also applied for and received first year SB 2 grant funds to secure an Enterprise Land Management software system which will assist in significant reduction in application processing times. In 2023, the land management software system was fully implemented.

I-6: Home Based Business Ordinance: “Adopt and implement a home-based business ordinance that provides opportunities for legal and conforming home-based businesses within the community, while protecting neighbors from potential parking and noise impacts.”

2023 Status of Implementation: Section 15.14.150 of the City Municipal Code contains regulations pertaining to home-based businesses, otherwise known as “home occupations.” These regulations and standards have been designed to reconcile the goal of creating new opportunities for home-based businesses with the City’s desire to protect neighbors from nuisances and negative impacts.

I-7: Baseline Environmental Standards: “Establish baseline standards reflecting environmental conditions in the community (such as air quality, noise, and traffic/circulation) that may be

impacted by proposals for future development. Use the standards as the basis for assessing the environmental impacts of such proposals.”

2023 Status of Implementation: The environmental baseline for each project in the City is set at the time that either the environmental review commences or a notice of preparation of an environmental impact report is released. Given that environmental conditions constantly change, this analysis is handled consistently on a project-by-project basis. Moreover, an ongoing program is the regular update and adoption of “Local CEQA Guidelines” to ensure that City environmental review and analysis protocol is in compliance with State requirements.

The City Council adopted Resolution 2020-24 to adopt the Vehicle Miles Traveled (VMT) thresholds of significance for California Environmental Quality Act (CEQA) compliance related to transportation impact analysis. The adopted method of analysis is consistent with Senate Bill 743 which changed the method of analyzing transportation impacts from development projects and identified mitigation measures to reduce those impacts. Resolution 2020-24 was adopted on June 17, 2020 prior to SB 743 effective date of July 1, 2020.

I-8: Jurisdictional Urban Runoff Management Program (JURMP): “Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order R9-2002-0001, pursuant to the National Pollutant Discharge and Elimination System (NPDES) Permit. Requirements of this Order include implementation of a Jurisdictional Urban Runoff Management Plan (JURMP), addressing a variety of topics related to urban runoff, including Best Management Practices in the planning and construction of new and existing development, education of City staff and the community as a whole regarding polluted urban runoff, and revising the environmental review process to analyze water quality impacts from development.”

2023 Status of Implementation: As required by the Fifth Term NPDES Permit (SDRWQCB Order No. 2013-0001 as amended by R9-2015-0001), the City utilizes a City-specific Jurisdictional Urban Runoff Management Program as its Local Implementation Plan (LIP) which was developed in 2003 and updated in 2019. The LIP includes procedures and public outreach programs for implementation of best management practices for pollution prevention in both existing development and new development projects.

I-9: Local Coastal Program (LCP): “Implement the County Local Coastal Program (LCP) approved for the Aliso Viejo Planned Community, pursuant to California Coastal Commission Requirements. Advise project applicants that a coastal development permit must be obtained from the California Coastal Commission prior to City approval of any development project located within the coastal zone. Continue to evaluate the consistency of the General Plan with the Orange County Local Coastal Plan as needed to maintain consistency.”

2023 Status of Implementation: According to the Coastal Commission, the County LCP became invalid after the City's incorporation in 2001. It did not carry forward to the new City jurisdiction. Although the City does not have a LCP, the City has a Coastal Zone overlay district which purpose is to protect and preserve valuable coastal resources within Aliso Viejo. Approval of a coastal development permit is required for developments within the coastal overlay district.

I-10: Capital Improvement Program (CIP): “Establish a Capital Improvement Program (CIP) to address phasing and construction of traffic, infrastructure and City-owned park improvements throughout the City. Use the CIP process to prioritize, finance, and complete roadway and

bikeway improvements identified in the Circulation Element and other City plans. Update the CIP annually to respond to changes in local priorities and available funding sources.”

2023 Status of Implementation: The City Capital Improvement plan is updated with every annual and mid-year budget. During the last annual cycle, the City Council, City Engineer, and City Manager set priorities for projects based on strategic initiatives, need, and available funds. For the mid-year budget, the City reevaluates the CIP based on needs and funds and will adjust accordingly.

I-11: Provide Solid Waste Services: “Continue to contract for solid waste services from a private sector provider. Ensure that community needs for solid waste disposal are being met.”

2023 Status of Implementation: To meet State requirements for solid waste diversion and disposal, including AB 939, AB 1826, AB 1594, and SB 1383, the City has entered into a franchise agreement with a waste hauler company (CR&R Waste and Recycling Services), which provides recycling and proper disposal of solid and organic waste throughout the City.

I-12: Fire, Police and Emergency Medical Service Contracts: “When the City renews service contracts with the Orange County Fire Authority (OCFA) and Orange County Sheriff’s Department (OCSD), consider the following issues:

- Staffing levels identified in service contracts should reflect the established service standards, community population, crime conditions, increased emergency activity, geography of service area, and funds availability.
- Contracts should include service to new development that will be constructed during terms of the contract.
- Size of physical facilities and types of resources within the City should accommodate sufficient staff and equipment, and distribution of the facilities should minimize emergency response.”

2023 Status of Implementation: The City annually renews its contract with OCSD. The City’s contract with OCFA establishes a term of 20 years, from July 1, 2010 through June 30, 2030. The contract renewal process includes an assessment of safety data, existing and planned development and identified and negotiated needs. Service provision to the City continues to be adequate.

I-13: Fair Housing Service Contract: “Continue to contract with the Fair Housing Council of Orange County (FHCOC) to support fair housing services for City residents. Advertise fair housing services on the City website and at the public counter, library, post office, Family Resource Center, and other community locations.”

2023 Status of Implementation: The Fair Housing Foundation is the fair housing provider for the City. Fair housing services are advertised on the City website and at the City Hall public counter, City branch of the Orange County Library, and Family Resource Center.

I-14: Parkland Ordinance: “Prepare, adopt and implement a parkland ordinance establishing a citywide standard of 5 acres of park land and/or parkland improvements per 1,000 population. Consistent with Quimby Act regulations, in lieu fees may be collected to satisfy park provision requirements.”

2023 Status of Implementation: The park fee ordinance inherited from the County with a ratio of standard of 5 acres of park land and/or parkland improvements per 1,000 population is included as Section 14.16.050 of the Subdivision Code.

I-15: Grading Ordinance: “Prepare, adopt and implement a grading ordinance or Specific Plan to ensure all grading associated with new development projects are conducted in accordance with appropriate geotechnical engineering.”

2023 Status of Implementation: On February 15, 2003, in accordance with San Diego Regional Water Quality Control Board adopted waste discharge requirements (NPDES Permit), City Council adopted Ordinance 2003-044 and amended by Ordinance 2010-128. This ordinance updated the City Municipal Code Chapter 13.08, in regards to storm water management, urban runoff, grading, and excavation. The City continues to assess grading impacts of new developments based on those provisions.

I-16: Building Codes: “Continually update development standards and adopt the latest building construction codes to guide future development in areas with known geologic and seismic-related hazards.”

2023 Status of Implementation: On November 16, 2022, the City adopted the 2022 California Building Standards Code which became effective on January 1, 2023.

I-17: National Flood Insurance Program (NFIP): “Enroll in the National Flood Insurance Program (NFIP) which provides federally-backed flood insurance to community residents.”

2023 Status of Implementation: After adoption of the 2004 General Plan, the City enrolled in the NFIP. This was made possible by actions taken by the City Council on April 5, 2006 including passing of Ordinance 2006-082 establishing a Floodplain Management Overlay District, under the Municipal Code Chapter 7.50, adoption of Resolution 2006-011 expressing a commitment to adopt and maintain regulatory measures for flood hazard areas, and directing Staff to file an application to join the NFIP. Adoption and enforcement of a floodplain management ordinance is a requirement of enrollment in the program.

I-18: Emergency Operations Plan (EOP): “Implement the City’s Emergency Operations Plan (EOP) according to requirements and provisions of the State Emergency Management System. Ensure that the EOP establishes community evacuation routes and emergency shelter facilities and is easily available to the public.”

2023 Status of Implementation: The City has in place its original EOP. However, a thorough revision of the Plan was completed in 2016 to update it with newer terminology and current inter-agency communications and planning procedures. The Mass Care and Shelter Annex and the Evacuation Annex of the EOP predetermine potential evacuation routes and emergency shelters, but do not pre-designate those evacuation routes or emergency shelter facilities to the public. Those decisions are made based on the circumstances of the event and by referencing data outside of the EOP. Disasters most likely to impact the City (earthquake and wildfire as two examples) do not allow us to know ahead of time what roads and overpasses will be open and passable, or what areas of the community will be safe to occupancy. Therefore, the City will not preannounce evacuation routes or shelter facilities. However, arterial roadways specified in the Circulation Element can be considered the most likely evacuation routes. The City works with the American Red Cross to maintain a current database and inventory of all shelter facilities and supplies available within or near the City. In a disaster, the evacuation information, shelter

locations, and all other pertinent emergency information will be relayed to the public according to the City's Public Alert and Warning Annex. The Public Alert and Warning Annex outlines the various systems the City will utilize in a disaster to ensure the public is notified in a timely manner including AlertOC, Nixle alerts, Wireless Emergency Alert (WEA) System, and Emergency Alert System (EAS). The City's Public Information Office will also share emergency information via the City's social media outlets and City website. The City's Emergency Manager is tasked with preparing the City for disasters through the writing and maintaining of emergency plans in coordination with the city's response partners like the Orange County Sheriff's Department and Orange County Fire Authority; educating the public on disaster preparedness; conducting training and exercises for response staff; and maintaining the City's Emergency Operations Center (EOC). The City's primary EOC is located at City Hall and serves as the central coordination point during a disaster.

I-19: Noise Regulations: "Continue to enforce City noise regulations to protect residents from excessive noise levels associated with nuisance and stationary noise sources. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology."

2023 Status of Implementation: Title 8.12 of the City Municipal Code includes noise control provisions. They include exterior and interior noise standards as well as exemptions from standards.

I-20: Transportation Financing/Measure M Requirements: "In addition to establishing a Capital Improvement Program, establish a Development Mitigation Program, Comprehensive Phasing Program, and Performance Monitoring Program to guide construction and funding of circulation improvements, pursuant to Measure M requirements. In addition, collect fees for traffic impacts of new development, and require project proponents to construct and/or fund circulation improvements resulting from new development projects."

