AGENDA

ALISO VIEJO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JULY 15, 2026
7:00 PM

CITY HALL
COUNCIL CHAMBERS
12 JOURNEY ALISO VIEJO, CA

Mayor Max Duncan
Mayor Pro Tem Mike Munzing
Councilmember Tiffany Ackley
Councilmember Tim Zandbergen
Councilmember Garrett Dwyer

WELCOME to the City of Aliso Viejo City Council meeting. Persons wishing to address the City Council may submit a **Request to Address City Council** form to the City Clerk prior to the item being heard. Public comments are limited to **three (3) minutes per speaker**. Members of the public may also participate remotely as authorized by law. Instructions for virtual participation, including the meeting link and procedures for providing public comment and the SB707 Disruption Policy, are available on the City's website at: https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu

The City complies with the **Americans with Disabilities Act (ADA)**. If you need reasonable accommodations to participate in the meeting, please contact the City Clerk's Office at (949) 425-2505 at least 48 hours prior to the meeting.

Regular meetings are held on the first and third Wednesday of the month at the City Hall Council Chambers, 12 Journey, Aliso Viejo. Agendas are available by the Friday preceding a regularly scheduled City Council meeting. Communications and supplemental materials received by the City relating to agenda items are presented at the dais and in the Public Copy agenda binder at the time of the meeting or contact the City Clerk's office to review or obtain a copy. Council proceedings are recorded.

Meetings are 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 consent to be recorded and televised. Meetings are rebroadcast on Wednesday at 7:00 p.m. cable channels, and can be viewed on the City's website.

BRETT CHANNING
CITY MANAGER

SCOTT C. SMITH
CITY ATTORNEY

MARIA KENDIG
CITY CLERK

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

CALL TO ORDER:

ROLL CALL

PLEDGE OF ALLEGIANCE:

1. SPECIAL PRESENTATIONS:

None.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

3. COMMUNITY INPUT:

Members of the public wishing to address the City Council in person are requested to complete and submit a Request to Address City Council form to the City Clerk. Forms are available at the entrance to the City Council Chambers. In compliance with the Brown Act, the City Council may not discuss or take action on items not appearing on the agenda, except as authorized by law. The City Council may briefly respond to statements made or questions posed. Public comments are generally limited to three (3) minutes per speaker.

Members of the public may also observe and participate remotely using GoTo Meeting.

Instructions for remote participation, including how to join the meeting online or by telephone, request to speak during public comment, participate by telephone, submit written comments, and the City's SB 707 Technology Disruption Policy, are available at: https://avcity.org/470/Public-Comments-and-Disruption-Policy-Pu

Join Online: https://meet.goto.com/citycouncilmeetings/council_meeting
Join by Telephone: (571) 317-3112 **Access Code:** 200-938-725

Members of the public wishing to provide remote public comment should follow the participation instructions available at the link above.

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 from the June 17, 2026, Regular City Council Meeting as submitted.
Draft Minutes 2026-06-17

4.3 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between June 5, 2026, and July 2, 2026, in the amount of $2,015,204.85.

Staff Report

Attachment 1 - Accounts Payable Report

4.4 FINAL TRACT MAP NO. 19340 AT 95 ARGONAUT

Recommended Actions:

1. Approve, via minute order, Final Tract Map No. 19340 at 95 Argonaut; and
2. Authorize the City Clerk to transmit the approved final map to the county recorder for recordation.

Staff Report

Attachment 1 - Final Tract Map No. 19340

Attachment 2 - Resolution No. 2025-24

4.5 SECOND AMENDMENT TO THE MANAGEMENT SERVICES AGREEMENT FOR THE ALISO VIEJO CENTER WITH ALISO VIEJO BANQUET CENTER, LLC AND WEDGEWOOD BEVERAGE, INC

Recommended Actions:

1. Approve a Second Amendment to the Management Services Agreement with Aliso Viejo Banquet Center, LLC and Wedgewood Beverage, Inc. (Wedgewood) for the management and operations of the Aliso Viejo Center extending the agreement for an additional two-year term; and
2. Authorize the City Manager to execute the Second Amendment to the Management Services Agreement.

Staff Report

Attachment - 2nd Amend to Agreement with Wedgewood

4.6 RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT TITLED "CALIFORNIA HOUSING MANDATES"

Recommended Action: Approve and authorize the Mayor to sign a response to the 2025-2026 Orange County Grand Jury report titled "California Housing Mandates."

Staff Report

Attachment 1 - Response Letter to the Grand Jury Report

Attachment 2 - 2025-2026 Orange County Grand Jury Report

4.7 RESOLUTION OF COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) AUTHORIZING THE ANNUAL LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026/2027

Recommended Action: Adopt a resolution ("Resolution") of the City Council, acting as the legislative body of Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) (the "CFD"), authorizing the annual levy of special taxes for fiscal year 2026/2027.

Staff Report

Attachment 1 - Resolution

4.8 COOPERATIVE AGREEMENT EXTENSION WITH ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) FOR MEASURE M2 SENIOR MOBILITY PROGRAM

Recommended Action: Approve and authorize the City Manager to execute a five-year cooperative agreement extension with the Orange County Transportation Authority (OCTA) to continue participation in the Senior Mobility Program and receive associated funding for senior transportation services.

Staff Report

Attachment - OCTA Coop Agmt 2026-2031

4.9 RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT TITLED "WILDFIRES HIT HOME"

Recommended Action: Approve and authorize the Mayor and City Clerk to submit the City of Aliso Viejo's response to the Orange County Grand Jury report entitled "Wildfires Hit Home."

Staff Report

Attachment 1 - Orange County Grand Jury Report

Attachment 2 - Response Letter to Grand Jury Report

4.10 AMENDMENT TO THE AGREEMENT WITH THE COUNTY OF ORANGE FOR FISCAL YEAR 2026-27 LAW ENFORCEMENT SERVICES

Recommended Action: Approve and authorize the City Manager to execute the amendment to the agreement with the County of Orange for Fiscal Year 2026-27 law enforcement services.

Staff Report

Attachment 1 - Amended Agreement

Attachment 2 - FY 2026-27 OCSD Amended Summary Cost Sheet

Attachment 3 - Crime Prevention Specialist Primary Duties

5. PUBLIC HEARING:

5.1 CONDITIONAL USE PERMIT AND EXCEPTION PERMIT TO ESTABLISH A LARGE OUTPATIENT MEDICAL OFFICE WITH A REDUCED NUMBER OF REQUIRED PARKING SPACES (ELEVEN PERCENT DEFICIENCY) AT 27412 ALISO CREEK ROAD (USE-2026-01005 AND EXP-2026-01001).

Recommended Action: Continue the public hearing to September 16, 2026.

Staff Report

6. DISCUSSION:

6.1 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AND SELECTION OF GENERAL ASSEMBLY VOTING DELEGATE

Recommended Actions:

1. Designate a Voting Delegate and up to two (2) Alternates for the League of California Cities Annual Business Meeting, scheduled for Friday, September 25, 2026;
2. Authorize the City Council's Voting Delegate to vote in a manner that most adequately reflects the best interests of the City, on any potential resolution(s) not yet submitted for consideration during the League of California Cities' General Assembly Meeting; and
3. Authorize the City Clerk to complete and submit the required Voting Delegate Form to Cal Cities by September 1, 2026.

Staff Report
Attachment - CalCities Voting Delegate Info

7. CITY MANAGER' S REPORT:

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

9. ADJOURNMENT: Adjourn to a Special City Council Meeting to be held on Monday, July 20, 2026, at 4:00 p.m. for Closed Session.

CITY OF ALISO VIEJO
CITY COUNCIL MINUTES
REGULAR MEETING
June 17, 2026
Council Chambers, City Hall,
12 Journey, Aliso Viejo, California

CALL TO ORDER: Mayor Duncan called the Regular Meeting of the City Council of the City of Aliso Viejo to order at 7:00 p.m.

TELECONFERENCE: Pursuant to Government Code Section 54953(b), Councilmember Zandbergen participated in the meeting via teleconference from 104 Mule Deer Rd., West Montana, 59758. The agenda for said meeting was posted at the location as required by the Brown Act.

ROLL CALL

PRESENT: MAYOR MAX DUNCAN
MAYOR PRO TEM MIKE MUNZING
COUNCILMEMBER TIFFANY ACKLEY
COUNCILMEMBER GARRETT DWYER
COUNCILMEMBER TIM A. ZANDBERGEN

ABSENT: None

STAFF PRESENT: BRETT CHANNING, CITY MANAGER
ANN EIFERT, DIRECTOR OF FINANCIAL SERVICES
HONGDAO NGUYEN, ASSISTANT CITY ATTORNEY
MARIA KENDIG, DIRECTOR OF GOVERNMENT SERVICES / CITY CLERK
SO KIM, DIRECTOR OF COMMUNITY DEVELOPMENT
SHAUN PELLETIER, DIRECTOR OF PUBLIC WORKS
LIZZY MENDOZA, RECREATION & COMMUNITY SERVICES MANAGER
ISAAC AZIZ, INFORMATION TECHNOLOGY MANAGER
CAPT. RYAN BUHR, ALISO VIEJO POLICE SERVICES

PLEDGE OF ALLEGIANCE: City Manager Brett Channing led the Pledge of Allegiance.

1. SPECIAL PRESENTATION:

1.1 BUSINESS SPOTLIGHT - SOKA UNIVERSITY OF AMERICA
Mayor Duncan introduced the business spotlight video and welcomed Soka University of America's Executive Director of Strategic Marketing and

Communications, Martin Beck who accepted a proclamation recognizing Soka University of America's 25th anniversary. Mr. Beck expressed gratitude for recognition.

2. ADDITIONS, DELETIONS, REORDERING TO THE AGENDA:

None.

3. COMMUNITY INPUT:

1. Former Aliso Viejo Mayor Carmen Cave welcomed City Manager Brett Channing to the City and presented him with a commemorative gift in honor of the City's 25th anniversary.
2. Marie commented on affordable housing.
3. Trish Sweeney commented on the planned closure of the Providence Mission Hospital Laguna Beach emergency room.

4. CONSENT CALENDAR:

Councilmember Ackley moved and Councilmember Dwyer seconded to approve the recommended actions for Items 4.1, 4.2, and 4.4 through 4.9. Motion carried 5-0. Councilmember Zandbergen pulled agenda item 4.3 for separate discussion.

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 Actions:

1. Approve the minutes as submitted for the March 31, 2026, Special Meeting.
2. Approve the minutes as submitted for the June 3, 2026, Regular Meeting.

4.3 SECOND READING AND ADOPTION OF AN ORDINANCE ESTABLISHING OBJECTIVE DESIGN STANDARDS FOR QUALIFYING HOUSING PROJECTS AND DETERMINING THE ACTION TO BE EXEMPT FROM CEQA

Recommended Action: Conduct a second reading and adopt an Ordinance entitled: ORDINANCE NO. 2026-254: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, AMENDING THE ALISO VIEJO MUNICIPAL CODE TO ESTABLISH OBJECTIVE DESIGN STANDARDS FOR QUALIFYING HOUSING PROJECTS AND DETERMINING THE ACTION TO BE EXEMPT FROM CEQA

Councilmember Zandbergen requested that staff provide an objective design standards manual for discussion at a future meeting.

Motion: Councilmember Zandbergen moved and Councilmember Dwyer seconded to approve the recommended action and direct staff to agendize a Study Session regarding the Objective Design Standards Manual for further review and potential revisions. Motion carried 5-0.

4.4 ACCOUNTS PAYABLE

Recommended Action: Ratify accounts payable checks and electronic funds transfers issued between May 22, 2026, and June 4, 2026, in the amount of $212,361.86.

4.5 FISCAL YEAR 26-27 PROJECT LIST FOR ROAD MAINTENANCE AND REHABILITATION ACCOUNT FUNDING (SB 1)

Recommended Action: Adopt Resolution No. 2026-14 which adopts a list of projects for fiscal year 2026-27 funded by SB 1: The Road Repair and Accountability Act of 2017.

4.6 RENEWED MEASURE M ELIGIBILITY

Recommended Actions:

1. Adopt a 7-year Capital Improvements Program (CIP) for Street Projects;
2. Adopt Resolution No. 2026-15 concerning the status of the Pavement Management Plan; and
3. Adopt Resolution No. 2026-16 concerning the status of the Local Signal Synchronization Plan.

4.7 INVESTMENT POLICY FOR FISCAL YEAR 2026-27

Recommended Action: Adopt Resolution No. 2026-17 approving the Investment Policy for Fiscal Year 2026-27 and rescinding Resolution No. 2025-06 in its entirety.

4.8 AWARD CONTRACT TO AXXESS DOOR COMMERCIAL SOLUTIONS FOR THE ALISO VIEJO RANCH AUTOMATIC DOOR (ADA) UPGRADE PROJECT

Recommended Actions:

1. Approve the contract documents, specifications, and plans for the Aliso Viejo Ranch Automatic Door (ADA) Upgrade Project;
2. Award a contract in the amount of $64,935.46 to Axxess Door Commercial Solutions as the lowest responsible bidder for the Aliso Viejo Ranch Automatic Door (ADA) Upgrade Project;
3. Authorize the City Manager to execute a contract with Axxess Door Commercial Solutions;
4. Authorize City staff to provide total compensation to Axxess Door Commercial Solutions up to $67,435.67 plus $3,246.77 (5% of the contract amount) to allow for contingencies, totaling $68,182.23; and

5. Declare this project categorically exempt from the California Environmental Quality Act (CEQA) process Per Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 (Class 1: Existing Facilities).

4.9 THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH MIKE LINARES, INC. FOR CDBG ADMINISTRATIVE SERVICES

Recommended Actions:

1. Approve a Third Amendment to the Professional Services Agreement between the City of Aliso Viejo and Mike Linares, Inc. to extend the term of the agreement and to increase the total contract amount to $183,800; and
2. Authorize the City Manager to execute the third amendment to the contract.

5. PUBLIC HEARING:

5.1 PROPOSITION 218 HEARING FOR SOLID WASTE RATE INCREASE

Recommended Actions:

1. Conduct a public hearing on the solid waste rate increases; and
2. Adopt Resolution No. 2026-18 adopting solid waste service charges.

Public Works Director Shaun Pelletier presented the staff report and responded to City Council questions regarding notification timelines for residents and businesses, deadlines for submitting letters of protest, proposed rates for multifamily housing properties, what agency determines waste disposal rates, franchise agreement provisions, low-income assistance programs, and comparisons between Aliso Viejo's rates and average rates throughout Orange County. Councilmembers also requested that staff include information about solid waste agreements and fees to the City's website and bring any future items related to the City's WISE agreement forward as discussion items rather than part of the consent calendar.

Mayor Duncan opened the Hearing, and the following spoke on the matter:

1. Marie thanked staff for the presentation and expressed concern that residents were not provided information with sufficient advance notice.
2. Art Camoia shared concerns about increased fees.

There were no other speakers and the Mayor closed the Hearing. The City received 13 written protest letters. A majority protest would require 50 percent of 11,561 single family households or 164 multifamily/commercial accounts to submit valid protest letters. Because fewer than the required number of protest letters were received, a majority protest does not exist.

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

6. DISCUSSION:

6.1 PUMP TRACK PROJECT UPDATE

Recommended Actions:

1. Receive staff's report on the Pump Track project; and
2. Provide direction to staff on the approval or disapproval of the Pump Track Capital Improvement Project initially proposed by Mayor Max Duncan for Fiscal Year 2026-27. Approval of the project would include:
    1. Staff working with Aliso Viejo Community Association (AVCA) to obtain approval for a location and a land-use agreement for the pump track.
    2. Staff contracting for the design and construction of the pump track via the City's purchasing process typical of a Capital Improvement Project, which may include using a cooperative purchasing agreement and foregoing a public bidding process.

Finance Director Ann Eifert presented the staff report and responded to City Council questions along with City Manager Channing regarding liability, fencing, future maintenance needs and costs, the use of e-bikes on the pump track, and what City department would manage the project.

The following spoke on the matter:

1. Yazmin Reyes expressed support for the project.
2. Art Camoia expressed support for the project, requested an opportunity for community input on the use of park in-lieu fees, and shared concerns about funding,
3. Keval Shah expressed support for the project.
4. Loren McQuade expressed disapproval of the project.
5. David Browning expressed support for the project.

Council discussion ensued.

Motion: Councilmember Ackley moved and Councilmember Zandbergen seconded to direct staff to work with Aliso Viejo Community Association (AVCA) to obtain approval for a location and a land-use agreement for the pump track, contract for the design and construction of the pump track via the City's purchasing process typical of a Capital Improvement Project, which may include using a cooperative purchasing agreement and foregoing a public bidding process, and include information on the City's website. Motion carried 5-0.

7. CITY MANAGER'S REPORT:

City Manager Channing announced that nominations for Citizen, Senior and Youth of the Year may be submitted through June 30, summer camp registration is open and scholarships are available for those who qualify, the City of Aliso Viejo's 25th Anniversary celebration on July 15 before the next regular scheduled council meeting, and wished everyone a safe and happy 4th of July.

8. ANNOUNCEMENTS / COUNCIL COMMENTS / COMMITTEE UPDATES:

Councilmember Ackley:

- Attended Aliso Niguel High School graduation ceremony.
- Attended Flag Day Ceremony in Dana Point.
- Attended 25th Anniversary Ad-Hoc Committee Meeting and encouraged residents to attend the upcoming celebratory reception on July 15.
- Attended AVCA's Movie in the Park.
- Visited the Aliso Viejo Library.

Councilmember Dwyer:

- Provided an update on the planning process of the Know Your Dough Financial Literacy Program.
- Attended the Junior Achievement of Southern California Gala.
- Attended Aliso Niguel High School graduation ceremony.
- Attended OC Taxpayers Association Luncheon.
- Attended Aliso Viejo Chamber of Commerce Luncheon.
- Volunteered at the Nourishing Great Futures Market.

Councilmember Zandbergen:

- Attended Aliso Viejo Chamber of Commerce Luncheon.
- Attended Aliso Niguel High School graduation ceremony.
- Announced AVCA's annual 4th of July Celebration at Grand Park.

Mayor Pro Tem Munzing:

- Attended Aliso Niguel High School graduation ceremony.
- Attended OC Taxpayers Association Luncheon.

Mayor Duncan:

- Attended AVCA's Summer Concert Series.
- Announced AVCA's annual 4th of July Celebration at Grand Park.
- Attended Aliso Niguel High School graduation ceremony.

9. ADJOURNMENT: Mayor Duncan adjourned the meeting at 8:33 p.m. The Regular City Council Meeting scheduled for July 1, 2026, has been cancelled. The next Regular City Council Meeting will be held on Wednesday, July 15, 2026, at 7:00 p.m. in the City Council Chambers, 12 Journey, Aliso Viejo, California.

Respectfully submitted:

_____
MARIA KENDIG
CITY CLERK

Approved by:

_____
MAX DUNCAN
MAYOR

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

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 June 5, 2026, and July 2, 2026, in the amount of $2,015,204.85.

Fiscal Impact:

Expenditures in the amount of $2,015,204.85.

Background:

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

Discussion:

The attached registers containing checks and electronic funds transfers issued between June 5, 2026, and July 2, 2026, for $2,015,204.85, are 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		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011778531 - 2/19 PN 95 ARGONAUT CONCEPT REVIEW	346.91
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011783582 - PH CUP DENTAL OFC. 27432 ALISO CRK	353.28
CHARLES ABBOTT ASSOC INC	PEER REVIEW FOR 95 ARGONAUT	290.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00119_48-62 FULMAR LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00118_2-16 FULMAR LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00112_143-157 NIGHT HERON LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00116_80-94 NIGHT HERON LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00117_33-47 FULMAR LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00128_96-110 FULMAR LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00129_78-92 WAXWING LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00131_97-111 FULMAR LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00130_81-95 FULMAR LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00135_63-77 WAXWING LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00121_64-78 FULMAR LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00122_80-94 FULMAR LN_ANTIS ROOFING	1,700.00
UNITED OF OMAHA LIFE INSURANCE CO.	JUL'26 LIFE INSURANCE	1,810.39
CALPERS HEALTH	JUL'26 TZ - HEALTH PREMIUM	1,750.56
CALPERS HEALTH	JUL'26 CALPERS HEALTH PREMIUM	36,645.18
CALPERS HEALTH	JUL'26 TZ - HEALTH PREMIUM PEMCA MINIMUM	162.00
CHOICE BUILDER	JUL'26 VISION - JM	6.48
CHOICE BUILDER	JUL'26 DENTAL - TZ	96.90
CHOICE BUILDER	JUL'26 DENTAL - JM	46.63
CHOICE BUILDER	JUL'26 DENTAL INSURANCE	1,985.41
CHOICE BUILDER	JUN-JUL'26 DENTAL - BC	291.76
CHOICE BUILDER	MAY'26 DENTAL - MR	47.64
CHOICE BUILDER	JUN-JUL'26 VISION - BC	59.08
CHOICE BUILDER	MAY'26 VISION - MR	29.54
CHOICE BUILDER	JUL'26 VISION INSURANCE	307.34
RJM DESIGN GROUP INC	MAY'26 LANDSCAPE PLAN PEER REVIEW - POLARIS	390.00
NV5, INC	APR'26 CITYSIDE PLAN CHECKS	4,710.00
CHARLES ABBOTT ASSOC INC	APR'26 CAA SDGE - R. BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	APR'26 CAA COX - R. BRUNELL	105.00
CHARLES ABBOTT ASSOC INC	APR'26 CAA WOODMANTEL - R. BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	APR'26 CAA CROWN CASTLE - R. BRUNELL	157.50
CHARLES ABBOTT ASSOC INC	APR'26 CAA MNWD - R. BRUNELL	1,575.00
CHARLES ABBOTT ASSOC INC	MAY'26 CAA COX - R. BRUNELL	236.25
CHARLES ABBOTT ASSOC INC	MAY'26 CAA CROWN CASTLE - R. BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	MAY'26 CAA SDGE - R. BRUNELL	78.75
CHARLES ABBOTT ASSOC INC	MAY'26 CAA WOODMANTEL - R. BRUNELL	183.75
CHARLES ABBOTT ASSOC INC	MAY'26 CAA SCE - R. BRUNELL	52.50
CHARLES ABBOTT ASSOC INC	MAY'26 CAA MNWD - R. BRUNELL	1,286.25
CHARLES ABBOTT ASSOC INC	MAY'26 CAA WQMP REVIEW SERVICES - ARGONAUT	725.00
CHARLES ABBOTT ASSOC INC	MAY'26 CAA WQMP REVIEW SERVICES - LENNAR	870.00
STC TRAFFIC, INC	MAY'26 TRAFFIC CONSULTANT SERVICES - PEER REVIEW	200.00
E.M. LANDSCAPE INC	25-02-029_25 RAVEN LANE_EM LANDSCAPE INC	3,000.00
ROOF PRO	CD-2026-01036_14-24 TWINBERRY_ROOF PRO	500.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00137_17-31 WAXWING LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00139_32-46 WAXWING LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00138_47-61 WAXWING LN_ANTIS ROOFING	1,700.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00162_1-15 NIGHT HERON LN_ANTIS ROOFING	1,500.00
ANTIS ROOFING & WATERPROOFING	CD-2025-00161_17-31 NIGHT HERON LN_ANTIS ROOFING	1,700.00
		87,156.60
CITY COUNCIL		
AT&T	3/17/26-4/16/26 CITY COUNCIL PHONES	207.54
AT&T	4/17/26-5/16/26 CITY COUNCIL PHONES	239.80
US BANK PURCHASING CARD PROGRAM	LL 2/24 JM TROPHIES-SUPPLIES	11.36

	Vendor Name	Description (Item)	Amount
	CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	36.00
	US BANK PURCHASING CARD PROGRAM	LL 4/17 LAKE FOREST FLORAL-5/25 MEM EVENT WREATH	421.84
		CITY COUNCIL TOTAL:	**916.54**
CITY MANAGER			
	AT&T	3/17/26-4/16/26 CITY MANAGER PHONE	91.88
	AT&T	4/17/26-5/16/26 CITY MANAGER PHONE	91.88
	BRETT CHANNING	5/18 MTG	55.77
	BRETT CHANNING	5/19 MTG	67.91
	BRETT CHANNING	5/18 MTG	4.95
	CALPERS HEALTH	JUL'26 PG - HEALTH PREMIUM	162.00
	CALPERS RETIREMENT	FY 25-26 CLASSIC PERS 1959 SURVIVOR BENEFIT	24.00
	CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	72.00
	US BANK PURCHASING CARD PROGRAM	BC 6/10 ICMA-REGISTRATION HOTEL 10/17-10/21/26 BC	915.00
	US BANK PURCHASING CARD PROGRAM	BC 6/10 ICMA-REGISTRATION 10/17-10/21/26 BC	65.00
	US BANK PURCHASING CARD PROGRAM	BC 6/04 MTG	54.88
	US BANK PURCHASING CARD PROGRAM	BC 6/08 MTG	17.82
		CITY MANAGER TOTAL:	**1,623.09**
ECONOMIC DEVELOPMENT			
	HUNT & SONS LLC	1ST QTR - JAN-MAR'26 SALES TAX SUBSIDY	353,519.60
	EFUEL LLC	EFUEL SALES TAX SUBSIDY PAYMENT 1QTR JAN-MAR'26	509,709.20
		ECONOMIC DEVELOPMENT TOTAL:	**863,228.80**
HUMAN RESOURCES			
	CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011793567 - 5/21 PH HR VAC. RCRTMT. RTNTN.	191.91
	AT&T	3/17/26-4/16/26 HR PHONE	15.18
	AT&T	4/17/26-5/16/26 HR PHONE	53.44
	SMARTHIRE, A DIVISION OF KROUT & SCHNEIDER, INC	MAY'26 CITY MANAGER - BACKGROUND CHECK	311.42
	STAPLES ADVANTAGE	FEB'26 HR OFFICE SUPPLIES	44.26
	STAPLES ADVANTAGE	MAR'26 HR OFFICE SUPPLIES	59.43
	CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	27.00
	OC FAMILY MEDICINE	MAY'26 TB TESTS & PRE-EMPLOYMENT MED EXAMS	315.00
	STAPLES ADVANTAGE	APR'26 HR OFFICE SUPPLIES	60.30
	US BANK PURCHASING CARD PROGRAM	CA 6/16 SURVEY MONKEY - HR ACCOUNT - EE SURVEY	468.00
	US BANK PURCHASING CARD PROGRAM	CS 6/12 NOTARY ROTARY - PROFESSIONAL DEV	150.00
	US BANK PURCHASING CARD PROGRAM	CS 5/27 STATER BROS - CJPIA TRAINING 05/20/26	104.67
	US BANK PURCHASING CARD PROGRAM	CS 6/08 BRUEGGERS - EMPLOYEE WELCOME BACK	99.11
	GOVERNMENTJOBS.COM INC	FY26-27 NEOGOV SERVICES - INSIGHT	5,932.10
	GOVERNMENTJOBS.COM INC	FY26-27 NEOGOV SERVICES - GJ.COM	1,481.79
	GOVERNMENTJOBS.COM INC	FY26-27 NEOGOV SERVICES - CAND TM	374.95
	US BANK PURCHASING CARD PROGRAM	LL 3/24 URBAN PLATES-PASS-HR INTRVW LUNCH	5.00
	US BANK PURCHASING CARD PROGRAM	LL 3/25 URBANE CAFE-HR INTRVW LUNCH	78.56
	US BANK PURCHASING CARD PROGRAM	LL 3/24 URBAN PLATES-HR INTRVW LUNCH	88.66
		HUMAN RESOURCES TOTAL:	**9,860.78**
CITY CLERK			
	CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011777917 - 2/12 ORD2026-252 JADUS/ADUS	309.09
	US BANK PURCHASING CARD PROGRAM	LL 3/10 AMAZON-CERTIFICATE FOLDERS	74.36
	US BANK PURCHASING CARD PROGRAM	LL 3/06 IIMC-MBSHP RENEWAL L.LONG	135.00
	US BANK PURCHASING CARD PROGRAM	LL 2/24 OC REGISTER-SBSCPTN/4 WKS	14.00
	US BANK PURCHASING CARD PROGRAM	LL 2/25 OC REGISTER-SBSCPTN/4 WKS	26.00
	US BANK PURCHASING CARD PROGRAM	LL 2/26 LA TIMES- SBSCPTN/4 WKS	15.96
	US BANK PURCHASING CARD PROGRAM	MK 5/05 IIMC-ANNUAL MBSHP-M. KENDIG	235.00
	CALPERS RETIREMENT	FY 25-26 CLASSIC PERS 1959 SURVIVOR BENEFIT	45.00
	CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	12.00
	SOUTHERN CALIFORNIA SHREDDING INC	6/24/26 SHRED: MIN SVC CHRG/20 BXES/9 GALS-PLANS	330.00
	STAPLES ADVANTAGE	MAY'26 CCLK OFFICE SUPPLIES	(72.23)
	US BANK PURCHASING CARD PROGRAM	LL 4/21 ICMA-MBRSHP L. TORRES	200.00
	US BANK PURCHASING CARD PROGRAM	LL 3/24 OC REGISTER-SBSCPTN/4 WKS	14.00
	US BANK PURCHASING CARD PROGRAM	LL 4/21 OC REGISTER-SBSCPTN/4 WKS	14.00
	US BANK PURCHASING CARD PROGRAM	LL 3/26 LA TIMES-SBSCPTN/4 WKS	15.96
	US BANK PURCHASING CARD PROGRAM	LL 3/25 OC REGISTER-SBSCPTN/4 WKS	26.00
	LEKKINA LONG	LL TRAVEL REIMB 4/29-5/1 CMCA ANNUAL CONF.ANA CA	163.95
	LAUREN TORRES	LT REIMB 5/11-14 CAPIO CONFERENCE SD CA	109.98
		CITY CLERK TOTAL:	**1,668.07**