2023 Status of Implementation: Renewed Measure M eligibility packages are submitted to OCTA annually. Development projects are reviewed for impacts and approvals are conditioned to either fund or construct appropriate components to mitigate any impacts.

II-1: Street Median and Sidewalk Improvement Plan: "Establish a program to identify street medians and sidewalks throughout the City that are in need of enhanced landscaping, maintenance or repair and to identify roadways without current medians or sidewalks required by roadway design standards. This program will be used to prioritize median and sidewalk improvements and incorporate them within the City's annual CIP process. Both the City and AVCA should have roles in the planning and implementation of the program.

The median program will emphasize the role of medians as both landscape and safety improvements, and new landscaping completed pursuant to the program must be drawn from the City Plant Palette and comply with low water landscaping requirements set forth in the Conservation/Open Space Element.

The sidewalk program will include provisions for tree planting, adequate shade, enhanced crosswalks (using lights, signs, and pavement markings), and place special emphasis on sidewalks, crosswalks and signs near schools, parks, churches, community facilities and within Aliso Viejo Town Center."

2023 Status of Implementation: A street median master plan has been developed to prioritize projects and establish design guidelines. The master plan identified fifteen (15) miles of median to be constructed. Projects have already been completed on Pacific Park Drive and Aliso Creek Road. Other projects on Aliso Viejo Parkway and Aliso Creek Road have been designed and require construction funding. Pacific Park Town Center Association has completed a project on Enterprise utilizing similar design standards. Sidewalk enhancements have been completed as part of the Town Center Loop project, including crosswalk enhancements.

II-2: Low Water Palette and Landscaping Requirements: “Develop a diverse plant palette consisting of native and xeriscape plants to be used citywide. Require that 50 percent of all public and private landscaping within the City consist of low water, native/xeriscape plants drawn from the palette. Periodically evaluate this objective and increase the required percentage over time.”

2023 Status of Implementation: The City Council adopted Ordinance 2009-119 and amended by Ordinance 2015-171, amending the City code to include an article outlining adoption of water efficient landscape regulations, and approving guidelines for implementation of those regulations. The regulations, in Section 7.30 of the Aliso Viejo Municipal Code, are consistent with California Assembly Bill 1881 provisions regarding water conservation and require new landscaping projects in the City will be required to consist of at least 50% low water or xeriscape plants and the use of efficient irrigation system to keep water consumption within the allocated amount set by the local water agencies.

II-3: City Gateway and Wayfinding Signs: “Establish new wayfinding signs throughout the City, leading residents and visitors to key community locations. Construct new entry gateway monuments at key entrances to Aliso Viejo, including those beyond the limits of the Aliso Viejo Planned Community.”

2023 Status of Implementation: Gateway signage and monumentation were addressed in the City SR 73 Corridor Enhancement Master Plan and Streets and Trails Amenities Master Plan. Wayfinding signs were redesigned to guide residents and visitors to public facilities and were installed in 2018. Examples of these facilities include the Aliso Viejo Center located at 31 Santa Barbara Drive and Aquatic Center at 29 Santa Barbara Drive.

II-4: Greenway and Riparian Corridor Restoration: “Identify portions of greenways, the power line easement within the City, and the riparian corridor surrounding Aliso Creek where natural landscaping has been degraded. Work with property owners, the County, and AVCA to revegetate the areas in a manner consistent with the City plant palette and native landscaping requirements.”

2023 Status of Implementation: In 2005, with support of grant funding from the Habitat Conservation and United States Fish and Wildlife Service Programs, the City constructed a wetland at the detention basin located at the headwater of the Wood Canyon Creek within Aliso and Wood Canyon Regional Park. The purpose of this project was to create a wetland habitat using native riparian/wetland plant species within the detention basin to enhance water quality, flood control and channel protection at the beginning of the Creek. Since this project is situated at the headwaters of Wood Canyon Creek and will affect the whole of the Creek, it will also increase and enhance the overall Wood Canyon Creek riparian corridor and its associated wildlife habitat.

As part of the project mitigation monitoring plan, site inspections were conducted on a monthly basis and water quality samples were collected from the inlet and outlet of the wetland site during dry weather seasons from 2006 to 2010. Water samples were analyzed for nutrients and indicator

bacteria. Natural and planted native vegetation were determined to be growing at a normal rate in regard to reproduction and density compared to other natural habitats. Additionally, bacteria data collected indicates microbial quality of runoff improved as it passed through the wetland and no significant changes in level of nutrients were observed as water passes through the wetland.

In 2016, grants from OCTA and State Department of Water Resources were obtained for the construction of a wetland and habitat restoration project within the Dairy Fork sub-watershed, a tributary of Aliso Creek. The purpose of this project was to enhance the water quality of dry weather urban runoff by creating a wetland and restoring natural habitat by removing non-native invasive plants and planning native and California friendly plant species.

A five-year mitigation monitoring plan and a twenty-year maintenance plan were developed and are being implemented to assure the restoration of the natural habitat and that the wetland operates as designed to remove pollutants and improve the quality of urban runoff prior to being discharged into the creek.

In December 2018, OCFA was awarded a \$5.4 million grant for countywide aerial surveying to identify and then remove trees infested with the shothole borer beetle. The goals of the program are to 1) stop the spread of invasive tree pests, 2) reduce the existing fuel loads caused by the tree pests and limit the potential for future fuel loading from them, 3) reduce the related wildfire and life safety risks for the invasive tree pests, and 4) improve the environment by limiting GHG emissions linked to tree loss, and the increased frequency and intensity of the associated wildfires.

II-5: Roadway Re-Striping: “Wood Canyon Road is currently constructed as a two-lane undivided highway between Oak View and Aliso Creek Road, inconsistent with Orange County Master Plan of Arterial Highways (MPAH) standards. This roadway segment will be re-striped to the County classification standard as a four-lane secondary arterial when necessary. Future restriping may also be considered on portions of Aliso Viejo Parkway and Glenwood Avenue to reduce potential for automobile/bicycle conflicts.”

2023 Status of Implementation: Due to concerns over automobile accidents and overall safety on Wood Canyon Road, the City has reevaluated this plan for the roadway. A more restricted striping design, designed to aid safer movement of vehicles, has been successful in reducing collisions on the segment.

The City Council has directed staff to revise the classification of this street in the overall County Plan to collector status. This will be accomplished as part of the Circulation Element of the General Plan.

II-6: Intersection Improvements: “Periodically monitor conditions at intersections throughout the City and evaluate and implement options for improving the following intersections to ensure operation at LOS C or better:

- Aliso Creek Road and Aliso Viejo Parkway
- Wood Canyon Road and Pacific Park Drive
- La Paz Road and Pacific Park Drive
- La Paz Road and SR-73 Eastbound Ramp
- Moulton Parkway and Aliso Viejo Parkway
- Pacific Park Drive and Peppertree

- Aliso Creek Road and Pacific Park Drive

The City may seek funding for such improvements through the development agreement process associated with the Community Benefit Overlay areas.”

2023 Status of Implementation: All intersections in the City are maintained at Level of Service (LOS) “C” or better. Projects have been completed to improve traffic flow at three of the seven intersections identified on the list, including Wood Canyon at Pacific Park, Pacific Park at Peppertree, and Aliso Creek at Pacific Park. The other intersections will be improved as traffic congestion increases and additional grant money is obtained.

II-7: Neighborhood Circulation Improvements: “Ensure that sufficient improvements are in place within neighborhoods to protect pedestrians and bicyclists from hazards associated with excessive auto traffic volumes and speeds. Where appropriate, consider traffic calming devices including median landscaping and provision of bike or transit lanes to mitigate the problems posed by schools and other land uses that generate extraordinarily high traffic volumes at specific times. Provide solutions to mitigate these problems as warranted by local studies.”

2023 Status of Implementation: Several projects have been executed as part of efforts to achieve this objective. Projects have included street re-striping and the construction of raised pavement markers at Westridge, Briarglen, and Canyon Vista. Enhanced pavement has been installed on Golf Drive to visually identify pedestrian walkways. Crosswalks at the intersection of Aliso Creek Road and Pacific Park Drive have been updated and back plates of traffic signals have been painted for safety. Additionally, there have been circulation and striping projects constructed around all schools in the City.

II-8: Bicycle and Pedestrian Amenities: “Provide appropriate bicycle and pedestrian amenities along City bikeways, trails, and sidewalks. Specific amenities include bicycle racks, water fountains, benches, trash cans, and call boxes. Encourage private development projects to provide these amenities as well, especially within Aliso Viejo Town Center.”

2023 Status of Implementation: Phases 1 and 2 of the Town Center Loop Trail project have been completed and include trail markers, maps, and enhanced paving at pedestrian crossings.

II-9: Iglesia Park and Family Resource Center: “Operate and improve as needed Iglesia Park and the Family Resource Center as resources to the community. Include physical improvements to these facilities within the City’s CIP process.”

2023 Status of Implementation: The City contracts with the Boys & Girls Club to operate the Family Resource Center and in 2022 continued to make improvements to the facility included minor repairs.

II-10: Emergency Operations Center: “In the event of an emergency, activate an Emergency Operations Center (EOC) at City Hall. Continue to evaluate need and sites for an alternative EOC elsewhere within the City.”

2023 Status of Implementation: The City Conference Center has been identified to serve as an alternate EOC in the event City Hall cannot serve as the primary EOC. Staff continues to evaluate communications, information technologies, and situation assessment capabilities at both sites, to identify desired improvements to these capabilities and to gradually accumulate these

improvements as resources allow. City Hall installed a backup generator in 2017 that will provide power to the City's EOC during a power outage.

III-1: CEQA Compliance and Site Development Review: "Utilize a site development permit process and the California Environmental Quality Act (CEQA) in the review of proposed development projects. Review proposed projects to avoid where permitted by law unacceptable impacts to the fiscal stability of the City, public facilities and services supporting development, surrounding development designs, landscaping, cultural and historical resources, and natural characteristics of the project site."

2023 Status of Implementation: Pursuant to Aliso Viejo Municipal Code Section 15.74.020 a permit approving site, architectural, landscape, and related development plans is included within the term "site development permit." The City Council is the decision-making authority for site development permits, and the City conducts and completes a CEQA analysis during the review of proposed development projects. As CEQA is amended by the California State Legislature, the City adopts the amended local guidelines for implementing the CEQA, with the last adoption occurring on April 16, 2014.