Vendor Name	Description (Item)	Amount
CITY ATTORNEY		
BEST BEST & KRIEGER	MAY'26 BBK GENERAL RETAINER LEGAL SERVICES	25,792.00
BEST BEST & KRIEGER	MAY'26 BBK LABOR & EMPLOYMENT (SPECIALIZED)	520.50
	CITY ATTORNEY TOTAL:	**26,312.50**
FINANCE		
STAPLES ADVANTAGE	APR'26 FIN OFFICE SUPPLIES	22.60
PARS (PHASE II SYSTEMS AND CALIFORNIA CORPORATION)	APR'26 PARS REP FEES	300.00
MACLEOD WATTS INC	GASB 75 ACTUARIAL REPORT - OPEB LIABILITY	5,000.00
CALPERS HEALTH	JUL'26 CALPERS ADMIN FEE	33.11
CALPERS RETIREMENT	FY 25-26 CLASSIC PERS 1959 SURVIVOR BENEFIT	72.00
CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	72.00
CHOICE BUILDER	JUL'26 ADMIN FEE	35.00
TALIMAR SYSTEMS INC	2 FINANCE SIT/STAND WORKSTATIONS	5,654.00
PARS (PHASE II SYSTEMS AND CALIFORNIA CORPORATION)	MAY'26 PARS REP FEES	300.00
PARS (PHASE II SYSTEMS AND CALIFORNIA CORPORATION)	JUN'26 PARS REP FEES	300.00
	FINANCE TOTAL:	**11,788.71**
INFORMATION TECHNOLOGY		
AT&T	4/22/26-5/21/26 AT&T CALNET CH-ALARM/POTS LINE	608.60
NATHAN KEETER CONSULTING LLC	JUN'26 NETWORK SUPPORT & SECURITY	416.67
AT&T	3/17/26-4/16/26 EOC MIFI	154.60
AT&T	3/17/26-4/16/26 CH MIFI	121.04
AT&T	3/17/26-4/16/26 FLEET COMPLETE GPS	206.32
AT&T	3/17/26-4/16/26 EOC PHONES	72.40
AT&T	4/17/26-5/16/26 EOC PHONES	72.40
AT&T	4/17/26-5/16/26 FLEET COMPLETE GPS	206.12
AT&T	4/17/26-5/16/26 EOC MIFI	154.60
AT&T	4/17/26-5/16/26 CH MIFI	121.04
AT&T	APR'26 CH AT&T FIBER INTERNET SERVICE	1,418.81
JOSE RUEL FABELLA DIRA	APR'26 ENERGOV & GIS	2,500.00
JOSE RUEL FABELLA DIRA	MAY'26 ENERGOV & GIS	3,000.00
AT&T	MAY'26 CH AT&T FIBER INTERNET SERVICE	1,383.24
HCI SYSTEMS, INC	FIRE SUPPRESSION INSPECTION TESTING CH	440.00
VICTORY LOCK CONTROL, INC	SERVICE?CALL-REMOVED?DOOR-NEW?DOOR?	600.00
GOTO COMMUNICATIONS	MAY'26 CH GOTO VOIP SERVICE & SUPPORT	2,000.65
GOTO COMMUNICATIONS	JUN'26 CH GOTO VOIP SERVICE & SUPPORT	2,000.65
LUNAVI, INC	MAY'26 OFFSITE BACKUP STORAGE	622.50
LUNAVI, INC	MAY'26 OFFSITE BACKUP STORAGE-LATE FEE	9.33
LUNAVI, INC	JUN'26 OFFSITE BACKUP STORAGE	622.50
GLOBALSTAR USA LLC	3/12/26-3/12/27 EOC SATELLITE PHONES-1800 MIN/PH	795.95
COX COMMUNICATIONS, INC	APR-JUN'26 ACCT#0202 CH CABLE TV	853.60
COX COMMUNICATIONS, INC	APR-JUN'26 ACCT#9302 LAB INTERNET	354.90
COX COMMUNICATIONS, INC	APR-JUN'26 ACCT#4801 1G INTERNET	4,485.00
CALPERS RETIREMENT	FY 25-26 CLASSIC PERS 1959 SURVIVOR BENEFIT	36.00
CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	72.00
SHI INTERNATIONAL CORP	6/25/26-6/24/27 PALO ALTO FIREWALL SUBSCRIPTION	12,028.55
US BANK PURCHASING CARD PROGRAM	IA 4/28 GOOGLE - EOC YOUTUBE SUBSCR	82.99
US BANK PURCHASING CARD PROGRAM	IA 5/19 STAPLES - SURGE PROTECTORS & THUMB DRIVES	68.36
US BANK PURCHASING CARD PROGRAM	IA 5/5 BROWN SUGAR - IT DEPT MEETING	21.69
US BANK PURCHASING CARD PROGRAM	IA 5/1 PHILZ COFFE - IT DEPT MEETING	37.39
US BANK PURCHASING CARD PROGRAM	IA 5/1 NASUNG DONKASU - IT DEPT MEETING	62.87
US BANK PURCHASING CARD PROGRAM	IA 5/8 NOTHING BUNDT CAKES - MEETING	66.00
	INFORMATION TECHNOLOGY TOTAL:	**35,696.77**
NON-DEPARTMENTAL		
PV MAINTENANCE INC	MAR'26 PVM VISTA PARK MAINTENANCE	1,913.00
CERTIFIED RECORDS MANAGEMENT	JUN'26 - RECORDS OFF SITE STORAGE	425.03
IPROMOTEU.COM INC	BUS CARDS-S.WILSON/ENVIRONMENTAL ASSOCIATE	70.51
IPROMOTEU.COM INC	BUS CARDS-B. CHANNING	70.51
IPROMOTEU.COM INC	BUS CARDS-J. PORRAS	70.51
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	APR'26 ELECTRICAL REPAIR - VISTA	386.37
QUADIENT FINANCE USA, INC	QUADIENT POSTAGE - ADDED 5/01/26	500.00
US BANK PURCHASING CARD PROGRAM	EM 5/20 BLISS CW-F150 CAR WASH	35.00
US BANK PURCHASING CARD PROGRAM	EM 5/18 CHEVRON-RAV4 #2530 LP 157483 WASH & DETAIL	284.99
VIGICABI INC	MAY'26 BANNER PRODUCTION & INSTALL-25YR ANNIV	2,398.00
US BANK PURCHASING CARD PROGRAM	LL 3/07 FEDEX-ORTIZ FAMILY	26.08

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	LL 2/24 FEDEX BOX-ORTIZ FAMILY	2.69
US BANK PURCHASING CARD PROGRAM	LL 3/18 TONY PEPPERONIS-CC MTG DINNER 3/18	353.90
US BANK PURCHASING CARD PROGRAM	LL 3/04 THAI BITE-CC MTG DINNER 3/4	194.46
US BANK PURCHASING CARD PROGRAM	LL 3/20 RALPHS-SODAS	42.66
US BANK PURCHASING CARD PROGRAM	LL 3/02 COSTCO-MBRSHP ANNUAL RENEWAL	130.00
US BANK PURCHASING CARD PROGRAM	LL 3/04 PRIMO BRANDS-WATER SERVICE	116.89
US BANK PURCHASING CARD PROGRAM	LL 2/28 PRIMO BRANDS-WATER SERVICE	53.85
US BANK PURCHASING CARD PROGRAM	MK 5/20 AMAZON-OUTDOOR BULLETIN BOARD	296.39
MOULTON NIGUEL WATER DIST	ACCT#64101 VISTA WATER SVC	2,172.03
CINTAS CORPORATION NO. 2	JUN'26 CH & STE 200 FIRST AID MAINT & SUPPLIES	195.30
STAPLES ADVANTAGE	MAY'26 - COPY&BREAKROOM SUPPLIES NON DEPARTMENTAL	575.63
STAPLES ADVANTAGE	MAY'26 - COPY&BREAKROOM SUPPLIES NON DEPARTMENTAL	37.48
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE-IRRIGATION VISTA PARK	636.00
VOYAGER FLEET SYSTEMS INC	JUN'26 VEHICLE FUEL	852.96
US BANK PURCHASING CARD PROGRAM	LL 3/31 LUNA GRILL-CC MTG 4/1 DINNER	302.50
US BANK PURCHASING CARD PROGRAM	LL 4/15 COSTCO BY INSTACART-SUPPLIES	150.77
US BANK PURCHASING CARD PROGRAM	LL 4/15 PANDA EXPRESS-CC MTG 4/13	140.08
US BANK PURCHASING CARD PROGRAM	LL 3/28 PRIMO BRANDS-WATER SERVICE	53.85
US BANK PURCHASING CARD PROGRAM	LL 4/14 JM TROPHIES & AWARDS-NAMEPLATES MRK	46.33
US BANK PURCHASING CARD PROGRAM	LL 4/15 PANDA EXPRESS-CC MTG 4/13	140.08
US BANK PURCHASING CARD PROGRAM	LL 4/03 PRIMO BRANDS-WATER SERVICE	116.89
MOULTON NIGUEL WATER DIST	ACCT#64101 VISTA WATER SVC	1,434.14
CALIFORNIA JPIA	FY26-27 ANNUAL LIABILITY PROGRAM PREMIUM	339,264.00
CALIFORNIA JPIA	FY26-27 WORKERS COMPENSATION PROGRAM	95,822.00
ROSE RIVERA	RR 12/16 GIFT CARDS-RAFFLE PRIZES HOLIDAY LUNCHEON	125.00
ROSE RIVERA	RR 4/01 GIFT CARDS - SPRING EGG HUNT PRIZES	30.00
	NON-DEPARTMENTAL TOTAL:	**449,465.88**
C. S. ADMINISTRATION		
4IMPRINT INC	25TH ANNIVERSARY PROMOTIONAL GIVEAWAYS	4,630.07
AMAZON CAPITAL SERVICES INC	MAY'26 AMAZON-HILAZA OUTER SPACE ERASER-GIVEAWAYS	52.44
AMAZON CAPITAL SERVICES INC	MAY'26 AMAZON-GALAXY SLIME PARTY FAVORS- GIVEAWAYS	47.10
AMAZON CAPITAL SERVICES INC	MAY'26 AMAZON-PARTYWIND SPACE TATTOOS REFUND	(8.18)
AMAZON CAPITAL SERVICES INC	MAY'26 AMAZON-PARTYWIND SPACE TATTOOS-GIVEAWA	8.18
AMAZON CAPITAL SERVICES INC	MAY'26 AMAZON-RING POP LOLLIPOPS - BOOTH GIVEAWAYS	42.40
AMAZON CAPITAL SERVICES INC	MAY'26 AMAZON-ERORDNA BLUEPRINT STORAGE RACK	40.93
US BANK PURCHASING CARD PROGRAM	EM RCS 4/27 I LOVE LA-PARKS&REC SUMMIT CONF LUNCH	12.42
US BANK PURCHASING CARD PROGRAM	EM RCS 4/27 694HILTON-PARKS&REC SUMMIT CONF DINNER	27.81
US BANK PURCHASING CARD PROGRAM	EM RCS 4/23 LAX-PARKS&REC SUMMIT CONF PARKING	156.99
US BANK PURCHASING CARD PROGRAM	EM RCS 5/04 CPRS-FINANCIAL SUSTAINABLE TRN 6/16-18	599.00
US BANK PURCHASING CARD PROGRAM	EM RCS 4/29 CONNECTION-PARKS&REC SUMMIT CONF LUNCH	15.26
US BANK PURCHASING CARD PROGRAM	LL 3/06 FACEBK-META ADS	105.00
US BANK PURCHASING CARD PROGRAM	LL 3/03 COSTCO-BUS. DELIVERY	263.80
LISHUANG OU	LOGO CONTEST 3RD PRIZE WINNER (CASSIE YIXIN WA)	100.00
MICHAEL R JUE	GRAPHIC DESIGN-25TH ANNIVERSARY & C.O.Y. FLYER	1,050.00
CALPERS HEALTH	JUL'26 HW - HEALTH PREMIUM	162.00
CALPERS HEALTH	JUL'26 DP - HEALTH PREMIUM	162.00
SOLINK INC	STAY CONNECTED FLYERS 1000 QTY - JOB 64011	307.09
CA PARK & RECREATION SOCIETY DISTRICT X	FY26-27 REC DEPT-CPRS MEMBERSHIP RENEWAL	1,280.00
US BANK PURCHASING CARD PROGRAM	EM RCS 6/02 THE BAGEL SHACK-STAFF TRAINING	53.68
US BANK PURCHASING CARD PROGRAM	EM RCS 6/02 CINDERELLA CAKES-25TH ANNIV RECEPTION	400.00
US BANK PURCHASING CARD PROGRAM	EM RCS 6/02 PREMIER LINENS-TABLE LINENS	1,821.93
US BANK PURCHASING CARD PROGRAM	JB 6/02 OC WINE MART & DELI-STAFF TRAININGS	94.74
US BANK PURCHASING CARD PROGRAM	JB 5/27 COSTCO-STAFF TRAININGS	64.33
US BANK PURCHASING CARD PROGRAM	JB 5/27 COSTCO-STAFF TRAININGS	47.68
US BANK PURCHASING CARD PROGRAM	JB 6/04 CHAUPAIN-STAFF TRAININGS	133.80
US BANK PURCHASING CARD PROGRAM	JB 6/02 AVILAS-STAFF TRAININGS	258.60
US BANK PURCHASING CARD PROGRAM	JB 5/27 COSTCO-STAFF TRAININGS	128.43
US BANK PURCHASING CARD PROGRAM	JNL 6/02 CPRS-TRAINING REG 8/25-8/27/26 JNL	529.00
US BANK PURCHASING CARD PROGRAM	JNL 6/02 BOARD AND BREW-STAFF TRAINING MEALS	145.46
US BANK PURCHASING CARD PROGRAM	JNL 6/02 CPRS-TRAINING REG 8/25-8/27/26 JB	529.00
US BANK PURCHASING CARD PROGRAM	JNL 6/02 PREMIER CANOPIES-BRANDED EZ UP	1,088.06
US BANK PURCHASING CARD PROGRAM	JNL 6/02 HOME DEPOT-SUPPLIES	39.70
US BANK PURCHASING CARD PROGRAM	JNL 6/02 BUSINESSRATE-AWARD PLAQUE	268.30
US BANK PURCHASING CARD PROGRAM	JNL 6/02 HOME DEPOT-SUPPLIES	(39.70)
US BANK PURCHASING CARD PROGRAM	JNL 6/02 TARGET-STORAGE BINS	55.12

Vendor Name	Description (Item)	Amount
US BANK PURCHASING CARD PROGRAM	LL 3/23 FACEBK-META ADS	86.75
US BANK PURCHASING CARD PROGRAM	LL 4/17 FACEBK-META ADS	105.00
US BANK PURCHASING CARD PROGRAM	LL 4/22 FACEBK-META ADS	105.00
US BANK PURCHASING CARD PROGRAM	LL 4/07 FACEBK-META ADS	3.75
	C. S. ADMINISTRATION TOTAL:	**14,972.94**
IGLESIA PARK		
SO CAL EDISON	MAY'26 ACCT#7997 IGLESIA PARK ELECTRICITY	141.77
PV MAINTENANCE INC	MAY'26 PVM IGLESIA PARK MAINTENANCE	660.50
US BANK PURCHASING CARD PROGRAM	KB 5/12 VOLLEYBALLUSA.COM-IGLESIA VOLLEYBALL NET	325.54
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION IGLESIA	471.86
EL TORO WATER DISTRICT	5/11/26-6/08/26 MTR#4114 IGLESIA PARK WATER	741.82
EL TORO WATER DISTRICT	5/11/26-6/08/26 MTR#3499 IGLESIA PARK WATER	817.44
	IGLESIA PARK TOTAL:	**3,158.93**
IGLESIA BUILDING		
SO CAL EDISON	MAY'26 ACCT#7997 IGLESIA PARK BLDG ELECTRICITY	1,500.14
PV MAINTENANCE INC	MAR'26 PVM IGLESIA BUILDING MAINTENANCE	895.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	APR'26 IGLESIA HVAC PREVENTATIVE MAINTENANCE	192.00
SONITROL ORANGE COUNTY LLC	APR'26 IGLESIA ACCESS CONTROL	114.86
SONITROL ORANGE COUNTY LLC	MAY'26 IGLESIA ACCESS CONTROL	114.86
TEAM ONE MANAGEMENT	JUN'26 JANITORIAL SERVICES - IGLESIA	1,064.00
EL TORO WATER DISTRICT	5/11/26-6/08/26 MTR#5016 IGLESIA PARK BLDG WATER	301.32
	IGLESIA BUILDING TOTAL:	**4,182.18**
IGLESIA PARK COMMUNITY CENTER		
BOYS & GIRLS CLUB OF CAPISTRANO VALLEY	MAY'26 B&GCCV	11,000.00
	IGLESIA PARK COMMUNITY CENTER TOTAL:	**11,000.00**
PLANNING		
US BANK PURCHASING CARD PROGRAM	SK 4/25 HUNTINGTON PLACE-NAT'L APA CONFERENCE F&B	8.25
US BANK PURCHASING CARD PROGRAM	SK 4/25 GREENLEAF-NAT'L APA CONFERENCE F&B	21.28
US BANK PURCHASING CARD PROGRAM	SK 4/25 LANTERNA-NAT'L APA CONFERENCE F&B	24.41
US BANK PURCHASING CARD PROGRAM	SK 5/20 APA ORANGE-LEGISLATIVE UPDATE MTG 5/28	26.12
US BANK PURCHASING CARD PROGRAM	SK 5/06 PDAOC-DIRECTORS MEETING 5/07	30.00
US BANK PURCHASING CARD PROGRAM	SK 4/25 HUNTINGTON PLACE-NAT'L APA CONFERENCE F&B	8.25
US BANK PURCHASING CARD PROGRAM	SK 4/25 MARRIOTT-NAT'L APA CONFERENCE F&B	47.28
US BANK PURCHASING CARD PROGRAM	SK 4/23 WEBB'S-DEPT TEAM BLDG LUNCH	196.70
US BANK PURCHASING CARD PROGRAM	SK 4/27 MARRIOTT-NAT'L APA CONF LODGING FOR SO KIM	901.32
US BANK PURCHASING CARD PROGRAM	SK 4/25 EATORI-NAT'L APA CONFERENCE F&B	31.50
WILLDAN FINANCIAL SERVICES	MAY'26 USER FEE STUDY	3,540.00
CALPERS HEALTH	JUL'26 MF - HEALTH PREMIUM	162.00
CALPERS RETIREMENT	FY 25-26 CLASSIC PERS 1959 SURVIVOR BENEFIT	36.00
CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	72.00
TALIMAR SYSTEMS INC	2 COMM DEV SIT/STAND WORKSTATIONS	5,654.00
LG2WB ENGINEERS,INC	MAY'26 EVACUATION ASSESSMENT-SAFETY ELEMENT	5,449.50
	PLANNING TOTAL:	**16,208.61**
BUILDING		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011778968 - 2/19 PN SAFETY ELEMENT UPDATE	280.48
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011794087 - 5/21 PH OBJECTIVE DESIGN STANDARDS	287.86
CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	72.00
CHARLES ABBOTT ASSOC INC	MAY'26 CAA CONTRACT SERVICES - BUILDING	28,098.32
US BANK PURCHASING CARD PROGRAM	SK 6/18 MANHATTAN STITCHING - STAFF APPAREL	875.42
	BUILDING TOTAL:	**29,614.08**
CODE ENFORCEMENT		
STAPLES ADVANTAGE	MAY'26 CODE ENF OFFICE SUPPLIES	237.90
CHARLES ABBOTT ASSOC INC	MAY'26 CAA CONTRACT SERVICES - CODE ENFORCEMENT	7,905.00
	CODE ENFORCEMENT TOTAL:	**8,142.90**
ENGINEERING (GENERAL)		
PV MAINTENANCE INC	JUN'26 PVM WAREHOUSE LEASE	1,035.00
AT&T	3/17/26-4/16/26 PUBLIC WORKS TABLETS	122.22
AT&T	4/17/26-5/16/26 PUBLIC WORKS TABLETS	2,857.96
AT&T	4/17/26-5/16/26 PUBLIC WORKS PHONES	122.22
RJM DESIGN GROUP INC	LANDSCAPE PLANT PALETTE UPDATE 2026	5,980.00
US BANK PURCHASING CARD PROGRAM	EM 4/26 THE HOME DEPOT-POWER TOOL BATTERIES	322.17
CALPERS RETIREMENT	FY 25-26 CLASSIC PERS 1959 SURVIVOR BENEFIT	36.00
CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	108.00

Vendor Name	Description (Item)	Amount
TALIMAR SYSTEMS INC	2 PUBLIC WORKS SIT/STAND WORKSTATIONS	5,654.94
RICHARD FISHER ASSOCIATES	APR'26 LANDSCAPE INSPECTION SERVICES CITYWIDE	2,667.90
CHARLES ABBOTT ASSOC INC	APR'26 CAA NPDES SERVICES	11,218.75
CHARLES ABBOTT ASSOC INC	APR'26 CAA SOLID WASTE SERVICES	4,492.50
CHARLES ABBOTT ASSOC INC	MAY'26 CAA NPDES SERVICES	14,480.00
CHARLES ABBOTT ASSOC INC	MAY'26 CAA SOLID WASTE SERVICES	4,072.50
	ENGINEERING (GENERAL) TOTAL:	**53,170.16**
STREET MAINTENANCE		
PV MAINTENANCE INC	MAY'26 PVM STREET MAINTENANCE MOE TAX	17,382.42
PV MAINTENANCE INC	MAY'26 ANHS GRADUATION - PVM SUPPORT	490.00
RICHARD FISHER ASSOCIATES	APR'26 LANDSCAPE INSPECTION SERVICES MEDIANS	1,643.69
CHARLES ABBOTT ASSOC INC	APR'26 CAA PUBLIC WORKS STREET INVESTIGATIONS	3,517.50
CHARLES ABBOTT ASSOC INC	MAY'26 CAA STREET INVESTIGATIONS	2,546.25
	STREET MAINTENANCE TOTAL:	**25,579.86**
LAW ENFORCEMENT-OTHER		
ALL CITY MANAGEMENT SERVICES	5/24-6/06/26 366.51 HRS-CROSSING GUARD SERVICES	12,648.26
COUNTY OF ORANGE	FEB'26 TECH CHARGES/RADIO REPAIR	122.45
COUNTY OF ORANGE	MAR'26 TECH CHARGES/RADIO REPAIR	244.90
COUNTY OF ORANGE	APR'26 TECH CHARGES/RADIO REPAIR	173.63
STAPLES ADVANTAGE	MAY'26 POLICE SERVICES OFFICE SUPPLIES	625.17
INTERIOR OFFICE SOLUTIONS, INC	FURNITURE FOR OCSD SUITE 200	42,796.98
US BANK PURCHASING CARD PROGRAM	JD 5/21 THE TOLL ROADS OF OC	575.00
US BANK PURCHASING CARD PROGRAM	JD 5/21 HUNTINGTON BEACH HARLEY DAVIDSON- REPAIR	864.15
US BANK PURCHASING CARD PROGRAM	JD 5/21 REVZILLA MOTORSPORTS - BOOTS & GLOVES	537.34
US BANK PURCHASING CARD PROGRAM	JD 5/21 CVS - PRINTING	12.88
US BANK PURCHASING CARD PROGRAM	JD 5/21 WALMART- FRAMES	56.14
US BANK PURCHASING CARD PROGRAM	JD 5/21 AARON BROTHERS /MICHAELS - FRAME	130.92
US BANK PURCHASING CARD PROGRAM	JD 5/21 THE HOME DEPOT - OPERATING SUPPLIES	149.38
US BANK PURCHASING CARD PROGRAM	JD 5/21 AMAZON - OFFICE SUPPLIES	283.28
	LAW ENFORCEMENT-OTHER TOTAL:	**59,220.48**
EOC		
US BANK PURCHASING CARD PROGRAM	LL 3/14 EXTRA SPACE-OFFSITE STORAGE #A1554	384.00
US BANK PURCHASING CARD PROGRAM	RB 5/21 TARGET-OFFICE SUPPLIES	59.24
US BANK PURCHASING CARD PROGRAM	JD 5/21 AV SELF STORAGE-#75 PUBLIC SAFETY JUN'26	490.00
US BANK PURCHASING CARD PROGRAM	LL 4/14 EXTRA SPACE-OFFSITE STORAGE #A1554	384.00
	EOC TOTAL:	**1,317.24**
	GENERAL FUND TOTAL:	**1,714,285.12**

102 - GEN. FD-CITY HALL

NON-DEPARTMENTAL

THE GAS COMPANY	05/01/26-06/03/26 MTR#16122180 CH GAS SVC	372.82
THURSTON ELEVATOR CONCEPTS INC	JUN'26 CH ELEVATOR HYDROLIC OIL MAINTENANCE	1,130.00
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	APR'26 CH HVAC PREVENTATIVE MAINTENANCE	1,875.98
SO CAL EDISON	MAY'26 ACCT#7189 CH ELECTRICITY	5,347.78
ODYSSEY POWER CORPORATION	2026 BI-ANNUAL GENERATOR MAINT SERVICE - CH	1,021.00
US BANK PURCHASING CARD PROGRAM	KB 5/20 HOME DEPOT-CH SUITE 200 REPAIRS	75.80
US BANK PURCHASING CARD PROGRAM	KB 5/07 HOME DEPOT-CH SUITE 200 REPAIRS	80.94
US BANK PURCHASING CARD PROGRAM	KB 5/07 HOME DEPOT-CH SUITE 255 SUPPLIES	38.73
US BANK PURCHASING CARD PROGRAM	KB 5/20 HOME DEPOT - CH SUITE 200 REPAIRS	34.48
US BANK PURCHASING CARD PROGRAM	KB 5/11 HOME DEPOT-CH SUITE 200 ELECTRICAL OUTLETS	9.56
US BANK PURCHASING CARD PROGRAM	KB 5/07 HOME DEPOT-CH SUITE 200 ELECTRICAL OUTLETS	118.50
US BANK PURCHASING CARD PROGRAM	KB 5/07 HOMEDEPOT -CH SUITE 200 REPAIRS	50.52
MOULTON NIGUEL WATER DIST	ACCT#65408/65407/65406 CH WATER SVC	765.68
SIGNAL HILL AUTO ENTERPRISES, INC	JUN'26 JANITORIAL SUPPLIES - CH	1,428.50
UNITED BUILDING AND DEVELOPMENT SERVICES LLC	MAY'26 PLUMBING PARTS FOR REPAIRS AND PM - CH	945.00
SONITROL ORANGE COUNTY LLC	APR'26 CH INTRUSION DETECTION	400.80
SONITROL ORANGE COUNTY LLC	APR'26 CH ACCESS CONTROL	639.87
SONITROL ORANGE COUNTY LLC	MAY'26 CH ACCESS CONTROL	639.87
SONITROL ORANGE COUNTY LLC	MAY'26 CH INTRUSION DETECTION	400.80
TEAM ONE MANAGEMENT	MAY'26 CARPET CLEANING - CH	130.00
TEAM ONE MANAGEMENT	JUN'26 JANITORIAL SERVICES - CH	3,590.00
TEAM ONE MANAGEMENT	JUN'26 ADDITIONAL JANITORIAL CLEANING & SERVICE-CH	1,910.00
FOSTERS' GARDENS INC	JUN'26 CH INTERIOR PLANT MAINTENANCE	115.00

Vendor Name	Description (Item)	Amount
PACIFIC PARK II ASSOCIATION	JUL'26 CH ASO ASSOCIATION DUES	641.00
MOULTON NIGUEL WATER DIST	ACCT#65408/65407/65406 CH WATER SVC	763.75
	NON-DEPARTMENTAL TOTAL:	**22,526.38**
	GEN. FD-CITY HALL TOTAL:	**22,526.38**

103 - GF-AV RECREATION SERVICES

MAYA MCELROY	MAY'26 REFUND_MAYA MCELROY_PAE010 COOKING	(530.00)
MAYA MCELROY	MAY'26 TRANSFER_MAYA MCELROY_CTY002 CDC	568.00
		38.00

RECREATION SERVICES

CSG FORTE PAYMENTS, INC	MAY'26 CREDIT CARD SERVICE FEES - WEB	3,505.20
CSG FORTE PAYMENTS, INC	MAY'26 CREDIT CARD SERVICE FEES - POS	2,318.61
AT&T	4/22/26-5/21/26 AT&T CALNET AVR-ALARM/POTS LINE	210.00
PV MAINTENANCE INC	MAY'26 PVM AVR MAINTENANCE	2,840.09
PRESTIGIOUS CLEANERS LLC	05/07 AVR DRY CLEANING	31.39
PRESTIGIOUS CLEANERS LLC	05/14 AVR DRY CLEANING	361.01
PRESTIGIOUS CLEANERS LLC	05/21 AVR DRY CLEANING	455.18
PRESTIGIOUS CLEANERS LLC	05/21 AVR DRY CLEANING	580.75
PRESTIGIOUS CLEANERS LLC	05/28 AVR DRY CLEANING	282.53
GARDAWORLD	JUN'26 AVR - CASH COURIER SERVICE	526.50
PRITCHARD SUPPLY, INC	MAY'26 AVR VENTATION MOTOR REPAIR - BATHROOMS	487.25
AT&T	3/17/26-4/16/26 RECREATION TABLET	40.74
AT&T	3/17/26-4/16/26 RECREATION PHONES	91.88
AT&T	4/17/26-5/16/26 RECREATION PHONES	91.88
AT&T	4/17/26-5/16/26 RECREATION TABLETS	40.74
ORANGE COUNTY FIRE PROTECTION	MAY'26 FIRE EXTINGUISHER MAINT AVR	714.42
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	MAY'26 TRAIL LIGHTING - AVR	493.34
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	APR'26 AVR HVAC PREVENTATIVE MAINTENANCE	3,084.99
CINTAS CORPORATION NO. 2	JUN'26 AVR FIRST AID SUPPLIES	119.69
L & O ALISO VIEJO, LLC	SPRING2026-SPN122 PICKLEBALL-1 PARTICIPANT	48.75
AT&T	APR'26 AVR AT&T INTERNET SERVICE	1,195.21
SO CAL EDISON	MAY'26 ACCT 6247 AVR ELECTRICITY	2,749.15
SO CAL EDISON	MAY'26 ACCT#4551 FARM ELECTRICITY	449.94
STAPLES ADVANTAGE	MAY'26 RCS OFFICE SUPPLIES	860.40
AT&T	MAY'26 AVR AT&T INTERNET SERVICE	1,165.25
HCI SYSTEMS, INC	FIRE SUPPRESSION INSPECTION TESTING AVR	440.00
GOTO COMMUNICATIONS	MAY'26 AVR GOTO VOIP SERVICE & SUPPORT	693.00
GOTO COMMUNICATIONS	JUN'26 AVR GOTO VOIP SERVICE & SUPPORT	693.00
US BANK PURCHASING CARD PROGRAM	KB 5/15 HOME DEPOT - GAME REPAIR AVR	105.53
US BANK PURCHASING CARD PROGRAM	KB 5/21 FERGUSON - BATHROOM SINK REPAIR AVR	86.60
US BANK PURCHASING CARD PROGRAM	KB 4/23 HOME DEPOT-CARPET CLEANING GREENROOM AVR	55.97
US BANK PURCHASING CARD PROGRAM	KB 5/19 HOME DEPOT - PLUMBING SUPPLIES AVR	57.58
US BANK PURCHASING CARD PROGRAM	KB 5/20 HOME DEPOT - GAME REPAIR AVR	8.60
US BANK PURCHASING CARD PROGRAM	KB 4/27 JOHNSTONE SUPPLY-AVR	60.28
US BANK PURCHASING CARD PROGRAM	KB 5/19 HOME DEPOT - PLUMBING SUPPLIES AVR	7.04
US BANK PURCHASING CARD PROGRAM	KB 4/27 HOME DEPOT-SINK REPAIR AVR	6.42
US BANK PURCHASING CARD PROGRAM	KB 4/27 HOME DEPOT-MOP SINK AVR	48.42
US BANK PURCHASING CARD PROGRAM	KB 5/13 HOME DEPOT- MIC REPAIR AVR	43.11
US BANK PURCHASING CARD PROGRAM	KB 4/23 JOHNSTONE SUPPLY-AVR	226.11
US BANK PURCHASING CARD PROGRAM	KB 5/13 O'RIELLYS - UTILITY CART REPAIR AVR	123.44
AARON FLORA	MAY '26 RENEWABLE FARMS	32,552.16
MOULTON NIGUEL WATER DIST	ACCT#105234/104936/104935/104986 RANCH WATER SVC	1,673.80
MOULTON NIGUEL WATER DIST	ACCT#104515/104519 FARM WATER SVC	437.40
CALPERS RETIREMENT	FY 25-26 PEPRA PERS 1959 SURVIVOR BENEFIT	216.00
MANHATTAN STITCHING COMPANY INC	R&CS STAFF APPAREL	4,651.57
SIGNAL HILL AUTO ENTERPRISES, INC	JUN'26 JANITORIAL SUPPLIES - AVR	138.75
SIGNAL HILL AUTO ENTERPRISES, INC	JUN'26 JANITORIAL SUPPLIES - AVR	1,729.26
GARDAWORLD	5/06/26 AVR CASH COURIER SERVICE-EXCESS PREM TIME	34.45
SONITROL ORANGE COUNTY LLC	2/13 AVCENTER ACCESS CONTROL-SERVICE CALL	315.00
SONITROL ORANGE COUNTY LLC	APR'26 AVR AVCENTER & AQC ACCESS CONTROL	1,161.33
SONITROL ORANGE COUNTY LLC	MAY'26 AVR AVCENTER & AQC ACCESS CONTROL	1,161.33
SONITROL ORANGE COUNTY LLC	4/30 AQC ACCESS CONTROL-SERVICE CALL & BATTERY	364.00
KIMBERLY DOWNEY ESMOND	SPRING2026-SPN017/047 DANCE-3 PARTICIPANTS	331.20
FOSTERS' GARDENS INC	JUN'26 AVR INTERIOR PLANT MAINTENANCE	110.00