III-2: Fiscal Impact Evaluations: "Fiscal evaluations of any future development or redevelopment projects outside established Community Benefit Overlay (CBO) areas that vary from development permitted by established development agreements are required, to the extent permitted by law. Such evaluations will determine the net fiscal balance of the project to the City, and provide appropriate mitigation strategies for projects with a negative fiscal balance. Such strategies may become conditions of development approval, at the discretion of the City Council."

2023 Status of Implementation: Fiscal evaluations occur as new projects are proposed. In general, the City evaluates the fiscal impact of any new development proposal as it relates to the City's ability to continue providing services for the long term. The City updates its *Five-Year Strategic Plan* on a regular basis to determine its financial outlook under changing economic conditions and impacts arising from the dynamic State budget.

III-3: National Pollutant Discharge and Elimination System (NPDES) Compliance: "Prior to making land use decisions, the City will utilize available methods to estimate increases in pollutant loads and flows resulting from projected future development. In addition, applicants for new development and redevelopment projects shall demonstrate accomplishment of NPDES objectives:

- Use of structural and non-structural Best Management Practices (BMPs) to mitigate projected increases in pollutant loads and flows.
- Minimized pollutant loading flow velocity during and after construction.
- Minimized amounts of impervious surfaces and directly connected impervious surfaces.
- Maximized on-site infiltration and runoff and temporary on-site retention areas.
- Limited disturbance of natural water bodies, natural drainage systems, and natural habitats.
- Pollution prevention methods, source controls and treatment using small collection strategies located at, or as close as possible to, the source."

2023 Status of Implementation: In compliance with requirements of the NPDES Permit, the City has adopted the following water quality ordinances, under Title 7 Health and Safety of the Aliso Viejo Municipal Code:

- Grease Interceptor/Trap Connections to Sewer System and Maintenance (Ordinance No. 2002-036).
- Ordinance 2011-133, as an amendment to Ordinance 2002-036, which requires a semi-annual cleaning and maintenance of grease interceptor/trap connection to sewer system.
- Stormwater Management, Urban Runoff, Grading and Excavation (No. 2003-044).
- Amendment to Stormwater Management including Stormwater Permits (No. 2003-051)
- Amendment to Stormwater Management including BMPs for Monitoring and Inspection (No. 2003-054)
- Ordinance No. 2010-128 as an amendment to Stormwater Management Ordinance No. 2003-044.

Additionally, on October 20, 2010, the City Council passed Resolution 2010-40, amending the General Plan to include storm water management goals and principles. These goals and principles include encouragement of:

- Interagency cooperation in regard to storm water management,
- Reduce discharge of pollutants to the maximum extent practicable through the use of low-impact growth and development concept in the design and selection of best management practices,
- Use of native, low-water plants,
- Reduced water use for landscaping, and
- Cooperation with the Aliso Viejo Community Association (AVCA) to prevent groundwater pollution.

III-4: Water Services and Supplies: “Require engineering studies to determine water infrastructure requirements for future development projects. Require that study recommendations be incorporated into the design of projects. Require the dedication of necessary right-of-way and construction of water infrastructure improvements for all development projects.

Review all development projects in consultation with the applicable water district to ensure adequate water supplies, treatment, and distribution capacity for projects without negative impact to the community. For projects that satisfy the criteria set forth in Sections 10910-10915 of the California Water Code and Section 66473.7 of the Government Code, a Water Supply Assessment or water supply verification demonstrating available water supplies exist to support development shall also be prepared.”

2023 Status of Implementation: Review procedures outlined in this implementation measure are the responsibility of the El Toro (ETWD) and Moulton Niguel (MNWD) Water Districts. Each Water District is required (by Water Code Sections 10610 through 10656 of Urban Water Management Planning Act) to prepare, adopt, and file an Urban Watershed Management Plan (UWMP) every five years. The UWMP includes information on present and future water supply and demands and assessment of an area water resource needs. As a stakeholder, City staff will review and comment on the draft UWMP during public input period. The City requires a letter from the water districts confirming availability of water supply for all new and redevelopment projects prior to permit issuance.

III-5: Sewer and Wastewater Treatment Services: “Require engineering studies to determine sewer infrastructure requirements for future development projects. Require that study recommendations be incorporated into the design of projects. Require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all development projects.”

2023 Status of Implementation: Similar to evaluation of water feasibility, analysis of sewer infrastructure needs created by future development projects is performed by the two water districts operating in the City. The City requires a letter from the water districts confirming projects are consistent with district requirements for sewer connections and services.

III-6: Recycling Requirement: “Require use of recycling as a condition of approval for all new development projects. Work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available.”

2023 Status of Implementation: The City Solid Waste Management Program requirements are designed to be compliant with AB 939, AB 1826, and AB 1594. These stipulate waste separation and recycling for multi-family units and commercial units is performed at the Material Recovery Facility (MRF) in San Juan Capistrano. For single-family communities, a system of three containers is used for residents to sort their recycling.

III-7: Adequate Flood Control: “Require engineering studies to determine required flood control facilities for future development projects. Require that study recommendations be incorporated in the design of projects. Require the construction of appropriate flood control for all development projects. Where appropriate, also require that engineering studies include analyses on stream instability for natural watercourses that include stream degradation, head cutting, bank erosion, and related factors. Recommendations from these studies will be implemented as mitigation for identified impacts.”

2023 Status of Implementation: Flooding remains a non-issue for most properties in Aliso Viejo. However, the City continues to evaluate proposed new developments in regard to flood control through engineering studies and plan review. The City also participates in the National Flood Insurance Program.

III-8: Adequate Fire and Police Services: “Evaluate the need for additional fire and police facilities or resources to serve new development projects that vary from established agreements. Coordinate with AVCA and service providers to evaluate the level of fire and police service provided to the community. Require adequate street widths and clearance for emergency access.”

2023 Status of Implementation: In both the Planning and Building permit process, development projects that vary from established agreements are routed to the Orange County Fire Authority and the Orange County Sheriff Department for review and comment/approval. Every project is evaluated against the need for additional fire and police facilities or resources. Additionally, adequate street widths and clearance for emergency access is reviewed and then required with permit issuance.

III-9: Public Education Facilities: “For proposed projects that vary from established development agreements, determine anticipated student generation in conjunction with Capistrano, Saddleback Valley, and Laguna Beach Unified School Districts. Work with the districts to collect student impact fees. Where permitted by law, require the dedication of necessary school sites where appropriate associated with development proposals”

2023 Status of Implementation: The Building Department ensures collection or exemption for student impact fees prior to issuance of building permits.

III-10: Adequate Parks, Recreation Facilities, Trails and Community Center: “Require payment of park fees, dedication of land for parks and/or dedication and provision of multi-use trails as conditions of new development, as applicable. Park-related dedications or fees will be determined using the City’s ratio of 5 acres of parkland and/or parkland improvements per 1,000 residents. Research options or opportunities to provide necessary or desired community facilities, such as a Community Center.”

2023 Status of Implementation: Fees allocated for parks have been collected as part of development agreements negotiated between the City and developers. Park in-lieu fees are also triggered when a subdivision includes a residential component.

III-11: Library Fees: “Assess proposed development that varies from established development agreements for library impact fees in conjunction with the Orange County Public Library.”

2023 Status of Implementation: Other than projects approved with a development agreement, the City has not assessed City development impact fees such as library impact fees for any project. The City has never studied library fees because library services have always been provided by the County.

III-12: Transit Oriented Development: “Require incorporation of transit-oriented design features and attractive and appropriate transit amenities (including shaded bus stops) into public and private development projects to promote and support public transit use.”

2023 Status of Implementation: The City continues to analyze the need for new public transit amenities, both on a project-by-project basis, and within the context of the Orange County Transportation Authority programs. Based on ridership and other analysis OCTA has eliminated all fixed bus routes in the City. A new, on-demand shuttle service is being tested by OCTA. The City will continue to evaluate local shuttle options through OCTA Projects S and V for Metrolink and circulator shuttles.

III-13: Ecological and Biological Resource Assessments: “Assess development proposals that vary from established development agreements for potential impacts to significant ecological and biological resources. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to: avoidance, enhancement, restoration, or a combination of any of the three, along with participation in the Central and Coastal Region Natural Community Conservation Program (NCCP). Address the following subjects within impact assessments, as applicable to individual development projects:

- Natural communities.
- Riparian and wetland habitats.
- Coastal sage scrub and coast live oak habitats.
- Rare and endangered animal and plant species.
- Habitat fragmentation (including disruption of wildlife corridors).
- Aliso Creek and associated tributaries.
- Significant tree stands.”

2023 Status of Implementation: As part of the CEQA process, all projects are assessed for potential impacts to significant ecological and biological resources, and where appropriate mitigation measures are required.

III-14: Green Building and Energy Conservation: “Evaluate proposed development projects throughout the City using Leadership in Energy and Environmental Design (LEED) Standards developed by the US Green Building Council. The City strongly encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification: Very High Density Residential, Town Center Commercial, Recreation Commercial, Business Park, Professional Office, and Community Facility. Investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification.

Require compliance with State Title 24 building construction standards and Energy Star conservation standards for all development projects.”

2023 Status of Implementation: This objective is satisfied by the compliance of new projects with Cal Green Building Code standards for new construction.

III-15: Geologic Hazard Assessments: “Pursuant to State law, geologic and/or geotechnical studies are required for proposed new development projects located in areas identified as susceptible to landslides and liquefaction and binding mitigation strategies must be adopted. These areas are identified on Figure S-1 of the Safety Element. Compliance with the recommendations set forth in site specific geologic and/or geotechnical studies will be made a condition of the site development permit for subsequent projects. In addition, the City may require applicants to incorporate measures to stabilize and maintain slopes on a site-by-site basis, such as, but not limited to, proper planting, irrigation, retaining walls, and benching.”

2023 Status of Implementation: The City requires new geologic and geotechnical studies when necessary. Compliance with recommendations in such studies are made a part of the site development permit. Additionally, the City coordinates with local Homeowners Associations regarding maintenance of slope stabilization, where needed.

III-16: Crime Prevention Through Environmental Design (CPTED): “Review all new development proposals for sensitivity to Crime Prevention Through Environmental Design (CPTED) principles. Encourage incorporation of design features that employ adequate lighting and place increased emphasis on public areas.”

2023 Status of Implementation: Police Services continues to collaborate with Planning to incorporate crime-prevention measures into new and existing developments. Appendix A, of the Zoning Code, describes the requirements for Crime Prevention through Environmental Design (CPTED).

III-17: Noise Contours and Standards: “Review development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element are met. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for all proposed residential projects in the vicinity of existing and proposed commercial and industrial areas.

Require mitigation measures, where necessary, to reduce noise levels to meet the adopted standards and criteria. Such measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if adopted noise standards and regulations can be met.”

2023 Status of Implementation: As part of the CEQA process, all projects are assessed for potential noise impacts per the Noise Element and Municipal Code (Title 8, Section 8.12 Noise Control), and where appropriate mitigation measures are required.

III-18: Noise Insulation Standards: “Enforce provisions of the California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 further requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. The City will additionally apply the standard to single-family dwellings and condominium conversion projects.”

2023 Status of Implementation: As required by Section 1207 of the California Building Code, the Building Department enforces provisions of the California Noise Insulation Standards (Title 24) that specify indoor noise levels for multi-family residential living spaces, and all new hotels, motels, apartment houses and dwellings other than single-family dwellings shall not exceed 45 dB CNEL. Furthermore, the Building Department will additionally apply the standard to single-family dwellings and condominium conversion projects. In other words, this is accomplished by requiring insulation between units.

IV-1: Annual Review of General Plan and Environmental Indicators: “Annually review implementation of the General Plan and Land Use Policy Map to identify the effect of land development and use on City revenues and costs of providing public facilities and services. Develop a range of environmental indicators to be monitored over time as the community develops. Such indicators may include, but are not limited to the following: percentage of land area used as open space, percentage of solid waste diverted from the waste stream through recycling, etc. Utilize the City’s GIS system to create and track these indicators, and report annually to the City Council regarding progress toward established objectives.”

2023 Status of Implementation: There are two environmental indicators that staff has data for and can be used to annually review implementation of the General Plan and Land Use Policy Map to identify the effect of land development and cost of providing public facilities and services: percentage of parkland and percentage of solid waste diverted through recycling. In 2003, with the formation of the General Plan, there was 257.5 acres of parkland for an approximate population of 42,000, and since 2003, two parks totaling 3.2 acres, within the Glenwood development have been constructed and 0.91 acre of parks were added to the City’s inventory with the final permitting of the Vantis development in 2017, for a total increase of 4.11 acres. Now, with an approximate population of 50,000 and 261.61 acres of parkland, there are 5.23 acres of parkland per 1,000 residents, which exceeds the City standard of 5 acres per 1,000 residents as well as the accepted standard of 3 acres per 1,000 residents. In addition, the City finished construction of the Aliso Viejo Ranch park in 2020 which added 7 acres of parkland to the City. For solid waste diversion rates, the Environmental Services staff receives a monthly report from CR&R on the diversion rates, and has also updated Municipal Code Chapter 7.15 Construction or Demolition Debris to meet the current State Diversion rate of 65%, of which the City met in 2017.

IV-2: Preserve Jobs-Housing Ratio: “To the extent possible, preserve the balance between jobs and housing in Aliso Viejo through land use decisions. The five Community Benefit Overlay (CBO) areas identified in the Land Use Element provide substantial new opportunities for housing development within the City, which, if combined with business support programs, can help to preserve or improve the current (2000) ratio of 0.94 jobs per housing unit. Work with property

owners to develop these to provide new employment opportunities and a variety of housing types that encourages people to both live and work in Aliso Viejo.”

2023 Status of Implementation: According to the latest statistic available from the United States Census Bureau (2020), there were 29,887 full-time and part-time jobs (including self-employed) and 20,189 total dwelling units in Aliso Viejo in 2020. This equals a 1.48 jobs per housing unit ratio, an improvement of the 2000 ratio of 0.94 jobs per housing units.

IV-3: Outreach Objectives for Outlying Areas: “Establish semi-annual community outreach objectives and promote City activities within the Via Iglesia area and residential areas east of Alicia Parkway.”

2023 Status of Implementation: The following are ongoing outreach activities performed or aided by the City in regard to the Via Iglesia area:

- The City provides support to Iglesia Park HOA Boards to facilitate meeting space and community forums.
- The City maintains contact with the Moulton Parkway HOA and keeps abreast of issues and events in the neighborhood.
- Direct mailings are used as needed (not exceeding four mailings per year) with information regarding upcoming City sponsored events and meetings held at Iglesia Park Community Center.
- The City consults with the Boys and Girls Club of Capistrano Valley to provide traditional out of school time programs in the areas of education and career development; the arts and technology; health and life skills; sports, fitness and recreation; and character and leadership development.
- HOA Boards and residents are encouraged to subscribe to e-news updates provided by the City.

IV-4: Public Education Programs: “Use public education activities to accomplish the following objectives:

- Protect residents from hazards associated with slope instability and flooding.
- Improve surface water quality. Educate residents regarding surface water quality pollutants, especially those that may result from community activities, such as car washes.
- Identify steep slope hazards and steps residents can take to make their homes and businesses safer.
- Raise public awareness of fire safety issues including wild land fire prevention, where to take pets during fire-related evacuations, and the benefits of fire resistant slope cover. Educate the public regarding proper disposal of household hazardous waste (including medical wastes) and other safety concerns related to improper use or storage of hazardous materials.
- Ensure that residents are prepared for any problems associated with the San Onofre Nuclear Generating Station (SONGS).

Coordinate education activities and make materials available to residents. Utilize forums, flyers, brochures and the City’s website to accomplish these objectives.”

2023 Status of Implementation: The City has developed and implemented a comprehensive public outreach program for pollution prevention and solid waste recycling. This program includes distribution of educational materials such as guidelines and best management practices, and trainings and workshops for residents and businesses.

To raise awareness for fire safety issues, OCFA has a program called “READY! SET! GO!”. “READY! SET! GO!” is about helping residents understand how their home’s location, surrounding vegetation, construction elements, and other factors place their property and them at risk during a wildfire. The goal of this program is to educate and engage residents in reducing the risk in their communities to help save lives and property.

IV-5: Geographic Information Systems: “Implement a Geographic Information System (GIS) to provide accurate mapping and detailed information pertaining to infrastructure, land use, public safety and environmental resources within the Planning Area. Add water and sewer information obtained from service providers to the City’s GIS system. Expand the GIS system to include information pertaining to street lights, parks, land use, zoning, trails, fire hydrants, City-owned lands, environmental resources, roadways, parcels subject to fuel modification plans, and emergency management information. Utilize the GIS system in tandem with engineering and traffic models to evaluate the infrastructure impacts of new development within the City. These data will be shared with OCFA.”

2023 Status of Implementation: The City is currently researching strategies, costs, and timelines for expanding the City GIS system.

IV-6: Source Reduction and Recycling Element: “Continue to implement waste diversion programs as well as public education programs as outlined in the City’s Source Reduction and Recycling Element required by Assembly Bill 939.”

2023 Status of Implementation: As required by AB 939, AB 1826, and AB 1594 the City has developed and implemented a solid waste program with the objective of diverting at least 65% of solid waste from the landfill. The City has entered into an agreement with the City’s hauler (currently CR&R Environmental Services) to implement this plan and achieve the diversion goal.

IV-7: Improve City-University Connections: “Continue to work with Soka University of America representatives to encourage both physical and social connections between the City, local businesses and the University. Potential activities include coordinating planning activities with university facility planners, investigating the potential for shuttles between the University and Aliso Viejo Town Center, joint promotion of cultural and community events, standing committees to oversee joint activities, preservation of and public access to open spaces within the campus, and other activities.”

2023 Status of Implementation: The City continues to partner with Soka University of America to organize community events and activities. Open spaces on the University campus continue to be open and accessible for area residents, who utilize them for activities such as walking, jogging, and picnicking.

IV-8: Transportation Demand and System Management: “Participate in regional efforts to implement Transportation Demand Management (TDM) requirements and support implementation of the employer TDM provisions of the South Coast Air Quality Management District Air Quality Management Plan. Complete intersection capacity improvements and coordinate traffic signals as necessary to improve traffic flow.”

2023 Status of Implementation: Intersection capacity improvements have been completed as indicated under Implementation Program II-6. The City contracts a traffic engineering firm to inspect and maintain its traffic signal operations and coordination programs. Coordination

programs have been incorporated on Pacific Park Drive, Aliso Creek Road, Alicia Parkway and La Paz Road. As required for Measure M2 eligibility, the City has implemented a Traffic Signal Synchronization Master Plan. The City also participates through OCTA in congestion management programs.

IV-9: Homeownership Assistance Program: “Establish a City-sponsored Homeownership Assistance Program. Explore the feasibility and appropriateness of various programs to provide homeownership opportunities to lower and moderate income households. Programs to be evaluated include Mortgage Credit Certificates (MCC), Mortgage Revenue Bonds, Lease-to-own programs, etc.”

2023 Status of Implementation: A City sponsored Homeownership Assistance Program has not been established yet. However, in conjunction with Shea Homes, the City established an affordable housing program that provides homeownership opportunities to lower income households. To date, all forty-three of the affordable units in the Glenwood development have been sold, and fifteen of the affordable units in the Vantis development have been sold. In 2023, staff continues to oversee the transfer of ownership for these affordable units to ensure that the individuals are meeting the requirements of the program. In addition, the County of Orange maintains a Mortgage Credit Certificates (MCC) program that includes qualified residents of Aliso Viejo.

IV-10: Conservation of Existing Affordable Units: “Monitor the status of multi-family housing projects with units affordable to households earning lower incomes. Pursue available options to preserve such affordable units.”

2023 Status of Implementation: Currently, Aliso Viejo has two multi-family housing projects with units affordable to households earning lower incomes. Neither one is at risk of converting to market-rate housing during this Housing Element period as the shortest deed restriction at these two locations is not due to expire until 2031. Should there be a change in the status of these housing projects, the City will monitor the deed restrictions or affordability covenants of affordable housing, notify residents of potential conversion to market-rate housing, and pursue options to preserve the affordable housing units.

Furthermore, all 43 low-income units within the Glenwood development and all 15 of the low-income units within the Vantis development have been constructed to date. As the units are constructed and sold to low-income buyers, the City will monitor deed restrictions on those units. There is a forty-five year affordability restriction on those units.