Vendor Name	Description (Item)	Amount
PREMIER AQUATIC SERVICES	SUMMERCAMP2026-PAK001/PAM001 SPLASH CAMP-10 PARTI	2,662.50
SAHAR ALVIRI	SUMMERCAMP2026-SAR001/006 ART CAMP-16 PARTICIPANTS	2,114.75
LAURELINDA HAUKSSON	SUMMERCAMP2026-PAE046 SPY KIDZ-13 PARTICIPANTS	1,731.40
SKYHAWKS SPORTS ACADEMY, LLC	SUMMERCAMP2026-SKY008 FLAG FOOTBALL-5 PARTICIPANTS	587.40
EDWIN RATLEDGE	SUMMERCAMP2026-VOC001 VOLLEYBALL-6 PARTICIPANTS	803.00
L & O ALISO VIEJO, LLC	SPRING2026-SPN127 SOUND BATH-3 PARTICIPANTS	87.75
EDWIN RATLEDGE	SUMMERCAMP2026-VOC002 VOLLEYBALL-6 PARTICPANTS	792.00
M B B & D LLC	SUMMERCAMP26-CNJ002/001/003 CODING-15 PARTICIPANTS	3,133.35
BREAKTHROUGH SPORTS LLC	SUMMERCAMP2026-BTS007/010 SOCCER-16 PARTICIPANTS	2,691.70
BREAKTHROUGH SPORTS LLC	SPRING2026-SPN201 BASKETBALL-5 PARTIC REFUND	(115.00)
BEELER AQUATICS, INC	SUMMERCAMP2026-BCL001 BEACH CAMP-1 PARTICIPANT	413.00
LAURELINDA HAUKSSON	SU26-PAE038/091/001/002/052/108/300/071/047/042-80	12,745.15
PREMIER AQUATIC SERVICES	SUMMERCAMP2026-PAK002/PAM002 SPLASH CAMP-10 PARTI	2,722.50
JENNIFER BALES	SUMMERCAMP2026-TTS001 CAMP BROADWAY-9 PARTICIPANTS	1,070.85
TEAM ONE MANAGEMENT	MAY'26 JANITORIAL SERVICES - AVR	5,600.00
NIEVES LANDSCAPE INC	MAY'26 LANDSCAPE MAINTENANCE-PLANTS AVR	138.00
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION AVR	256.65
NIEVES LANDSCAPE INC	JUN'26 LANDSCAPE MAINTENANCE-IRRIGATION AVR	434.75
W W GRAINGER INC	6/17 CORDLESS PRESS PLUMBING TOOL KIT - AVR	5,594.86
US BANK PURCHASING CARD PROGRAM	JB 6/17 SUBWAY-CDC WK 2 STAFF LUNCH	54.38
US BANK PURCHASING CARD PROGRAM	JB 6/19 GOLFLANDPARKS-CAMELOT CDC WK 2 EXC 6/18	917.02
US BANK PURCHASING CARD PROGRAM	JB 6/09 PIRATES DIN-ADV CDC WK 1 EXCURSION 6/11	1,129.74
US BANK PURCHASING CARD PROGRAM	JB 6/02 DOLLAR TREE-CDC SUPPLIES	19.40
US BANK PURCHASING CARD PROGRAM	JB 5/26 SWIMOUTLET-CDC STAFF RASHGUARDS	342.22
US BANK PURCHASING CARD PROGRAM	JB 5/22 PRIMO BRANDS-BOTTLED WATER SERVICE	37.32
US BANK PURCHASING CARD PROGRAM	JNL 6/02 SPOTIFY-RCS DEPARTMENT ACCOUNT	18.99
MOULTON NIGUEL WATER DIST	ACCT#105234/104936/104935/104986 RANCH WATER SVC	1,743.10
MOULTON NIGUEL WATER DIST	ACCT#104515/104519 FARM WATER SVC	395.08
	RECREATION SERVICES TOTAL:	**118,398.10**
	GF-AV RECREATION SERVICES TOTAL:	**118.436.10**

203 - GAS TAX

TRAFFIC ENGINEERING

HARTZOG & CRABILL INC	2026 LOCAL SIGNAL SYNC PLAN UPDATE	5,890.00
	TRAFFIC ENGINEERING TOTAL:	**5,890.00**

STREET MAINTENANCE

PV MAINTENANCE INC	MAY'26 PVM STREET MAINTENANCE GAS TAX	21,245.18
SO CAL EDISON	MAY'26 ACCT#2125 GS1 MEDIAN ELECTRICITY	63.60
SO CAL EDISON	MAY'26 ACCT#6377 LS2 ST LIGHTS ELECTRICITY	1,268.67
SO CAL EDISON	MAY'26 ACCT#8254 TC1 ST LIGHTS ELECTRICITY	4,133.21
SAN DIEGO GAS & ELECTRIC	APR'26 ST LIGHTS & TRAFFIC CTRLRS	2,531.67
SCA OF CA LLC	5/19/26 PARKING LOT STREET SWEEPING - AVR	165.00
MOULTON NIGUEL WATER DIST	ACCT#64613/64615/65346 MEDIANS WATER SVC	688.29
BEAR ELECTRICAL SOLUTIONS INC	APR'26 TRAFFIC SIGNAL MAINTENANCE RESPONSE	4,672.58
BEAR ELECTRICAL SOLUTIONS INC	MAY'26 TRAFFIC SIGNAL MAINTENANCE ROUTINE	3,225.90
BEAR ELECTRICAL SOLUTIONS INC	MAY'26 TRAFFIC SIGNAL MAINTENANCE RESPONSE	7,612.95
EL TORO WATER DISTRICT	5/11/26-6/08/26 MTR#567 CALLE CORTEZ MEDIAN WATER	146.85
SCA OF CA LLC	MAY'26 STREET SWEEPING SERVICES	11,297.00
SCA OF CA LLC	JUN'26 STREET SWEEPING SERVICES	11,297.00
SAN DIEGO GAS & ELECTRIC	MAY'26 ST LIGHTS & TRAFFIC CTRLRS	2,483.37
MOULTON NIGUEL WATER DIST	ACCT#64613/64615/65346 MEDIANS WATER SVC	1,461.78
APPLIED CONCEPTS INC	STALKER TRAFFIC DATA COLLECTOR	1,810.20
	STREET MAINTENANCE TOTAL:	**74,103.25**
	GAS TAX TOTAL:	**79.993.25**

215 - PUBLIC SAFETY GRANTS

LAW ENFORCEMENT-OTHER

COUNTY OF ORANGE	MAR'26 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,500.00
COUNTY OF ORANGE	MAY'26 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,500.00
COUNTY OF ORANGE	JUN'26 AUTOMATED FINGERPRINT IDENTIFICATION SYSTEM	1,500.00
	LAW ENFORCEMENT-OTHER TOTAL:	**4,500.00**
	PUBLIC SAFETY GRANTS TOTAL:	**4.500.00**

Vendor Name	Description (Item)	Amount
225 - INTEGRATED WASTE MGMT FD		
GEN-TECHNOLOGY GRANTS		
CHARLES ABBOTT ASSOC INC	APR'26 CAA CONTRACT SERVICES-SB1383	1,377.50
CHARLES ABBOTT ASSOC INC	MAY'26 CAA CONTRACT SERVICES-SB1383	997.50
	GEN-TECHNOLOGY GRANTS TOTAL:	**2,375.00**
	INTEGRATED WASTE MGMT FD TOTAL:	**2,375.00**
231 - OTHER GRANTS		
OTHER GRANTS		
LAURA'S HOUSE	MAY'26 PLHA GRANT REIMBURSEMENT-CASE MANAGEMENT	1,288.00
US BANK PURCHASING CARD PROGRAM	KB 5/04 HOME DEPOT - 38 COLONIAL REPAIRS	188.48
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	MAY'26 BATHROOM LAMP LIGHTS FOR 38 COLONIAL WAY	232.74
	OTHER GRANTS TOTAL:	**1,709.22**
	OTHER GRANTS TOTAL:	**1.709.22**
241 - TECHNOLOGY FUND		
GEN-TECHNOLOGY GRANTS		
REACH SPORTS MARKETING GROUP	6/01/26-5/31/27 PLAYER LICENSE RENEWAL	2,337.50
ERIC WINTER	MAY'26-CC SPECIAL MTG 5/27	429.90
STAPLES ADVANTAGE	COUNCIL CHAMBER TV ROOM PLOTTER	1,339.85
COX COMMUNICATIONS, INC	APR-JUN'26 ACCT#4801 PEG	458.10
GRANICUS LLC	GRANICUS CLOSED CAPTIONING 6/04/26-6/03/27	2,880.00
STAPLES ADVANTAGE	COUNCIL CHAMBER TV ROOM PLOTTER PAPER	126.38
	GEN-TECHNOLOGY GRANTS TOTAL:	**7,571.73**
	TECHNOLOGY FUND TOTAL:	**7.571.73**
251 - FEDERAL GRANTS		
GEN-FEDERAL GRANT		
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011785891 - 4/2 FY26-27 ANNUAL ACTION PLAN	580.82
MIKE LINARES INC	FEB'26 CDBG CONSULTANT SERVICES	646.25
MIKE LINARES INC	JAN'26 CDBG CONSULTANT SERVICES	1,175.00
MIKE LINARES INC	MAR'26 CDBG CONSULTANT SERVICES	705.00
MIKE LINARES INC	4/23-5/7/26 CDBG CONSULTANT AAP PREP	7,500.00
	GEN-FEDERAL GRANT TOTAL:	**10,607.07**
	FEDERAL GRANTS TOTAL:	**10.607.07**
261 - CITY FAC.-AQUATIC CENTER		
PREMIER AQUATIC SERVICES	APR'26 AQC 4/21 CDTA- JAN-MAR'26 Q3 SALES TAX	64.00
		64.00
GEN-AQUATIC CENTER		
PV MAINTENANCE INC	MAY'26 PVM AQC MAINTENANCE	2,086.06
THE GAS COMPANY	05/04/26-06/04/26 MTR#15672349 AQC GAS SVC	3,734.20
ORANGE COUNTY FIRE PROTECTION	MAY'26 FIRE EXTINGUISHER MAINT AQC	82.19
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	TREE LIGHTS REPLACEMENT - AQC DECK	1,680.21
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	APR'26 SPLASH PAD ELECTRICAL REPAIR - AQC	121.20
HARBOR POINTE AIR CONDITIONING & CONTROL SYSTEMS, ...	APR'26 AQC HVAC PREVENTATIVE MAINTENANCE	261.33
PREMIER AQUATIC SERVICES	APR'26 AQC 4/02 COSTCO-CONCESSIONS	125.68
PREMIER AQUATIC SERVICES	APR'26 AQC 4/01 JACKRABBIT SERVICE PLATFORM	283.50
PREMIER AQUATIC SERVICES	APR'26 AQC 4/30 AMAZON-FACILITY SUPPLIES	62.48
PREMIER AQUATIC SERVICES	APR'26 AQC 4/30 AMAZON- FACILITY SUPPLIES	48.20
PREMIER AQUATIC SERVICES	APR'26 AQC 4/10 KIEFER-RESCUE BOARD HEAD PIECE	87.29
PREMIER AQUATIC SERVICES	APR'26 AQC 4/10 INDEED-ADVERTISING	116.58
PREMIER AQUATIC SERVICES	APR'26 AQC 4/06 INDEED-ADVERTISING	69.52
PREMIER AQUATIC SERVICES	APR'26 AQC 4/16 INDEED-ADVERTISING	50.36
PREMIER AQUATIC SERVICES	APR'26 AQC 4/08 INDEED-ADVERTISING	41.39
PREMIER AQUATIC SERVICES	APR'26 AQC 4/14 INDEED-ADVERTISING	37.26
PREMIER AQUATIC SERVICES	APR'26 AQC 4/02 INDEED-ADVERTISING	32.84
US BANK PURCHASING CARD PROGRAM	KB 4/29 HOME DEPOT-SIGN INSTALL AVAC	28.06
MOULTON NIGUEL WATER DIST	ACCT#64095/64096 AQC WATER SVC	1,123.16
COX COMMUNICATIONS, INC	APR-JUN'26 ACCT#6701 AQC INTERNET	1,549.11
HASA INC	MAY'26 AQC POOL CHEMICALS - BI-CARB	407.45
HASA INC	JUN'26 AQC POOL CHEMICALS - CHLORINE & ACID	2,762.82

Vendor Name	Description (Item)	Amount
HASA INC	JUN'26 AQC POOL CHEMICALS - BI-CARB & ACID	451.33
HASA INC	JUN'26 AQC POOL CHEMICALS - CHLORINE & ACID	1,976.18
UNITED BUILDING AND DEVELOPMENT SERVICES LLC	APR'26 BRASS FLOOR DRAINS - AQC	880.00
AQUATIC TECHNOLOGIES, INC	FEB'26 POOL MAINTENANCE	2,693.00
AQUATIC TECHNOLOGIES, INC	MAR'26 POOL MAINTENANCE	2,693.00
AQUATIC TECHNOLOGIES, INC	APR'26 POOL MAINTENANCE	2,693.00
AQUATIC TECHNOLOGIES, INC	MAY'26 POOL MAINTENANCE	2,693.00
TEAM ONE MANAGEMENT	JUN'26 JANITORIAL SERVICES - AQC	2,352.00
MOULTON NIGUEL WATER DIST	ACCT#64095/64096 AQC WATER SVC	1,416.60
PREMIER AQUATIC SERVICES	PREMIER MKTG-CANYON VISTA PTA EVENT BOOTH 4/1/26	500.00
	GEN-AQUATIC CENTER TOTAL:	**33,139.00**
	CITY FAC.-AQUATIC CENTER TOTAL:	**33,203.00**

311 - STREET IMPROVEMENTS

TRAFFICE SAFETY

CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011787043 - 7/24&31 NIB ACCESS PED SIGNALS	1,312.04
	TRAFFICE SAFETY TOTAL:	**1,312.04**

STREETS & HIGHWAYS

CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011778979 - 2/19&2/26 NIB BIKE LANE IMPRVMTS	271.63
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011781336 - 3/5&12 NIB CEDARBROOK PVMT REHAB	905.94
CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011781328 - 3/5&12 NIB AV PKWY PVMT REHAB	398.59
GMU GEOTECHNICAL INC	MAY'26 CEDARBROOK REHAB GEOTECH	5,794.47
RK ENGINEERING GROUP INC	MAY'26 CITYWIDE BIKE LANE STRIPING PLAN-DESIGN	600.00
NV5, INC	MAY'26 CEDARBROOK REHAB INSPECTION	854.39
NV5, INC	MAY'26 ALISO VIEJO PARKWAY REHAB INSPECTION	1,187.53
	STREETS & HIGHWAYS TOTAL:	**10,012.55**
	STREET IMPROVEMENTS TOTAL:	**11,324.59**

331 - CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS

CALIFORNIA NEWSPAPERS PARTNERSHIP	REF0011782325 - 3/12&19 NIB CITY HALL FC RE-CONFIG	749.74
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC	MAY'26 OUTLET & SWITCH ELECTRICAL SUPPLIES-STE 200	499.40
	CAPITAL IMPROVEMENTS TOTAL:	**1,249.14**
	CAPITAL IMPROVEMENTS TOTAL:	**1,249.14**

332 - STORM WATER

DRAINAGE IMPROVEMENTS

PV MAINTENANCE INC	MAY'26 PVM WOOD CANYON WETLANDS MAINTENANCE	7,245.00
PV MAINTENANCE INC	MAY'26 PVM DAIRY FORK WETLANDS MAINTENANCE	179.25
	DRAINAGE IMPROVEMENTS TOTAL:	**7,424.25**
	STORM WATER TOTAL:	**7,424.25**

GRAND TOTAL: 2,015,204.85

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL FUND	1,714,285.12	1,714,285.12
102 - GEN. FD-CITY HALL	22,526.38	22,526.38
103 - GF-AV RECREATION SERVICES	118,436.10	118,436.10
203 - GAS TAX	79,993.25	79,993.25
215 - PUBLIC SAFETY GRANTS	4,500.00	4,500.00
225 - INTEGRATED WASTE MGMT FD	2,375.00	2,375.00
231 - OTHER GRANTS	1,709.22	1,709.22
241 - TECHNOLOGY FUND	7,571.73	7,571.73
251 - FEDERAL GRANTS	10,607.07	10,607.07
261 - CITY FAC.-AQUATIC CENTER	33,203.00	33,203.00
311 - STREET IMPROVEMENTS	11,324.59	11,324.59
331 - CAPITAL IMPROVEMENTS	1,249.14	1,249.14
332 - STORM WATER	7,424.25	7,424.25
Grand Total:	**2,015,204.85**	**2,015,204.85**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	1,714,285.12
102 - GEN. FD-CITY HALL	22,526.38
103 - GF-AV RECREATION SERVICES	118,436.10
203 - GAS TAX	79,993.25
215 - PUBLIC SAFETY GRANTS	4,500.00
225 - INTEGRATED WASTE MGMT FD	2,375.00
231 - OTHER GRANTS	1,709.22
241 - TECHNOLOGY FUND	7,571.73
251 - FEDERAL GRANTS	10,607.07
261 - CITY FAC.-AQUATIC CENTER	33,203.00
311 - STREET IMPROVEMENTS	11,324.59
331 - CAPITAL IMPROVEMENTS	1,249.14
332 - STORM WATER	7,424.25
Grand Total:	**2,015,204.85**