Vintage Aliso, a 202-unit senior low and very-low income development (includes two manager units) was constructed and opened in 2017, and staff will continue to monitor the affordability. Additionally, the 435-unit Vantis apartment complex was constructed and opened in 2017, and staff will continue to monitor the affordability of the 20 low income rental units contained within the 435-unit development.

Liberty at Aliso, a 200-unit senior low and very-low income development (includes two manager units) was constructed and opened in 2019, and staff will continue to monitor the affordability.

IV-11: Alternative Transportation Strategies: “Promote and encourage the use of electric and natural-gas fueled vehicles. Support efforts to promote development and use of other alternative transportation technologies that contribute to improved air quality. Consider future adoption of an ordinance requiring provisions for alternative fueled vehicles (e.g. charging or fueling stations) at

or near major employment locations, shopping centers, public facilities and mixed-use developments.”

2023 Status of Implementation: Ordinance 2012-046 was approved by City Council on November 7, 2012 which included a provision that parking spaces for electric vehicle charging shall be credited toward the off-street parking requirements. In 2021, the Building and Planning staff continued to process permit requests for residential and commercial electric charging stations. Ordinance 2022-233 was approved by City Council on December 14, 2022, which amended Specific Plan No. 2 to allow sale, lease, and service of new electric vehicles and charging or alternative energy stations with incidental service and repair.

IV-12: Green Building Education and Training: “Provide staff support and public education regarding the City’s proposed green building standards and methods of compliance.”

2023 Status of Implementation: As needed, the Building staff provides support and education regarding the California Green Building Code standards.

IV-13: Slope Monitoring and Remediation: “Continually monitor and encourage remediation of unstable slope areas, particularly in areas characterized by the presence of crib walls or where historical anecdotal evidence of instability exists.”

2023 Status of Implementation: City staff monitors slopes in the City and encourages remediation of unstable slope areas. Specifically, the City reviews for erosion and slope movement and discusses remedies with the property owners. The City contracts with a geotechnical firm for advanced investigations. The City has worked with homeowner associations to repair five landslides and is continually monitoring other areas of concern.

IV-14: New Fire Prevention Technology: “Support research and development of new technologies to prevent and suppress fires (e.g. foam treatments for new construction and other means). If appropriate, encourage OCFA to utilize such technologies to improve fire safety in Aliso Viejo.”

2023 Status of Implementation: *Residential Fire Sprinklers:* The City adopted the 2016 California Fire Code which includes a provision requiring installation of residential fire sprinklers within all new homes. In addition, the City adopted requirements for installation of sprinklers within existing homes undergoing significant reconstruction or expansion. This technology nearly eliminates fire deaths and injuries and reduces property damage by 60%.

Fire Hazard Severity Zone Map: The California Department of Forestry and Fire Protection used sophisticated computer modeling techniques to develop new statewide FHSZ maps. The Fire Hazard Severity Zone Maps that were adopted by Council July of 2012 will improve decision making and regulatory processes and enhance survivability of new development within areas subject to wildfires.

Wildland Fire Test: Understanding the exact mode of building failure is critical to implementing strategies to reduce future losses resulting from wildfire. OCFA staff is participating in an international effort to understand how building components are impacted by wildfire. Results will be used to modify national building standards.

IV-15: Fuel Modification Zone Map and Notification: “Working collaboratively with AVCA and the Orange County Fire Authority, carefully investigate the status of fuel modification plans applicable to properties within the City and issue an educational notice to residents and property owners of

lots with established fuel modification zones. Encode parcels subject to fuel modification plans within the City's Geographic Information System (GIS), and prepare a map and notices to property owners describing the types of vegetation permitted and restricted within the applicable modification zone. Amend the Safety Policy map (Figure S-1 in the Safety Element) in the future to incorporate this information."

2023 Status of Implementation: Fuel modification is an engineered plan/program that protects neighborhoods and consists of a minimum of approximately 170 feet of irrigated and non-irrigated zones, setbacks, and a selection of appropriate plant palettes for each. OCFA staff completed a GIS mapping project which depicts parcels affected by fuel modification and is available to City staff and property management companies. OCFA staff also engaged AVCA, property management companies, and landscape maintenance companies to improve understanding and acceptance of ongoing maintenance responsibilities.

IV-16: Hazardous Waste Transport: "Evaluate risks to the City posed by the transport of hazardous, nuclear and radiological waste through the City. Explore the possibility and feasibility of restricting or prohibiting transport of certain types of waste through the City."

2023 Status of Implementation: Risks have been evaluated at specific locations in the City, on a case by case basis as the need arises.

IV-17: Nuclear Power Risks Reduction: "Participate in programs and emergency response exercises with federal and State agencies and Southern California Edison to minimize community risks related to nuclear power plant production at the San Onofre Nuclear Generating Station (SONGS). Implement measures related to SONGS within the City's Emergency Operations Plan (EOP) to ensure that residents are prepared for any problems associated with the facility."

2023 Status of Implementation: While the City continues to be cognizant of disaster planning considerations, the San Onofre Nuclear Generation Station is not considered a danger to Aliso Viejo residents. The whole of Aliso Viejo is located outside of the five zones identified in the facility Emergency Planning Zone (EPZ) as areas potentially affected by an accident at the facility, which permanently ceased operating in June 2013. The City's Emergency Management Program Coordinator continues to work closely with Southern California Edison to stay current on the plant's decommissioning status and the status of the spent fuel rods that are housed on site.

IV-18: Neighborhood Watch and Community Policing: "Continue to coordinate and promote citywide Neighborhood Watch and Community Oriented Policing programs."

2023 Status of Implementation: Police Services continues to work with existing Neighborhood Watch programs in the City. Extra care is given towards revisiting and reinforcing existing programs.

IV-19: Former MCAS El Toro Contour Redevelopment Opportunities: "Recognizing that Aliso Viejo was developed under land use, noise and safety restrictions associated with the former MCAS El Toro, monitor opportunities for redevelopment of formerly restricted areas within the City. Encourage redevelopment opportunities within these areas that improve the City's fiscal stability, or accomplish other key General Plan objectives."

2023 Status of Implementation: Since the adoption of the General Plan, the Planning department has monitored opportunities for redevelopment of formerly restricted areas within the City. The City employs an Economic Development consultant to devise methods to encourage development

opportunities within these areas that improve the City's fiscal stability. City is exploring allowing for a mix of uses in the Gateway portion of the Aliso Viejo Town Center, which includes uses that were previously precluded.

V-1: Development Community: "Work with the development community to achieve beneficial development within identified Community Benefit Overlay (CBO) areas. Coordinate with local developers to promote available development opportunities within the City, emphasizing available sites for clean light industrial development and projects that improve the City's jobs-housing ratio."

2023 Status of Implementation: The City is an active partner with the private development community in maintaining a jobs-housing ratio appropriate and beneficial to the City. Specific Plans and/or Professional Office (PO) zoning (The Summit) have been adopted for each CBO area, along with development agreements which provide extra City benefits and project amenities which would not normally be provided, in return for greater development flexibility. Effective development agreements for all Community Benefit Overlay areas in the City help to ensure a proper jobs-housing balance.

V-2: Utility Companies: "Support efforts by Southern California Edison, Cox Communications, California Gas Company, cellular telephone service providers and other local utilities to research and consider use of the latest technological and infrastructure advances. Ensure through such coordination that Aliso Viejo remains on the cutting edge of new infrastructure technology. Where feasible and appropriate, promote the City as a reliable test site for new technologies."

2023 Status of Implementation: The City issues permits and performs inspections as necessary in regard to construction of communications facilities. The City has worked with all utility companies that have infrastructure located in the City, including those laying fiber optic cables. The City has been working with multiple wireless telecom companies to deploy the latest small cell technology which is expected to use 5G technology.

V-3: Regional Economic Development Agencies: "Work with South Orange County Regional Chambers of Commerce and the Orange County Business Council in developing and implementing business attraction and retention programs. Pursue available grant funds to develop these programs. Joint efforts should seek to accomplish the following objectives:

- Promote Aliso Viejo as a destination.
- Build the City's reputation as an excellent site for national or international corporate headquarters.
- Attract clean industries that expand employment opportunities at all skill and wage levels.
- Attract recreation commercial and mixed-use projects desirable to both residents and visitors.
- Support physical improvements of building facades or structures.
- Provide businesses technical assistance and access to enhanced technological infrastructure.
- Assist businesses to understand City regulations and participate in City-sponsored programs, events, and activities."

2023 Status of Implementation: The City actively works with regional and local business groups, such as the Orange County Business Council, the Orange County Building Industry Association, Aliso Viejo Chamber of Commerce, the Orange County Association of Realtors, and with the development community to facilitate business development and retention in Aliso Viejo. In 2018, Planning staff worked with "Summit South," formerly "Q-Logic," to rebrand the location as

“Element.” In 2019, Planning Staff worked with the new owners, Glaukos, to obtain permits to modify the space to their needs. In 2023, the tenant improvements were completed.

In 2019, the Lowe’s Home Improvement Store closed which created a large vacancy in The Commons portion of the Aliso Viejo Town Center. In 2022, City Council approved a Site Development Permit for façade modifications to the former Lowe’s building and adjacent suites, a Development Agreement between the City and the property owners, and a Specific Plan Amendment to allow for the sales and service of non-internal combustion engine vehicles.

V-4: Local School Districts: “Coordinate with the Capistrano, Saddleback Valley, and Laguna Beach Unified School Districts to address the following issues, as applicable:

- Assist the school districts to update information in their Master Plans and Long-Range Facility Plans, identify future school and administrative facility sites, student generation formulas, and facility improvement plans.
- Assist the school districts in their review of development proposals to ensure that development proposals are consistent with school facilities requirements.
- Coordinate any needed amendments to the City General Plan with applicable school districts.
- Develop safe pedestrian and bicycle routes to all schools and ensure physical improvements (such as crosswalks and bike racks) are in place to support walking and bicycling to schools.
- Explore non-structural solutions that may encourage people to walk or bus to school, rather than drive (e.g. staggered start times, walking groups, etc.)
- Coordinate bussing programs and expand ride-sharing opportunities to relieve congestion and improve safety conditions during school drop-off and pick-up times
- Enter into joint-use agreement to make additional recreational facilities available to the community during non-school hours
- Work with the school districts to redraw attendance boundaries as needed to alleviate overcrowding.”

2023 Status of Implementation: The Planning staff assists as necessary the school districts to update information in their Master Plans and Long-Range Facility Plans, identify future school and administrative facility sites, student generation formulas, and facility improvement plans, and review of development proposals to ensure development proposals are consistent with school facilities requirements. To date, the City has not yet been requested to coordinate any needed amendments to the General Plan with applicable school districts. The Public Works Department and Police Services coordinates with the school districts regarding developing safe pedestrian and bicycle routes.

Walk to School Day is a collaborative partnership with the Aliso Viejo public schools and Aliso Viejo Police Services to reinforce children’s good pedestrian safety skills, to remind adults to drive safely in school zones, and to promote physical activity for children to stay strong and healthy. Walk to School Day also provides an opportunity for children and adults to observe and report any unsafe traffic, street or sidewalk conditions or situations to the City Engineer and the Chief of Police Services.

The City completed work through a partnership with the Aliso Viejo Community Association to provide improvements (lights, restrooms, shelters) to various parks owned and maintained by the Association.

In March 2015, the City Council established an Ad hoc committee with representatives of Capistrano Unified School District to discuss issues of mutual interest.

V-5: Soka University of America: “Coordinate with Soka University of America to facilitate completion of the university campus consistent with the approved University Master Plan. Continue to participate in other activities to promote a mutually-beneficial relationship between the University and the City. Work with the University to ensure public access to trailheads on University property.”

2023 Status of Implementation: In 2017, the City worked with Soka University of America to complete the latest phase of the University Master Plan, which included a new science building and residential dormitories. In 2020, construction was completed for the latest phase, as well construction of the Soka Observatory.

V-6: Aliso Viejo Community Association (AVCA): “Continue to work with AVCA to achieve the following objectives:

- Ensure that parks and trails are maintained, and new facilities are constructed to meet the needs of new City residents.
- Identify demand and a site for a community center.
- Ensure provision of pedestrian and bicycle facilities to serve neighborhood areas.
- Ensure that landscaping, park maintenance and other services provided by AVCA employ water conservation measure, use recycled water if available from water suppliers, and prevent groundwater pollution from fertilizer application and other potential pollutants.
- Support AVCA efforts to acquire land to protect Aliso Creek and other surface water bodies from encroachment.
- Support implementation of AVCA's Parks and Recreation Master Plan.
- Encourage community-organized activities and events at AVCA parks and recreational facilities.
- Increase access to active recreational opportunities, particularly for children, teens and seniors.
- Identify and fill gaps in the recreational trail system.
- Identify alternative emergency water sources, such as private swimming pools, to assist in fire suppression activities.
- Carefully investigate the status of fuel modification plans applicable to properties within the City.
- Encourage development and operation of community and recreational facilities as a preventative strategy to reduce youth criminal activity.”

2023 Status of Implementation: The City completed work through a partnership with the Aliso Viejo Community Association and completed improvements (lights, restrooms, shade structures) to various parks owned and maintained by the Association. The City ensures park maintenance and other services provided by AVCA employ water conservation measures through use of Water Quality Management Requirements for homeowner associations and property management companies. The City collaborates closely with AVCA in providing community-building and recreational opportunities for Aliso Viejo residents. In March 2015, the City Council established an Ad hoc committee with representatives of AVCA to discuss issues of mutual interest.

V-7: Orange County Public Library (OCPL): “Work with the Orange County Library (OCPL) to ensure the California State Library recommended standard of 1.5 books and 0.5 square feet per capita is maintained and the City's library services needs are met as future development occurs.”

2023 Status of Implementation: Although the Orange County Public Libraries system does not keep these types of statistics for each of its branches, information is available for the County-wide system. The most recent statistic available is for the 2016-2017 fiscal year where the Orange County Public Libraries had 1.53 book volumes per capita. Therefore, the book volume statistic is above the 1.5 recommended standard.

V-8: Transportation Corridor Agency (TCA): “Continue to work with the Transportation Corridor Authority (TCA) to reduce tolls for short distance trips along SR-73 to alleviate local traffic congestion, improve community safety, and reduce noise and air quality impacts within the City. Encourage TCA to schedule landscape maintenance and construction projects during non-peak hours to reduce traffic impacts on the Transportation Corridor and City Streets. Work with TCA to achieve attractive, well-maintained low-water landscaping within the Transportation Corridor that provides effective erosion control.”

2023 Status of Implementation: The City has encouraged TCA to plant drought-tolerant landscaping adjacent to Transportation Corridor entry and exit points within Aliso Viejo. Construction projects have been coordinated with the City to minimize local impacts. Tolls have been eliminated during special events that detour traffic to SR-73.

V-9: Adjacent Jurisdictions: “Continue to coordinate intersection maintenance and improvements with adjacent jurisdictions to ensure that intersections along Moulton Parkway, Alicia Parkway and El Toro Road operate at Level of Service D or better, or at service levels consistent with OCTA Congestion Management Plan (CMP) requirements. Collaborate with adjacent jurisdictions to investigate the feasibility of improving current pedestrian and bicycle crossings at these intersections, or providing overcrossings of these roadways to improve safety conditions. Continue to coordinate with neighboring jurisdictions to provide adequate levels of police services within the community.”

2023 Status of Implementation: The City continues to perform ongoing collaboration with adjacent cities, especially concerning roadways that join those communities with Aliso Viejo. Recent work on El Toro Road to improve the intersection at Aliso Creek Road has been a joint effort between the City and the City of Laguna Woods.

V-10: Orange County Transportation Authority (OCTA): “Work closely with the Orange County Transportation Authority (OCTA) to achieve the following:

- Maintain consistency with the County Master Plan of Arterial Highways (MPAH) within the City.
- Implement the OCTA Congestion Management Plan (CMP) within the City.
- Expand and improve bus service within the City.
- Encourage provision of attractive and appropriate transit amenities, including shaded bus stops.
- Provide special transit services (such as direct shuttle or dial-a-ride services).
- Support and implement the OCTA Commuter Bikeways Strategic Plan and participate in future updates and revisions to the Plan.

In addition, coordinate with Caltrans on all plans, activities, and projects which may affect State roadway facilities.”

2023 Status of Implementation: The Public Works/Engineering Department maintains consistency with the County Master Plan of Arterial Highways (MPAH) and implements the OCTA Congestion

Management Plan (CMP) within the City via Measure M. The Department works with OCTA in support of the OCTA Commuter Bikeways Strategic Plan in the Aliso Viejo Streets and Trails Master Plan. Staff coordinates with Caltrans on all plans, activities, and projects which may affect State roadway facilities.

V-11: Orange County Housing Authority (OCHA): “Assist the Orange County Housing Authority (OCHA) in promoting the use of Section 8 Housing Choice Vouchers and Special Needs Group Rental Assistance Programs in Aliso Viejo. Specifically, make referrals to OCHA, advertise the programs on the City website and newsletters, and distribute information at the public counters and Family Resource Center.”

2023 Status of Implementation: The Orange County Housing Authority is not currently accepting applications for rental assistance through the Housing Choice Voucher program. Special Needs Group Rental Assistance is available, but only through referrals. The City makes available a copy of the 2023 County of Orange Affordable Rental Housing List to residents at the City’s public counter.

V-12: Local Water Districts: “Continue to work with the Moulton Niguel and El Toro Water Districts to implement their Urban Water Master Plans and ensure that adequate water supplies are available to meet the needs of current and future growth. Support efforts by these agencies to research and employ new technologies that improve water and sewer services and/or sustainability of water supplies serving Aliso Viejo.”

2023 Status of Implementation: The City works with the two water districts to ensure new projects can be served by water. The City also works with both districts to provide meetings, workshops and public outreach materials as part of a collaborative community effort to eliminate irrigation runoff.

V-13: Land Acquisition Organizations: “Support efforts by public and private organizations to acquire land for the following purposes:

- To protect Aliso Creek and other surface water bodies from encroachment;
- To establish ecological or biological resource conservation easements; and/or
- To be set aside as permanent open space.”

2023 Status of Implementation: The City supported establishment of a new wetland area as part of the Glenwood development built by Shea Homes. This wetland biologically treats urban runoff to reduce pollutants such as bacteria prior to being discharged into Aliso Creek. The City works with homeowners association and OC Vector Control to assure proper maintenance of the wetland. The City partnered with the adjacent cities of Laguna Woods, Laguna Hills, and Lake Forest to fund and construct a wetland to treat urban runoff from the Dairy Fork sub-watershed of Aliso Creek.

V-14: San Diego Regional Water Quality Control Board (SDRWQCB): “Comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit, and support regional efforts by SDRWQCB to improve and protect water quality.”

2023 Status of Implementation: See implementation programs I-8 and III-3.

V-15: Central and Coastal Orange County NCCP/HCP: “Support further implementation of the Central and Coastal Orange County Natural Communities Conservation Program/Habitat

Conservation Program by the County of Orange. Participate in any future updates to these Plans.”

2023 Status of Implementation: Aliso Viejo is part of the South Orange County Watershed Management Area. The City entered into a cooperative agreement in 2010 for Regional Water Quality Projects. The City participates in the regional efforts for pollution prevention as part of Laguna Coastal Stream and Aliso Creek Watershed area. The City has also developed a Hot Spot Elimination Program for pollution prevention in response to the Aliso Creek Directive issued by the San Diego Regional Water Quality Control Board in 2003.

In compliance with the Bacteria Total Maximum Daily Loads (TMDLs) adopted in 2010 by the San Diego Regional Water Quality Control Board, the City is currently working with other South Orange County cities on the development of a comprehensive load reduction plan for pollutants in both dry weather urban runoff and stormwater. Compliance with the TMDLs must achieve April 4, 2021 for dry weather and by April 4, 2031 for wet weather load reductions.

Furthermore, staff implements AVMC Section 15.26.050(E)(1)(a), which reads “environmentally sensitive habitat areas and areas within the CZ designated as “NCCP (Natural Community Conservation Plan) Habitat Reserve” in the General Plan Conservation/Open Space Element shall be protected against any significant disruption of habitat values.”

V-16: Air Quality Management Plan: “Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan and meet all federal and State air quality standards for pollutants. Participate in any future amendments and updates to the Plan. Implement and interpret the General Plan in a manner consistent with the Air Quality Management Plan.”