Account Summary

Account Number	Account Name	Payment Amount
101-1203-000	ACCOUNTS RECEIVABLE	1,900.57
101-2505-000	DENTAL INSURANCE PA…	2,324.81
101-2506-000	MEDICAL INSURANCE P…	36,807.18
101-2507-000	LIFE INSURANCE PAYABLE	1,810.39
101-2508-000	VISION INSURANCE PAY…	395.96
101-2601-000	REFUNDABLE DEPOSIT	3,000.00
101-2602-000	PLANNING DEPOSIT	3,175.19
101-2603-000	ENGINEERING DEPOSIT	8,542.50
101-2606-000	C & D DEPOSIT	29,200.00
101-4-1101-4201-000	RETIREMENT	36.00
101-4-1101-4501-000	ADVERTISING & PROMO…	421.84
101-4-1101-4511-000	COMMUNICATION	447.34
101-4-1101-4601-000	SUPPLIES	11.36
101-4-1501-4201-000	RETIREMENT	96.00
101-4-1501-4206-000	MEDICAL INSURANCE	162.00
101-4-1501-4511-000	COMMUNICATION	183.76
101-4-1501-4520-000	MTGS/CONF./TRNG & D…	1,181.33
101-4-1502-4781-000	C.S-OTHER	863,228.80
101-4-1503-4201-000	RETIREMENT	27.00
101-4-1503-4309-000	OTHER CONTRACTUAL S…	8,483.88
101-4-1503-4520-000	MTGS/CONF./TRNG & D…	1,013.69
101-4-1503-4601-000	SUPPLIES	163.99
101-4-1503-4612-000	OPERATING SUPPLIES	172.22
101-4-1601-4201-000	RETIREMENT	57.00
101-4-1601-4303-000	LEGAL NOTICES	309.09
101-4-1601-4309-000	OTHER CONTRACTUAL S…	330.00
101-4-1601-4502-000	AWARDS & RECOGNITI…	74.36
101-4-1601-4520-000	MTGS/CONF./TRNG & D…	273.93
101-4-1601-4521-000	MEMBERSHIP & DUES	570.00
101-4-1601-4601-000	SUPPLIES	-72.23
101-4-1601-4611-000	PUBLICATIONS/REF MAT…	125.92
101-4-2101-4304-000	LEGAL SERVICES	25,792.00
101-4-2101-4532-000	SPECIAL PROJECTS	520.50
101-4-2501-4201-000	RETIREMENT	144.00
101-4-2501-4301-000	PROFESSIONAL SERVICES	5,000.00
101-4-2501-4309-000	OTHER CONTRACTUAL S…	968.11
101-4-2501-4601-000	SUPPLIES	22.60
101-4-2501-4612-000	OPERATING SUPPLIES	5,654.00
101-4-3101-4201-000	RETIREMENT	108.00
101-4-3101-4301-000	PROFESSIONAL SERVICES	5,916.67

Account Summary

Account Number	Account Name	Payment Amount
101-4-3101-4305-000	TECHNOLOGY SERVICES	14,296.96
101-4-3101-4481-000	COMPUTER EXPENSE	15,187.19
101-4-3101-4520-000	MTGS/CONF./TRNG & D…	187.95
101-4-3501-4431-000	BUILDING & GROUND M…	6,541.54
101-4-3501-4471-000	RENT	425.03
101-4-3501-4512-000	POSTAGE	528.77
101-4-3501-4513-000	PRINTING	211.53
101-4-3501-4516-000	FUEL	852.96
101-4-3501-4517-000	VEHICLE MAINTENANCE	319.99
101-4-3501-4522-000	INSURANCE EXPENSES	435,086.00
101-4-3501-4553-000	COMMUNITY BRANDING	2,398.00
101-4-3501-4601-000	SUPPLIES	1,104.80
101-4-3501-4612-000	OPERATING SUPPLIES	1,997.26
101-4-4101-4206-000	MEDICAL INSURANCE	324.00
101-4-4101-4501-000	ADVERTISING & PROMO…	1,762.59
101-4-4101-4520-000	MTGS/CONF./TRNG & D…	2,796.20
101-4-4101-4521-000	MEMBERSHIP & DUES	1,280.00
101-4-4101-4527-000	REC-CITY SPECIAL EVENTS	6,360.07
101-4-4101-4531-000	COMMUNITY OUTREACH	1,821.93
101-4-4101-4601-000	SUPPLIES	364.35
101-4-4101-4612-000	OPERATING SUPPLIES	263.80
101-4-4102-4411-000	UTILITIES	1,701.03
101-4-4102-4431-000	BUILDING & GROUND M…	1,132.36
101-4-4102-4461-000	OTHER EQUIPMENT MA…	325.54
101-4-4103-4411-000	UTILITIES	1,801.46
101-4-4103-4431-000	BUILDING & GROUND M…	2,380.72
101-4-4104-4529-000	REC-YOUTH PROGRAMS	11,000.00
101-4-4401-4201-000	RETIREMENT	108.00
101-4-4401-4206-000	MEDICAL INSURANCE	162.00
101-4-4401-4309-000	OTHER CONTRACTUAL S…	3,540.00
101-4-4401-4520-000	MTGS/CONF./TRNG & D…	1,295.11
101-4-4401-4612-000	OPERATING SUPPLIES	5,654.00
101-4-4401-4731-000	GENERAL PLAN	5,449.50
101-4-4402-4201-000	RETIREMENT	72.00
101-4-4402-4513-000	PRINTING	568.34
101-4-4402-4612-000	OPERATING SUPPLIES	875.42
101-4-4402-4751-000	C.S-BUILDING	28,098.32
101-4-4403-4612-000	OPERATING SUPPLIES	237.90
101-4-4403-4761-000	C.S-CODE ENFORCEMENT	7,905.00
101-4-4501-4201-000	RETIREMENT	144.00
101-4-4501-4309-000	OTHER CONTRACTUAL S…	5,980.00
101-4-4501-4471-000	RENT	1,035.00
101-4-4501-4481-000	COMPUTER EXPENSE	2,857.96
101-4-4501-4612-000	OPERATING SUPPLIES	6,221.55
101-4-4501-4701-000	NPDES	25,698.75
101-4-4501-4702-000	AB939-SOLID WASTE	8,565.00
101-4-4501-4741-000	C.S-CITY ENGINEERING	2,667.90
101-4-4503-4771-000	C.S-STREET MAINTENAN…	25,579.86
101-4-5102-4462-000	EQUIP MAINT-800MHZ …	540.98
101-4-5102-4516-000	FUEL	575.00
101-4-5102-4517-000	VEHICLE MAINTENANCE	864.15
101-4-5102-4612-000	OPERATING SUPPLIES	1,795.11
101-4-5102-4721-000	C.S-CROSSING GUARDS	12,648.26
101-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	42,796.98
101-4-5401-4471-000	RENT	1,258.00
101-4-5401-4612-000	OPERATING SUPPLIES	59.24
102-4-3501-4411-000	UTILITIES	7,250.03
102-4-3501-4431-000	BUILDING & GROUND M…	15,276.35

Account Summary

Account Number	Account Name	Payment Amount
103-34161	CONTRACT CLASSES	-530.00
103-34162	CITY CAMP REVENUE	568.00
103-4-4105-4201-000	RETIREMENT	216.00
103-4-4105-4305-000	TECHNOLOGY SERVICES	7,417.11
103-4-4105-4309-000	OTHER CONTRACTUAL S…	31,820.30
103-4-4105-4411-000	UTILITIES	6,166.05
103-4-4105-4431-000	BUILDING & GROUND M…	22,451.46
103-4-4105-4451-000	FARM OPERATING EXPE…	33,834.58
103-4-4105-4511-000	COMMUNICATION	265.24
103-4-4105-4561-000	TAXES/FEES/PERMITS	6,384.76
103-4-4105-4570-000	CITY CAMP EXPENSE	2,462.76
103-4-4105-4601-000	SUPPLIES	1,017.41
103-4-4105-4612-000	OPERATING SUPPLIES	6,362.43
203-4-4502-4301-000	PROFESSIONAL SERVICES	5,890.00
203-4-4503-4411-000	UTILITIES	12,777.44
203-4-4503-4771-000	C.S-STREET MAINTENAN…	38,566.81
203-4-4503-4772-000	C.S-STREET SWEEPING	22,759.00
215-4-5102-4803-000	PUBLIC SAFETY EQUIPM…	4,500.00
225-4-6141-4309-000	OTHER CONTRACTUAL S…	2,375.00
231-4-6131-4309-000	OTHER CONTRACTUAL S…	1,709.22
241-4-6141-4309-000	OTHER CONTRACTUAL S…	429.90
241-4-6141-4481-000	IT/COMPUTER EQUIPM…	7,141.83
251-4-6151-4309-000	OTHER CONTRACTUAL S…	10,607.07
261-2102-000	VOUCHERS PAYABLE	64.00
261-4-6161-7301-000	COST OF F&B	125.68
261-4-6161-7401-000	EQUIPMENT MAINTENA…	10,772.00
261-4-6161-7402-000	COMPUTER EXPENSE	283.50
261-4-6161-7411-000	UTILITIES	7,823.07
261-4-6161-7421-000	BUILDING & GROUND M…	7,491.05
261-4-6161-7425-000	POOL MAINTENANCE	5,597.78
261-4-6161-7431-000	SUPPLIES	110.68
261-4-6161-7433-000	OPERATING SUPPLIES	87.29
261-4-6161-7441-000	MARKETING	847.95
311-4-8201-5701-000	CONSTRUCTION	1,312.04
311-4-8301-5501-000	DESIGN	600.00
311-4-8301-5601-000	CONSTRUCTION MANA…	7,836.39
311-4-8301-5701-000	CONSTRUCTION	1,576.16
331-4-8701-5910-000	IMPROVEMENTS	1,249.14
332-4-8601-5911-000	REHABILITATION	7,424.25
	Grand Total:	**2,015,204.85**

Project Account Summary

Project Account Key	Payment Amount
None	1,943,730.88
0305911	7,245.00
0575910	1,249.14
0915911	179.25
1002SPRING	352.70
1002SUMMERCAMP	31,467.60
10044309	1,709.22
1235701	1,312.04
1385601	1,187.53
1385701	398.59
1405601	6,648.86
1405701	905.94
1425501	600.00
1425701	271.63
9014612	1,236.02

Project Account Summary

Project Account Key	Payment Amount
9024612	30.00
9034612	125.00
9974570	2,462.76
ENG 5004	2,861.25
ENG 5005	52.50
ENG 5007	131.25
ENG 5049	341.25
ENG 5076	236.25
ENG 5081	4,710.00
ENG 5082	210.00
GPA-2026-01003	870.00
GRA-2025-00005	290.00
SB13834309	2,375.00
SDP-2024-00001	546.91
SDP-2026-01000	390.00
SDP-2026-01001	725.00
USE-2025-00022	353.28
Grand Total:	**2,015,204.85**

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: FINAL TRACT MAP NO. 19340 AT 95 ARGONAUT

Recommended Actions:

1. Approve, via minute order, Final Tract Map No. 19340 at 95 Argonaut; and

2. Authorize the City Clerk to transmit the approved final map to the county recorder for recordation.

Fiscal Impact:

Any costs associated with the recordation of the Final Map shall be paid by the Project Applicant.

Background:

On December 3, 2025, the City Council adopted Resolution No. 2025-24, approving Vesting Tentative Tract Map No. 19340 and Site Development Permit for a condominium subdivision to allow the development of a 61-unit residential townhome community.

Discussion:

The Project Applicant submitted a Final Tract Map application, which was subject to compliance with all applicable conditions of approval, including the resolution of encroachments within easements and the submission of a Fire Master Plan to the Orange County Fire Authority for review. The Applicant has since satisfied all conditions of approval for the approval of the Final Map. Additionally, the City reviewed the Final Map and determined that it is technically acceptable and in substantial conformance with the Vesting Tentative Tract Map No. 19340 previously approved by the City Council.

Attachments:

1. Final Tract Map No. 19340
2. Resolution No. 2025-24

1 NUMBERED LOTS
0 LETTERED LOTS
GROSS AREA: 2.83 AC
NET AREA: 2.83 AC

IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA

TRACT MAP NO. 19340

BEING A SUBDIVISION OF A PARCEL 1 OF PARCEL MAP NO. 85–158, AS SHOWN ON A MAP FILE IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY CALIFORNIA.

X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, L.S. 4400 MAY 2025
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE _____

TIME _____ FEE $ _____

INSTRUMENT NO. _____

BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK–RECORDER

BY _____
DEPUTY

OWNERSHIP CERTIFICATE

WE THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP. DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF ALISO VIEJO AN EASEMENT FOR PEDESTRIAN ACCESS, AS SHOWN HEREON.

OWNER:
MTHCALV–II ARGONAUT, LLC

_____
NICK EMSIEK, DIVISION PRESIDENT DATE

NOTARY ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____ , BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED

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

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

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.

NAME OF NOTARY _____
(NAME PRINTED)

MY COMMISSION EXPIRES _____

MY COMMISSION NO: _____

SIGNATURE OMISSIONS

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

ALISO VIEJO COMMUNITY ASSOCIATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES AS DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED APRIL 6, 1982, AS INSTRUMENT NUMBER 82–118353, THE NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PACIFIC PARK BUSINESS CENTER 1 OF ALISO VIEJO COMMUNITY ASSOCIATION, RECORDED APRIL 13, 1987, AS INSTRUMENT NUMBER 87–201111, AS AMENDED BY THE FIRST CERTIFICATE OF AMENDMENT OF NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, PACIFIC PAR BUSINESS CENTER 1 RECORDED SEPTEMBER 4, 1987 AS INSTRUMENT NUMBER 87–505204, ALL IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA, AS SHOWN ON PARCEL MAP 85–158, RECORDED FEBRUARY 17, 1987 IN PARCEL MAP BOOK 218, PAGES 27–30 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

ALISO VIEJO COMMUNITY ASSOCIATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT TO MAINTAIN SIGNS, ALL UTILITIES SERVICING SUCH SIGNS, AND THE RIGHT TO MAINTAIN SUCH UTILITIES, RECORDED SEPTEMBER 4, 1987, AS INSTRUMENT NUMBER 87–505204 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

COUNTY OF ORANGE, HOLDER OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM GLENWOOD DRIVE, EXCEPT AT STREET INTERSECTIONS AS RELINQUISHED PER PARCEL MAP 85–158, RECORDED FEBRUARY 17, 1987 IN BOOK 218, PAGES 27 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR AIRCRAFT OPERATIONS, SOUND, AIRSPACE, AND AVIATION OVER SAID LAND SHOWN HEREIN ABOVE A MEAN SEA LEVEL ELEVATION OF 1050 FEET FOR PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN ON THAT CERTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

ALISO VIEJO COMMUNITY ASSOCIATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR MAINTENANCE PURPOSES, RECORDED APRIL 14, 1987 AS INSTRUMENT NUMBER 87–554296 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT AND RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, RECORDED SEPTEMBER 29, 1987, AS INSTRUMENT 87–548775 IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PACIFIC ARGONAUT–89, A CALIFORNIA GENERAL PARTNERSHIP, HOLDER OF AN EASEMENT TO MAINTAIN SIGNS, ALL UTILITIES SERVICING SUCH SIGNS, AND THE RIGHT TO MAINTAIN SUCH UTILITIES, RECORDED FEBRUARY 15, 1989, AS INSTRUMENT NUMBER 89–081268 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

MOULTON NIGUEL WATER DISTRICT, HOLDER OF A PERPETUAL NON–EXCLUSIVE EASEMENT AND RIGHTS OF WAY FOR SEWER LINES AND WATER TRANSMISSION PURPOSES, RECORDED SEPTEMBER 27, 1989 AS INSTRUMENT NUMBER 89–518828 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

LLOYDS BANK OF CALIFORNIA, OWNER OF THE INTEREST IN OIL, GAS, HYDROCARBONS ETC. RECORDED SEPTEMBER 30, 1976 IN BOOK 11908 PAGES 573 AND 582 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 3 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN MAY 2025, WHICH IT CORRECTLY REPRESENTS, WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY (OR WILL OCCUPY) THE POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES NOTED HEREON WITHIN 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, _____

_____
GERALD R. ANDERSON, LS 4400

LICENSED LAND SURVEYOR
GERALD R. ANDERSON
L.S. 4400
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE CITY COUNCIL: THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED TO BY THE CITY SURVEYOR.

THIS STATEMENT WILL BE EFFECTIVE ON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, _____

_____
SHAUN PELLETIER, RCE 77109
CITY ENGINEER & PUBLIC WORK DIRECTOR – CITY OF ALISO VIEJO

CITY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, _____

_____
AMELIA PAULA PEREIRA, CITY SURVEYOR
P.L.S. 8493

COUNTY TREASURER – TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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

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

DATED THIS _____ DAY OF _____, _____

SHARI L. FREIDENRICH
COUNTY TREASURER – TAX COLLECTOR

BY: _____
TREASURER – TAX COLLECTOR

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF ALISO VIEJO)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

THE CITY OF ALISO VIEJO DOES NOT ACCEPT AT THIS TIME THE OFFER(S) OF DEDICATION AS SHOWN IN THE OWNERSHIP CERTIFICATE.