2023 Status of Implementation: The City participated in general Air Quality Management Plan (AQMP) discussions and has determined that it is consistent with the General Plan. Additional goals and policies will be considered during future updates in furtherance of the AQMP.

V-17: Aliso and Wood Canyons Wilderness Park: “Coordinate with the County of Orange to secure permanent access easements and establish additional trailheads to Aliso and Wood Canyons Wilderness Park. Pursue completion of a trail within the Park that connects Aliso Viejo to the beach. Discourage illegal entry into the Park to minimize adverse effects to sensitive areas and vegetation.”

2023 Status of Implementation: Together with the County of Orange, the City discourages public access to the Wilderness Park through residential areas. The City continues working with OC Parks, AVCA and the homeowner associations to secure and maintain access to Wilderness Park and maintain a secure gate to prevent unauthorized access.

V-18: Orange County Hazardous Waste Reduction Program: “Encourage residents to participate in the County’s Hazardous Waste Reduction Program. Continue to identify locations where residents can dispose of household hazardous wastes at public counters and on the City’s website.”

2023 Status of Implementation: This program is managed by Orange County Waste & Recycling, which owns and operates two Household Hazardous Waste Disposal facilities nearby in Irvine and San Juan Capistrano. The City provides information and outreach materials to its residents and businesses regarding the program.

V-19: Orange County Fire Authority (OCFA): “Work closely with the Orange County Fire Authority (OCFA) to implement fire hazard education and fire prevention programs, including fuel modification programs and controlled burns. Coordinate with OCFA to ensure that water pressure for urban areas and sites to be developed is adequate for fire-fighting purposes. Coordinate with OCFA to implement the Hazardous Materials Area Plan within Aliso Viejo. Continue to support OCFA’s Swift Water Rescue Teams, which are equipped to respond to flooding crisis situations.”

2023 Status of Implementation: The City maintains a Hazard Mitigation Plan to identify natural and other hazards potentially impacting Aliso Viejo and to reduce the risks and losses of hazard events. It identifies mitigation activities, policies and programs, and mitigation strategies for the future.

V-20: Orange County Sheriff's Department (OCSD): “Coordinate with the Orange County Sheriff's Department (OCSD) to increase public awareness about criminal activity and crime prevention activities. Ensure that mutual aid agreements between the Sheriff's Department and the police departments of surrounding jurisdictions are in place for emergency situations. Coordinate with the Orange County Sheriff's Department and the California Highway Patrol to enforce the California Vehicle Code pertaining to noise standards for cars, trucks, and motorcycles.”

2023 Status of Implementation: Interagency coordination remains a high priority for the Public Safety Department. This includes collaborating on activities such as:

- Coordinating tours of the police station for Boy Scouts and other groups,
- Enforcing vehicle codes,
- Making public safety resources available to residents online, including access to information on crimes in Aliso Viejo,
- Being an active participant of the AlertOC program that communicates emergency information to local residents and businesses,
- Creating safety tips for disseminating to Neighborhood Watch groups in the City; and
- Attending community meeting at multi-family complexes.

V-21: Orange County Flood Control District (OCFCD): “Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the OCFCD and water districts regarding any needed improvements to existing above ground water tanks. Work with the District to identify new flood control improvements, and establish installation programs for improvements. In addition, coordinate with the County of Orange Subdivision and Grading Services concerning water quality issues.”

2023 Status of Implementation: The City of Aliso Viejo and the Orange County Flood Control District operate under the same State NPDES permit for discharges of runoff from the municipal separate storm sewer systems. In compliance with this permit, the OCFCD as principal permittee operates and maintains storm water programs that cover the south Orange County area including the flood control structures within the City.

V-22: Trucking Industry: “Work with trucking industry representatives to orient trucks to major roadways identified as truck routes to avoid traffic and noise impacts on local roadways. Designate new local truck routes when necessary. Require adequate truck access, parking, and loading within new commercial and industrial projects.”

2023 Status of Implementation: The City continues to consider truck traffic as a component of traffic management. An example of such efforts consisted of discussions between the City and the United States Postal Service regarding routes for postal service vehicles.

Progress of General Plan and Zoning Code Amendments and Major Developments

The following is a discussion of amendments to the General Plan and Zoning Code, and significant development projects in calendar year 2023:

General Plan: The Housing Element was re-adopted in 2023 to address items required by the HCD.

Zoning Code Updates: On March 1, 2023, the City Council adopted an Ordinance 2023-235 which updated the City's ADU & JADU regulations to comply with then-recent changes in state ADU and JADU law, including AB 3182, AB 345, and SB 897.

Development Projects: The Commons at Aliso Viejo Town Center. In 2019, the Lowe's Home Improvement Store closed its doors, in addition to 51 other stores in the United States and Canada. The property owners approached the City regarding potential redevelopment of the site to include a mix of uses, including retail, residential, office and hotel space. At the behest of the City, the property owner held a weeklong design charrette, in which the community and stakeholders were encouraged to participate. In 2022, City Council approved a Site Development Permit for façade modifications to the former Lowe's building and adjacent suites, a Development Agreement between the City and the property owners, and a Specific Plan Amendment to allow for the sales and service of non-internal combustion engine vehicles. In 2023, facade upgrades to the shopping center are currently underway, and the tenants will include a Tesla automotive dealership, 99 Ranch Market, Sender One indoor climbing and fitness center, Lucky Strike bowling alley, Philz Coffee, and Daiso. A mixed-use development is also under review over a portion of the parking area, which includes approximately 350 residential units and 15,000 square feet of commercial area.

General Plan Statement of Compliance

The General Plan and its implementation measures are in compliance with state law and guidelines concerning general plans.

Housing Element Annual Progress Report

The GP APR includes the Housing Element (HE) APR, which is a status update on the Housing Element's progress and implementation in meeting its required share of regional housing needs and local efforts to remove government constraints on housing. The HE APR must:

1. Be prepared through the use of forms and definitions adopted by HCD;
2. Describe the City's actions towards completion of the programs and status of the City's compliance with the deadlines in its housing element; and
3. Be considered at an annual public meeting before the City Council where members of the public shall be allowed to provide oral testimony and written comments.

The City Council adopted the Sixth Cycle Housing Element on January 19, 2022. On June 7, 2023, the City amended its General Plan in order to bring the Housing Element into compliance with the requirements of state housing element law for the 2021-2029 planning period. In compliance with the California Government Code section 65400(a)(2)(B), the attached 2023 Housing Element Annual Progress Report (Appendix A) provides a status update as to the implementation and progress of the Sixth Cycle Housing Element.

Appendix A

Housing and Community Development Department Annual Housing Element Progress
Report Forms

Please Start Here

General Information	
Jurisdiction Name	Aliso Viejo
Reporting Calendar Year	2023
Contact Information	
First Name	So
Last Name	Kim
Title	Community Development Director
Email	skim@avcity.org
Phone	9494252527
Mailing Address	
Street Address	12 Journey, Suite 100
City	Aliso Viejo
Zipcode	92656

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_2_15_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Aliso Viejo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	0	0
Mobile/Manufactured Home	0	0	0
Total	0	0	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	343
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	0	0
Discretionary	1	343

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	13
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Aliso Viejo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Table A
Housing Development Applications Submitted

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "r" indicates an optional field
Cells in grey contain auto-calculation formulas

This image shows a full page of graph paper. It features a uniform grid of small squares. Three vertical columns are highlighted with a darker gray shading, positioned at approximately one-third, two-thirds, and three-quarters of the way across the page from left to right. The rest of the grid is white with thin black lines.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Aliso Viejo	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	390	-	-	-	-	-	-	-	-	-	-	-	390
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	214	-	-	-	-	-	-	-	-	-	-	-	214
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	205	-	-	-	-	-	-	-	-	-	-	-	205
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		386	-	-	-	-	-	-	-	-	-	-	-	386
Total RHNA		1,195												
Total Units			-	-	-	-	-	-	-	-	-	-	-	1,195
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		195		-	-	-	-	-	-	-	-	-	-	195

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th

cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Aliso Viejo		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Adequate Sites for New Housing	1.) Within the first three years of the planning period, the City will process amendments to the General Plan and zoning regulations to accommodate 100% of the shortfall of potential lower-income housing units to accommodate the RHNA allocation as identified in Appendix C, Table CP-32. Sites to be rezoned shall be selected from the candidate sites listed in Appendix C, Table CP-33 and shall comply with the provisions of Government Code §65583.2.h and §65583.2.i. 2.) City staff will provide assistance to applicants for housing developments on sites to be rezoned during the review process. 3.) The City will facilitate affordable multi-family development on these sites by supporting funding applications, allocating funds from the Affordable Housing Trust Fund, and/or approving modifications to development standards. 4.) The City will report annually to the HCD on its progress in implementing this program. 5.) The City will monitor project approvals and comply with the no net loss	1.) General Plan and zoning amendments by June 2.) Ongoing 3.) Ongoing 4.) By April 1st each year 5.) Ongoing	1). On January 19, 2024, the City received a letter from HCD stating that while the Housing Element meets most of the state housing law requirements, it cannot be certified until rezoning of certain sites are complete. Rezoning of the Housing Element sites are scheduled for the March 20, 2024 City Council meeting. 2.) Ongoing 3.) Ongoing 4.) Following the March 20, 2024 public meeting, staff will submit this annual planning report to the California Department of Housing and Community Development. 5.) Ongoing
Facilitate the Provision of Affordable Housing	New affordable housing commensurate with regional needs (Table H-1).	Throughout the planning period	City will continue to facilitate the provision of affordable housing with private developers. For example, the City received an application in April 2023 for 343 multi-family dwelling units which maintain the 10% affordability requirements of the Specific Plan.
Homeownership Assistance Programs	Provide home buyer assistance information to potential homeowners in Aliso Viejo.	Annual updates to information posted on the City website	As homebuyer assistance information becomes available from the County of Orange or non-profit agencies, staff does and will continue to make available the information on the City's website and at the public counter. Additionally, when one of the 58 affordable, owner-occupied units become available, an interest list of potential buyers is provided to the seller.
Section 8 Housing Choice Vouchers	The City will continue to promote the use of Section 8 Housing Choice Vouchers in Aliso Viejo with the objective of expanding assistance to very-low-income households. Specifically, the City will make referrals to OCHA, advertise the program on the City website and in newsletters, and distribute information at the public counter at City Hall throughout the planning period.	Throughout the planning period	The City has and will continue to make referrals to the Orange County Housing Authority regarding Section 8 Housing Choice Vouchers.
OCHA Special Needs Groups Rental Assistance Program	Continue to assist OCHA in promoting its Special Needs Groups Rental Assistance Programs in Aliso Viejo with the objective of expanding assistance to additional households with special needs. Specifically, the City will make referrals to OCHA, advertise the program on City website and newsletters, and distribute information at the public counter at City Hall	Throughout the planning period	The City has no ability to determine funding levels or the number of persons served by these programs, but will continue to promote these assistance programs on the City website and other locations.
City Grants for Special Needs Group	The City will allocate 50% of its Human and Social Services community assistance grant budget to incorporate homelessness prevention programs, programs for the disabled, and domestic violence support programs into the annual cycle of grant funding.	Throughout the planning period	The City provided Human and Social Services community assistance grant to various non-profit agencies for homeless prevention programs, programs for the disabled, and domestic violence support programs in 2023.
Code Enforcement	The City's Code Enforcement Staff will continue to enforce property maintenance standards and adopted City Building and Zoning codes. The City will promote the importance of property maintenance to long-term housing quality and property values, and encourage community and neighborhood involvement in neighborhood preservation through the Aliso Viejo Community Association (AVCA), City newsletters, e-news, cable television, and informational brochures at the public counter at City Hall. As opportunities become available, the City will consider directing resources to assist home rehabilitation and refer property owners to assistance programs.	Throughout the planning period	The City's code enforcement staff has and will continue to enforce property maintenance standards, including the enforcement of health and safety provisions.
Conservation of Existing and Future Affordable Units	Annually, the City will monitor the status, notify residents of potential conversion to market rate housing, and pursue options to preserve the units.	Throughout the planning period	Planning staff has and will continue to monitor the affordable units. In 2023, the City did not receive any notices for potential conversions.
Streamlined Residential Permit Processing	Minimize permit processing time to reduce development costs for affordable housing.	Throughout the planning period	Planning staff continues to work diligently with the applicant to minimize permit processing time for a mixed-use project which proposes 34 affordable units. Additionally, with the implementation of a new land management software system in 2022, processing times for entitlement and building applications has been reduced.
Housing for Persons with Special Needs	Encourage the provision of transitional/supportive housing, emergency shelters, and low barrier navigation centers and agricultural employee housing consistent with State law.	Throughout the planning period	The City has and will continue to make referrals to the Orange County Housing Authority regarding Special Needs Group Rental Assistance.

[illegible]



Jurisdiction	Aliso Viejo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units			1	1					
Mobilehome Park Preservation									
Total Units by Income			1	1					

Jurisdiction	Aliso Viejo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Notes
Cells in green

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Aliso Viejo	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?

No

If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.

Notes

Jurisdiction	Aliso Viejo	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
---------------------------	----	------------	---

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Preliminary Analysis	\$8,400.00	\$8,400.00	Completed	None	
Housing Element Analysis and Prep	\$104,536.00	\$37,035.00	Completed	None	
Public Meetings/Hearings	\$6,450.00	\$1,650.00	Completed	None	
CEQA Review	\$17,550.00	\$3,900.00	Completed	None	
Zoning Amendments	\$4,050.00	\$2,700.00	In Progress	None	
Contingency (10%)	\$9,014.00	\$0.00	In Progress	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

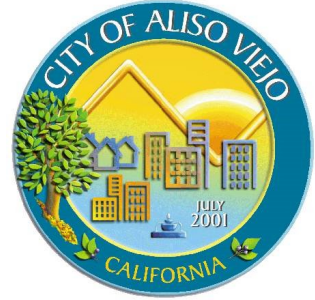
Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Total Units		0

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Total Units		0

City of Aliso Viejo

AGENDA ITEM



DATE: March 20, 2024

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: APPLICATION FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDING FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR ELIGIBLE HOUSING-RELATED PROJECTS AND PROGRAMS

Recommended Action:

Adopt a Resolution authorizing the application submittal for the Permanent Local Housing Allocation (PLHA) funding from the California Department of Housing and Community Development (HCD) for housing-related eligible activities.

Fiscal Impact:

In the event the City is awarded the PLHA funding, applicable funds will be appropriated at that time to cover initial costs until reimbursed by the HCD.

Background:

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. The revenue from SB 2 will vary from year to year, as revenue is dependent on real estate transactions with fluctuating activity.

The legislation directs the California Department of Housing and Community Development (HCD) to use 70% of the revenue collected to provide financial assistance to local governments for eligible housing-related projects and programs to assist in addressing the unmet housing needs of their local communities. This program is hereafter referred to as the Permanent Local Housing Allocation (PLHA) program.

Discussion:

The PLHA funding for the City is approximately \$700,000, distributed over five years. In order to receive PLHA funding, the City must submit a plan as part of its application package that identifies how it will use the funding. Provided below is a list of proposed eligible activities.

1. Aliso Viejo Town Center: 85% of the PLHA funding will be allocated towards the predevelopment efforts of the Aliso Viejo Town Center (AVTC) concept plan. Specifically, the consulting efforts to further develop and implement the AVTC concept plan for the future mixed-use building, which will include a percentage of affordable housing at varying income levels. To date, the consultants and City attorney reviewed feasibility studies, conducted additional research, prepared revised design concepts and detailed proforma, and participated in meetings with City staff and certain Town Center property owners. Currently, efforts are pending to remove land use encumbrances to allow for residential uses in addition to existing uses, among other things. Additional work will be needed over the next few years to partner with private property owners, hire a developer, and go through the local entitlement process leading to eventual construction.
2. Repair and Maintenance of City-Owned Affordable Units: 10% of the PLHA funding will be allocated towards the annual maintenance of the three City-owned affordable units, HOA dues, and property taxes.
3. Administrative Costs: 5% of the PLHA funding will be allocated for associated administrative costs.

Environmental:

CEQA Guidelines Section 15378 defines a project as an action which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The proposed request is to apply for state funding. Any future projects associated with PLHA funding will be reviewed independently for compliance with CEQA.

Public Notice:

A public hearing notice was published in the Laguna Niguel News on February 29, 2024.

Attachments:

1. Resolution
2. PLHA Plan

RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AUTHORIZING THE APPLICATION AND ADOPTING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM

WHEREAS, the Department is authorized to provide up to \$296 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)); and

WHEREAS, the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated 12/29/2023 under the Permanent Local Housing Allocation (PLHA) Program; and

WHEREAS, the City of Aliso Viejo is an eligible Local government who has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation; and

WHEREAS, the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AS FOLLOWS:

Section 1: If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.

Section 2: Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix B of the current NOFA (\$715,062) in accordance with all the applicable rules and laws.

Section 3: Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.

Section 4: Pursuant to Section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for the 2019-2023 Allocations is attached to this resolution, and Applicant hereby adopts this PLHA Plan and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.

Section 5: Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.

Section 6: Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.

Section 7: Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.

Section 8: Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.

Section 9: The City Manager is authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

PASSED, APPROVED AND ADOPTED this 20th day of March, 2024.

Mike Munzing
Mayor

APPROVED AS TO FORM:

ATTEST:

Scott C. Smith, City Attorney

Mitzi Ortiz, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, MITZI ORTIZ, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2024-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 20th day of March 2024, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

MITZI ORTIZ, MMC
CITY CLERK

(SEAL)

§302(c)(4) Plan															Rev. 02/01/24	
§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities. The City of Aliso Viejo (City) plans on utilizing its allocated PLHA funds for the following two activities: 1) preservation of rental housing opportunities for low-income households; and 2) development of rental housing opportunities.																
§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI). The City's PLHA funds will focus on subsidizing rental housing for households at or below 60% of the AMI.																
§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element. This Plan is consistent with the following programs identified in the City's Housing Element which outline housing goals and policies: 1) Policy H-1.1: Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community; 2) Policy H-1.4: Ensure that a portion of future residential development is affordable to low- and very low-income households; 3) Policy H-1.6: Encourage the use of grant funds to purchase available residential units in order to increase the supply of units affordable to low- and moderate- income households; and 4) Goal H-3b: Increase the supply of affordable housing in high opportunity areas.																
§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.																
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity. The City will allocate 10% of their PLHA allocation towards Activity #1 for the repair and maintenance of three recently purchased single family rental housing units which will be affordable for households earning 60% of Area Median Income (AMI) or below.																
Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).																
Funding Allocation Year	2020	2021	2022	2023												
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	10%	10%	10%	10%												
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%											TOTAL	
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level <i>Note: complete for years 2020, 2021, 2022 only</i>	214	214	214	n/a											642	
§302(c)(4)(E)(ii) Projected Number of Households Served	0	0	1	1											2	
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years		
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. The project will include the following stages: 1. Rehabilitation design for rental property; 2. Publish an RFP for construction rehabilitation; and 3. Construction over a six-month period.																
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.																
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental and Ownership Housing Activity.															Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing 0%	
The City is working on the Aliso Viejo Town Center (AVTC) Concept Plan, which includes a mixed-use building and affordable rental housing at varying income levels. Currently, the consultants and City attorney have reviewed feasibility studies, conducted additional research, prepared revised design concepts and detailed proforma, and participated in meetings with City staff and AVTC property owners. These meetings have recently gained more traction and the team is now at the stage of finding opportunities to incentivize the remaining property owners to participate in the future implementation of the Town Center Vision Plan.																
Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).																
Funding Allocation Year	2020	2021	2022	2023												
Type of Affordable Housing Activity	Rental: Development	Rental: Acquisition	Rental: Development	Rental: Development												
§302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity	85%	85%	85%	85%												
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%	60%											TOTAL	
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level <i>Note: complete for years 2020, 2021, 2022 only</i>	214	214	214	n/a											642	
§302(c)(4)(E)(ii) Projected Number of Households Served	0	0	0	20											20	
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55 Years	55 Years	55 Years	55 Years												
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project. Anticipated major steps: 1. Prepare an MOU with property owners; 2. Publish an RFP for project developer pro 3. Construct the AVTC project.																
File Name:	Plan Adoption Reso				§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.										Uploaded to HCD?	Yes

Total Percentage of Funds Allocated Calculator (2020 - 2023)

2020 Allocation	
Admin	0%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2020	95%

2021 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2021	100%

2022 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2022	100%

2023 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2023	100%