DATED THIS _____ DAY OF _____, _____

_____
MARIA RUANO–KENDIG DATE
CITY CLERK
CITY OF ALISO VIEJO

1 NUMBERED LOTS
0 LETTERED LOTS
GROSS AREA: 2.83 AC
NET AREA: 2.83 AC

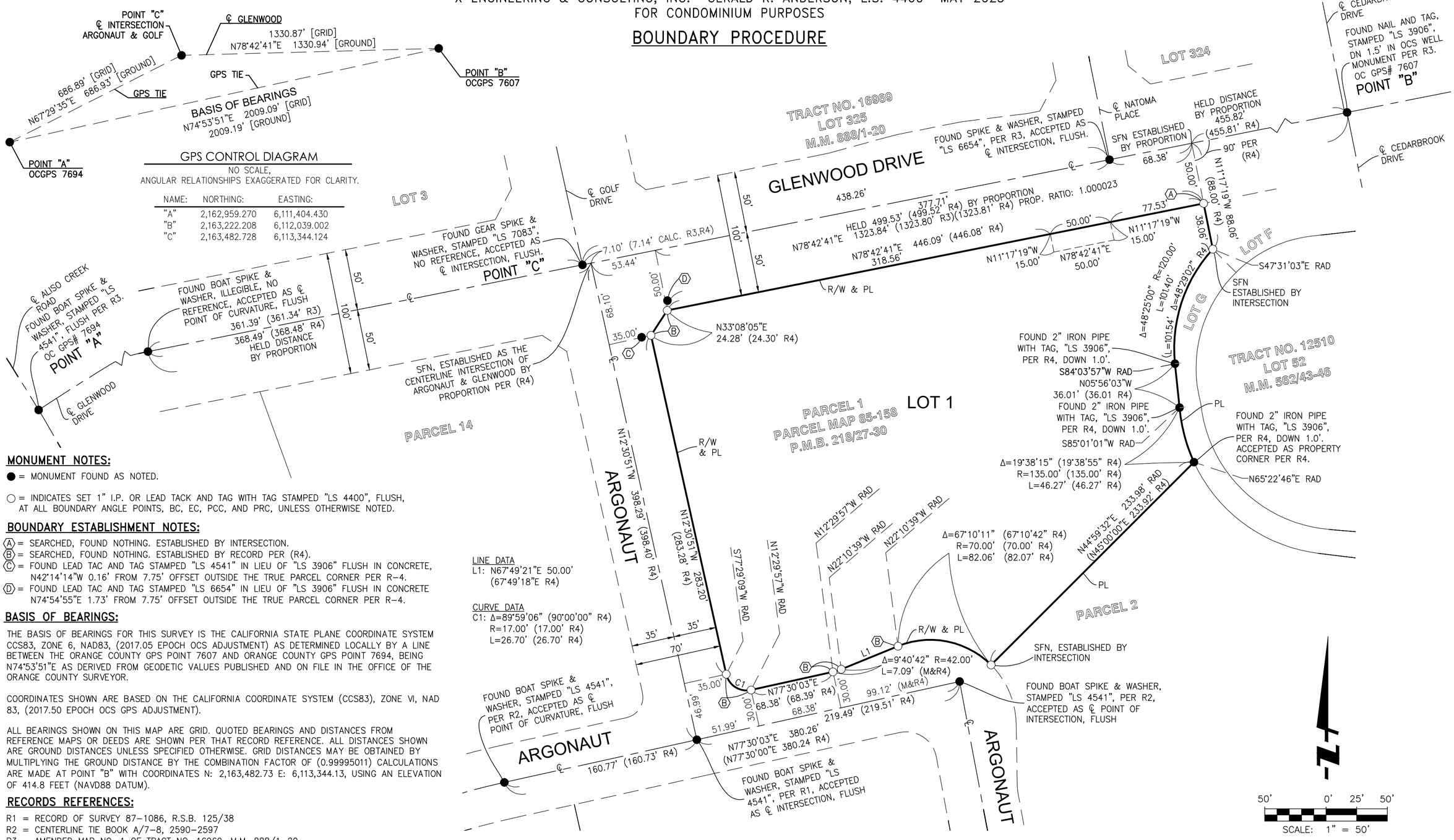
IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA

TRACT MAP NO. 19340

BEING A SUBDIVISION OF A PARCEL 1 OF PARCEL MAP NO. 85-158, AS SHOWN ON A MAP FILE IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY CALIFORNIA.

X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, L.S. 4400 MAY 2025
FOR CONDOMINIUM PURPOSES

BOUNDARY PROCEDURE



MONUMENT NOTES:

● = MONUMENT FOUND AS NOTED.

○ = INDICATES SET 1" I.P. OR LEAD TACK AND TAG WITH TAG STAMPED "LS 4400", FLUSH, AT ALL BOUNDARY ANGLE POINTS, BC, EC, PCC, AND PRC, UNLESS OTHERWISE NOTED.

BOUNDARY ESTABLISHMENT NOTES:

Ⓐ = SEARCHED, FOUND NOTHING. ESTABLISHED BY INTERSECTION.
Ⓑ = SEARCHED, FOUND NOTHING. ESTABLISHED BY RECORD PER (R4).
Ⓒ = FOUND LEAD TAC AND TAG STAMPED "LS 4541" IN LIEU OF "LS 3906" FLUSH IN CONCRETE, N42°14'14"W 0.16' FROM 7.75' OFFSET OUTSIDE THE TRUE PARCEL CORNER PER R-4.
Ⓓ = FOUND LEAD TAC AND TAG STAMPED "LS 6654" IN LIEU OF "LS 3906" FLUSH IN CONCRETE N74°54'55"E 1.73' FROM 7.75' OFFSET OUTSIDE THE TRUE PARCEL CORNER PER R-4.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, NAD83, (2017.05 EPOCH OCS ADJUSTMENT) AS DETERMINED LOCALLY BY A LINE BETWEEN THE ORANGE COUNTY GPS POINT 7607 AND ORANGE COUNTY GPS POINT 7694, BEING N74°53'51"E AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY THE COMBINATION FACTOR OF (0.99995011) CALCULATIONS ARE MADE AT POINT "B" WITH COORDINATES N: 2,163,482.73 E: 6,113,344.13, USING AN ELEVATION OF 414.8 FEET (NAVD88 DATUM).

RECORDS REFERENCES:

R1 = RECORD OF SURVEY 87-1086, R.S.B. 125/38
R2 = CENTERLINE TIE BOOK A/7-8, 2590-2597
R3 = AMENDED MAP NO. 1 OF TRACT NO. 16969, M.M. 888/1-20
R4 = PARCEL MAP 85-158, P.M.B. 218/27-30

NOTE: SEE SHEET 3 FOR EASEMENT NOTES

1 NUMBERED LOTS
0 LETTERED LOTS
GROSS AREA: 2.83 AC
NET AREA: 2.83 AC

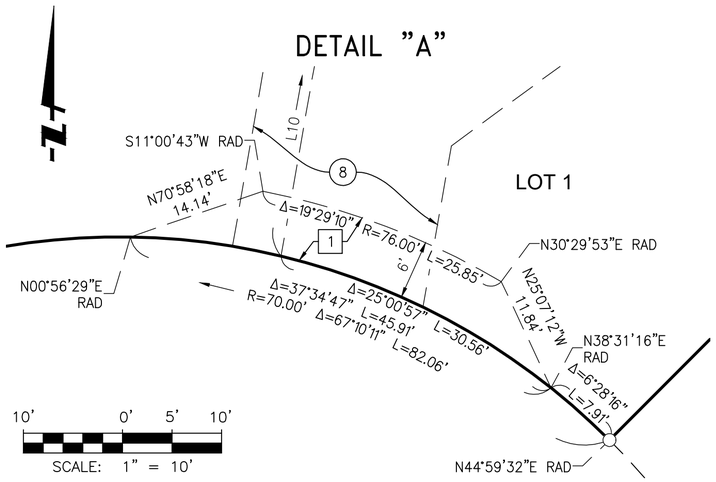
IN THE CITY OF ALISO VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA

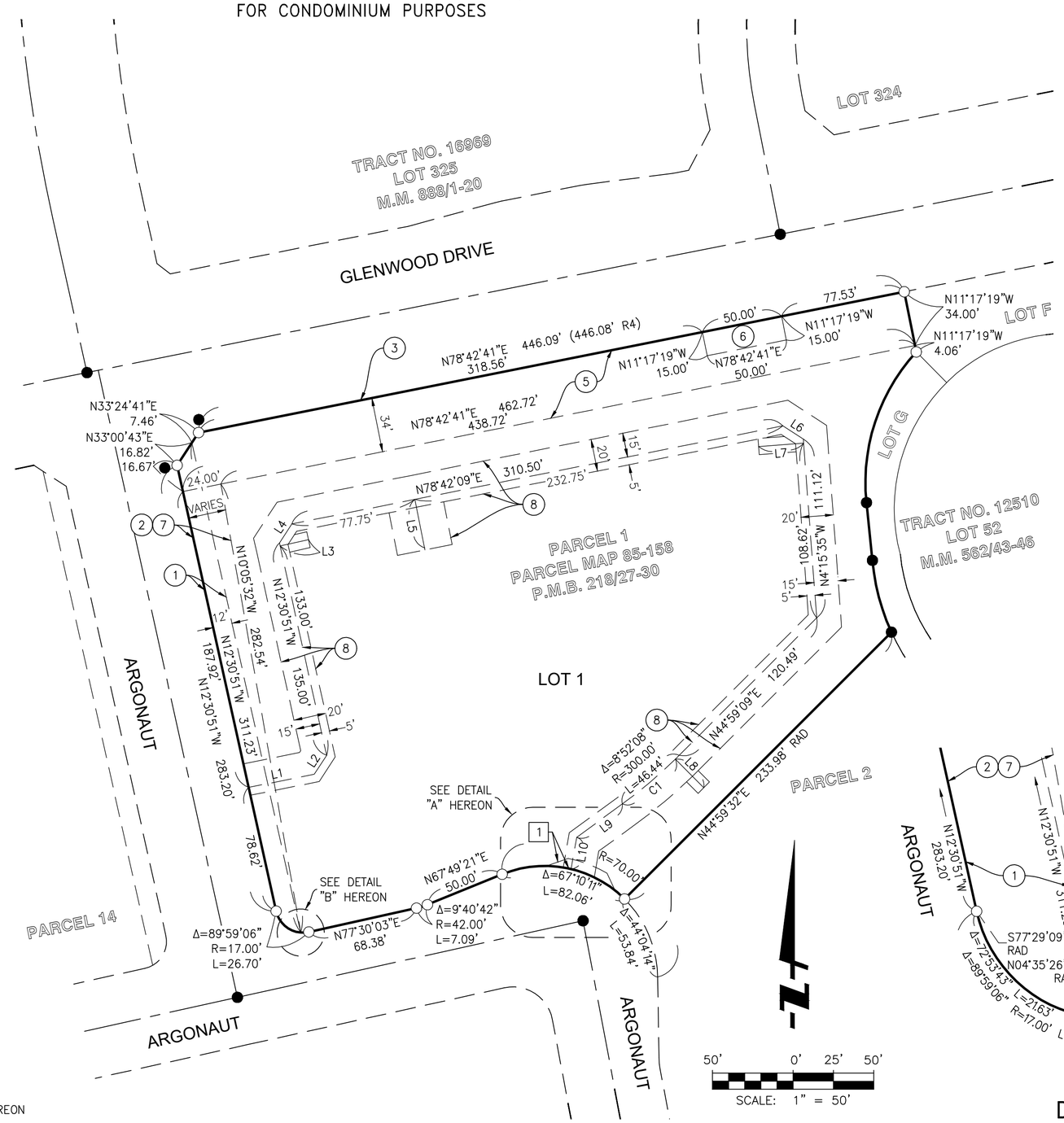
SHEET 3 OF 3 SHEETS

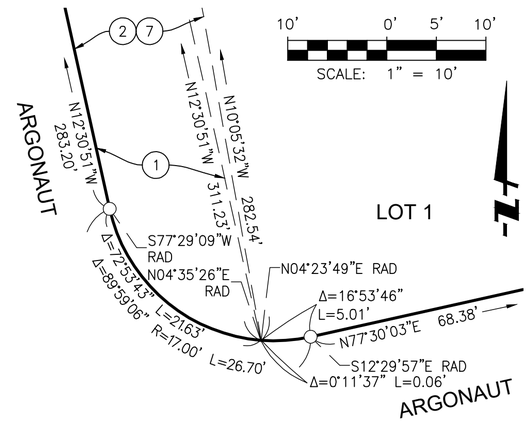
TRACT MAP NO. 19340

BEING A SUBDIVISION OF A PARCEL 1 OF PARCEL MAP NO. 85-158, AS SHOWN ON A MAP FILE IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY CALIFORNIA.

X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, L.S. 4400 MAY 2025
FOR CONDOMINIUM PURPOSES







LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N78°42'09"E	41.51'
L2	N33°05'39"E	13.99'
L3	N77°29'09"E	18.00'
L4	N33°05'39"E	13.99'
L5	N11°17'51"W	32.00'
L6	N56°54'21"W	15.10'
L7	N85°44'25"E	28.00'
L8	N45°00'51"W	25.00'
L9	N53°51'17"E	35.11'
L10	N9°56'33"E	19.97'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	8°12'41"	42.99'	300.00'

EXISTING EASEMENTS

(1) ALISO VIEJO COMMUNITY ASSOCIATION, A CALIFORNIA CORPORATION EASEMENT FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES AS DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED APRIL 6, 1982, AS INSTRUMENT NUMBER 82-118353, THE NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PACIFIC PARK BUSINESS CENTER 1 OF ALISO VIEJO COMMUNITY ASSOCIATION, RECORDED APRIL 13, 1987, AS INSTRUMENT NUMBER 87-201111, AS AMENDED BY THE FIRST CERTIFICATE OF AMENDMENT OF NOTICE OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, PACIFIC PARK BUSINESS CENTER 1 RECORDED SEPTEMBER 4, 1987 AS INSTRUMENT NUMBER 87-505204, ALL IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA, AS SHOWN ON PARCEL MAP 85-158, RECORDED FEBRUARY 17, 1987 IN PARCEL MAP BOOK 218, PAGES 27-30 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

(2) ALISO VIEJO COMMUNITY ASSOCIATION EASEMENT TO MAINTAIN SIGNS, ALL UTILITIES SERVICING SUCH SIGNS, AND THE RIGHT TO MAINTAIN SUCH UTILITIES, RECORDED SEPTEMBER 4, 1987 AS INSTRUMENT NO. 87-505204 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

(3) RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM GLENWOOD DRIVE, EXCEPT AT STREET INTERSECTIONS AS RELINQUISHED PER PARCEL MAP 85-158, RECORDED FEBRUARY 17, 1987 IN BOOK 218, PAGES 27 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

(4) COUNTY OF ORANGE EASEMENT FOR AIRCRAFT OPERATIONS, SOUND, AIRSPACE, AND AVIATION OVER SAID LAND SHOWN HEREIN ABOVE A MEAN SEA LEVEL ELEVATION OF 1050 FEET FOR PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN ON THAT CERTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. THE EASEMENT IS BLANKET IN NATURE OVER THE AIRSPACE AND NOT PLOTTED HEREON.

(5) ALISO VIEJO COMMUNITY ASSOCIATION EASEMENT FOR MAINTENANCE PURPOSES, RECORDED APRIL 14, 1987 AS INSTRUMENT NUMBER 87-554296 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

(6) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 87-548775 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

(7) PACIFIC ARGONAUT-89, A CALIFORNIA GENERAL PARTNERSHIP EASEMENT TO MAINTAIN SIGNS, ALL UTILITIES SERVICING SUCH SIGNS, AND THE RIGHT TO MAINTAIN SUCH UTILITIES, RECORDED FEBRUARY 15, 1989, AS INSTRUMENT NUMBER 89-081268 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

(8) MOULTON NIGUEL WATER DISTRICT PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHTS OF WAY FOR SEWER LINES AND WATER TRANSMISSION PURPOSES, RECORDED SEPTEMBER 27, 1989 AS INSTRUMENT NUMBER 89-518828 IN OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

DEDICATED EASEMENTS

[1] AN EASEMENT FOR PEDESTRIAN ACCESS DEDICATED TO THE CITY OF ALISO VIEJO AS SHOWN HEREON

RESOLUTION NO. 2025-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP 19340 FOR SUBDIVISION INTO CONDOMINIUM PURPOSES AND SITE DEVELOPMENT PERMIT (SDP-2024-00001) TO ALLOW THE DEVELOPMENT OF A 61-UNIT RESIDENTIAL TOWNHOME COMMUNITY LOCATED AT 95 ARGONAUT (623-091-01)

WHEREAS, on October 24, 2024, MLC Holdings, Inc. ("Applicant") submitted a general plan amendment, zone change, vesting tentative tract map, site development permit, and a development agreement application to demolish an existing office building to accommodate the construction of a multi-family residential community at 95 Argonaut ("Project");

WHEREAS, on November 6, 2024, the City Council held a duly noticed public review to receive and provide initial feedback on concept plans for the Project;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City is the lead agency for the proposed Project and has prepared an Initial Study/Mitigated Negative Declaration (SCH#2025100301) ("IS/MND") and a Mitigation Monitoring and Reporting Program ("MMRP") for the Project;

WHEREAS, on November 19, 2025, the City Council held a duly noticed public hearing, discussed the parameters of the public benefit contributions of the Development Agreement, and continued the meeting to December 3, 2025, to allow the Applicant additional time to address easement encroachment issues with the Aliso Viejo Community Association;

WHEREAS, the public benefits include, among other things, park in-lieu fees, as authorized by law and the City's ordinances, to rehabilitate and improve existing open space and recreational facilities in the City, including but not limited to, the Aquatic Center, Iglesia Community Center and Park, and the Ranch ("Facilities") in order to maintain the City's high standard of recreation and community services while accommodating a growing population, including future residents of the proposed subdivision;

WHEREAS, residents throughout the City regularly use the Facilities due to the variety of programs and services offered. Although the Facilities are located outside of the subdivision, future residents of the subdivision will undoubtedly use and benefit from use of the Facilities as well;

WHEREAS, on October 30, 2025, the City gave public notice of the City Council public hearing for consideration of a Mitigated Negative Declaration, General Plan Amendment GPA-2025-00002, Zone Change ZC-2025-00002, Vesting Tentative Tract Map 19340 and Site Developer Permit SDP-2024-00001, for the Project by advertising in a

newspaper of general circulation; by posting notices at City Hall and the Project site; and by mailing notices to owners of property within 300 feet, to the project applicant, and to local agencies that provide water, sewage, electricity and schools;

WHEREAS, on December 3, 2025, the City Council held a public hearing as prescribed by law and considered written and verbal public testimony that was submitted prior to the hearing and during the hearing and evidence and recommendations presented by staff in the agenda report and oral presentation; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

Section 1. **Incorporation of Recitals.** The City Council hereby finds and determines that all of the recitals set forth above are true and correct. The above recitals are hereby incorporated as substantive findings of this Resolution.

Section 2. **CEQA**. Pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (Collectively, "CEQA"), the City Council adopted Resolution No. 2025-24, determining that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures, as identified in the MMRP, are imposed on the Project.

Section 3. **Findings for Vesting Tentative Tract Map 19340.** Pursuant to the requirements of the California Subdivision Map Act (Government Code Section 66410 *et. seq.)* and AVMC Title 14 (Subdivisions), the City Council hereby makes the following findings of fact and approves the Vesting Tentative Tract Map ("VTTM") 19340 as set forth in the Project plans as set forth in Exhibit "B", Sheets C1 to C-3 and subject to the conditions of approval as set forth in Exhibit "A", which are attached hereto and incorporated herein by reference.

A. The proposed map is consistent with the applicable General and Specific Plans. The Site has a General Plan land use designation of Business Park. The Applicant proposes a General Plan Amendment to re-designate the property for High Density Residential, which allows for residential development of 19 to 30 dwelling units per acre. The Vesting Tentative Tract Map proposes 61 multi-family homes on 2.85 acres, resulting in a density of 21.4 dwelling units per acre. As conditioned, the Vesting Tentative Tract Map will not take effect unless the General Plan Amendment, Zone Change, Site Development Permit, and Development Agreement take effect. Accordingly, the proposed map would be consistent with the applicable General Plan Land Use designation. There is no applicable Specific Plan for the Project site.

B. The design or improvement of the proposed subdivision is consistent with the General and Specific Plans. The Project is consistent with the goals and policies of the Conservation and Open Space, Housing, and Land Use element in that the Project promotes orderly growth, provides a compatible transition between non-residential and residential uses, supports housing objectives by creating new residential opportunities, and utilizes existing infrastructure in a manner consistent with the community's long-term vision and planning framework. The Project is also subject to mitigation measures and conditions of approval that address potential impacts related to traffic, noise, air quality, and emergency access. There is no applicable Specific Plan for the Project site.

C. The proposed subdivision conforms to all applicable zoning standards set forth in AVMC Title, as required by AVMC Section 14.08.050. The proposed subdivision is consistent with the permitted uses, development standards, and density provisions of the underlying zoning district, and the design and layout of lots, streets, and improvements comply with the requirements for subdivision and land development established in the AVMC.

D. The site is physically suitable for the type of development. The Project site is generally level, has adequate access from existing public streets, and is served by established infrastructure systems including water, sewer, storm drainage, and utilities. The site's size, configuration, and surrounding land use context are appropriate to accommodate the Project consistent with applicable zoning and General Plan designations. No unusual topographic, geologic, or environmental conditions have been identified that would render the site unsuitable for residential use.

E. The site is physically suitable for the proposed density of development. The Project includes a General Plan Amendment to re-designate the property to High Density Residential, which permits residential development at a range of 19 to 30 dwelling units per acre. The Vesting Tentative Tract Map proposes 61 multi-family homes on 2.85 acres, resulting in a density of approximately 21.4 dwelling units per acre. This proposed density falls within the allowable range for the High Density Residential designation.

F. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The Project site is currently developed with an office building, surface parking lot, and landscaping. There is no fish, wildlife, or any habitat that would be affected by the Project.

G. The design of the subdivision or type of improvements is not likely to cause serious public health problems. The Project will be served by existing off-site infrastructure, with new on-site water, sewer, and storm drain facilities designed to connect to and extend those systems. All facilities have adequate capacity

to accommodate the proposed residential use. The subdivision design incorporates standard improvements, including paved streets, sidewalks, street lighting, and utility connections, that will be constructed in compliance with applicable building codes and City engineering standards. The Initial Study prepared for the Project did not identify any conditions that would result in significant public health impacts, and all potentially significant effects have been mitigated to less-than-significant levels.

H. The design of the subdivision or the type of improvements will not conflict with existing easements, acquired by the public at large, for access through or use of property within the subdivision. The Project as conditioned requires the Applicant to obtain easement holders' authorization for any improvements or encroachments prior to building permit issuance.

Section 4. **Findings for Site Development Permit SDP-2024-00001.** Pursuant to AVMC 15.74.020 (Site Development Permits), the City Council hereby makes the following findings of fact and approves the Site Development Permit SDP-2024-00001, subject to the conditions of approval as set forth in Exhibit "A" and Project plans as set forth in Exhibit "B", which are attached hereto and incorporated herein by reference.

A. Consistency with General Plan. The project is consistent with the general plan and any applicable specific plan. The Project with the General Plan Amendment to High Density Residential is consistent with the General Plan in that it incorporates landscaping aligned with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species; features building materials, colors, and architectural design that are compatible with the surrounding residential communities; includes a development impact fee that a portion of which is consistent the City's parkland ordinance; proposes three affordable housing units restricted to very low-income households, thereby enhancing housing diversity and affordability; and introduces rezoning to facilitate residential development that includes affordable units in support of the City's housing objectives.

B. Consistency with Zoning Code. The land use and associated development conform to the permitted use provisions and development standards of this zoning code and is consistent with this code and any applicable specific plan. The proposed zone change to High Density Residential, together with the associated development, is compatible with surrounding land uses, providing a transition that complements the existing neighborhood character. The property is suitable for residential use based on its location, access, visual character, and topography, and existing infrastructure is adequate to support the proposed development. The Project incorporates reduced perimeter setbacks for buildings, landscaping, and mechanical equipment, which are expressly permitted as incentives under California's State Density Bonus Law, which requires cities to grant certain concessions and waivers or relaxed development standards when a project

includes a qualifying percentage of affordable housing units. Because the Project meets the threshold of 5% for very low-income households, it is eligible for the reduced building and landscape setbacks, and mechanical equipment placement in the front yard setback. In addition, the Project qualifies for a reduced parking ratio under the State Density Bonus Law. Based on this ratio, a total of 112 parking spaces is required for the Project. The law does not prescribe how these spaces must be allocated between private resident parking and guest parking; rather, the distribution is left to the Applicant. In this case, the Applicant is proposing 150 parking spaces, consisting of 122 private residential spaces and 28 guest spaces. Although the City does not permit tandem parking, and tandem stalls must therefore be counted as a single space, the Project would still provide a total of 117 spaces (89 private and 28 guest), which exceeds the required 112 spaces.

C. Compliance with CEQA. Processing and approval of the permit application are in compliance with the requirements of the California Environmental Quality Act. An Initial Study ("IS") was prepared for the project, which identified potentially significant environmental impacts. However, these impacts can be mitigated to less than significant levels through revisions and implementation of mitigation measures. As such, a Mitigated Negative Declaration ("MND") was prepared and circulated for a 20-day public review period from October 2 to October 22, 2025, with distribution to the State Clearinghouse, public agencies, nearby property owners, and interested parties. One comment was received from the California Department of Toxic Substances Control (DTSC), and its recommendations regarding imported fill material have been incorporated as conditions of approval. The IS determined that the project would not result in significant impacts to most resource areas, and identified mitigation measures for biological resources, cultural resources, tribal cultural resources, and geology and soils, which are included in the Mitigation Monitoring Program and Conditions of Approval.

D. Architectural Design. The architectural design of the project, including but not limited to the architectural style, scale, building mass, materials, colors, architectural details, and roof style, is compatible with surrounding development. The adjacent multi-family development to the north shares several defining characteristics with the proposed project, including similarly scaled buildings composed of six attached units. The architectural style is complementary, featuring stucco exteriors, tile roofing, wrought iron balconies, recessed entryways, and communal open space without private driveways. The surrounding single-family tract homes also reflect a consistent architectural design, with comparable color palettes, exterior finishes, and material selections. The Project further enhances this compatibility through the inclusion of framed windows, some accented with faux shutters, as well as a mix of hip and gable roof forms, which reflects the roof styles found in nearby residences. Collectively, these design elements ensure compatibility with the surrounding development.

E. Site Design. The site design of the project, including but not limited to project entries, interior circulation, pedestrian and bicycle access, pedestrian amenities, screening of equipment and trash enclosures, exterior lighting, and other site design elements, is compatible with surrounding development. The Project will retain the existing single-entry driveway at the southern end of the site along Argonaut. The internal private roadway system designed to provide two-way access to residential garages and guest parking spaces, emergency access, hydrant placement has been reviewed and conceptually approved by both the Building Division and the Orange County Fire Authority (OCFA). Each unit will include an enclosed private garage with dedicated space for trash bin storage. Approximately 32% of the site will be dedicated to open space, including a private park, shared yards, pedestrian walkways, and perimeter landscaping. Perimeter fencing and exterior mechanical equipment will be screened with additional landscaping, and the site entrance will be enhanced with decorative paving, signage, and accent trees. Lighting throughout the site, including streetlights, bollards, and shade structures, will be designed with recessed, downward-facing fixtures to minimize light spill. These design elements are compatible with surrounding residential communities.

F. Landscape Design. Project landscaping, including but not limited to the location, type, size, color, texture, and coverage of plant materials, has been designed so as to provide visual relief, complement buildings, visually emphasize prominent design elements and vistas, screen undesirable views, provide a harmonious transition between adjacent land uses and between development and open space, and provide an overall unifying influence to enhance the visual continuity of the project. The Project incorporates a landscape plan that enhances the overall visual continuity of the site and complements the architectural character of the development. Approximately 32% of the site is dedicated to open space, which includes a private park featuring a BBQ counter, shade structure, picnic tables, benches, and play equipment. In addition, approximately 35,000 square feet of shared yards, pedestrian walkways, and perimeter landscaping are distributed throughout the site to provide visual relief and promote connectivity. Landscaping will be provided around the exterior mechanical equipment and perimeter fencing to screen undesirable views. The site entrance is designed to create a welcoming and visually prominent focal point, enhanced with decorative paving, signage, and accent trees. The plant palette aligns with the City Council-approved plant palette, emphasizing low-water, drought-tolerant species.

Section 5. **Location of Documents.** The administrative record for the Project is maintained at City Hall located at 12 Journey, Suite 100, Aliso Viejo, CA 92656. The custodian of records is the City Clerk.

Section 6. **Severability**. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 7. **Effective Date**. This Vesting Tentative Tract Map 19340, Site Development Permit SDP-2024-00001 shall not take effect unless and until General Plan Amendment, Zone Change, and the Development Agreement are each approved by the City Council and have become effective, and the associated Development Agreement is executed by both parties thereto.

Section 8. **Execution of Resolution**. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this 3rd day of December 2025.

Tiffany Ackley
Mayor

APPROVED AS TO FORM:

Scott C. Smith, City Attorney

ATTEST:

Kathy Bailor, Interim City Clerk

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

I, Kathy Bailor, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2025-24 duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 3rd day of December 2025, by the following roll call vote, to wit:

AYES: Mayor Ackley, Mayor Pro Tem Duncan, Councilmembers Dwyer, Munzing and Zandbergen

NOES: None

ABSENT: None

Kathy Bailor

KATHY BAILOR,
INTERIM CITY CLERK

(SEAL)

Exhibit "A"
Conditions of Approval
Case Nos. GPA-2025-00002, ZC 2025-00002, VTTM 19340, and SDP-2024-00001

General

1. Indemnification. The Applicant shall indemnify, protect, defend, and hold the city, and/or any of its officials (appointed or elected), officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively 'Actions'), brought against the city, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the city and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the city) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, Planning and Zoning Law, Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed the city shall have the right to approve, which approval will not be unreasonably withheld, legal counsel providing the city's defense, and that Applicant shall reimburse city for any costs and expenses directly and necessarily incurred by the city in the course of the defense. The city shall promptly notify the Applicant of any action brought, and city shall cooperate with the Applicant in defense of the action.

2. Other Agency Approvals. The Applicant shall comply with all applicable requirements of outside agencies having jurisdiction, including but not limited to the local fire authority, water district, and any other local, regional, State, or Federal agencies.

3. Public Works. If applicable, the Applicant shall apply for and obtain encroachment permits or other permits from the Public Works Department for any work or placement within the public right-of-way.

Development Agreement and Vesting Tentative Tract Map

4. **Prior to issuance of any building permit,** the Applicant shall execute the Development Agreement with the City. The Applicant shall comply with all terms and conditions of the agreement.

5. Payment of the full $213,850 City Fees and $824,802 Park in-lieu fee amounts shall be made to the City **prior to the issuance of any building permit** for the Project. No building permit shall be issued until the City has received the full payment and confirmed compliance with all applicable fee requirements. The City shall have no obligation to issue any building permit until and unless such payments and in-lieu fees are received in full, any delay resulting from non-payment shall be solely the responsibility of the Applicant.

6. The Applicant shall provide a minimum of 3 dwelling units on-site as for-sale housing, which shall be deed restricted to very low-income households. Each unit shall be designed and located in full compliance with the plans reviewed by the City Council on December 3, 2025. **Prior to issuance of any building permit,** the Applicant shall execute the Density Bonus Housing Agreement as provided in the Development Agreement. The Applicant shall comply with all terms and conditions of the Density Bonus Housing Agreement and the Development Agreement.

Vesting Tentative Tract Map

7. A final tract map shall be filed for approval and recordation pursuant to AVMC Chapter 14.18.

8. **Prior to approval of the Final Map**, the Applicant shall resolve any encroachments into the easements to the satisfaction of the City and all affected parties. No Final Map shall be approved for filing until documentation demonstrating resolution of the encroachment, whether by removal, relocation, or formal modification of the easement, has been reviewed and approved by the City. The Final Map shall reflect the corrected easement boundaries and conditions as approved.

9. **Prior to clearance of a Final Map or issuance of a permit,** the Applicant shall submit a Fire Master Plan to Orange County Fire Authority for review.

10. Street lighting shall be provided along, and at the intersections of, all arterial highways and local streets in accordance with the illumination levels specified in the city standards, except as otherwise approved by the city engineer.

11. Utility lines, including, but not limited to, electric, communications, street lighting, and cable television, shall be placed underground. The Applicant is responsible for making the necessary arrangements with the utility companies for the installation of such facilities. Appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes, meter cabinets, and concealed ducts in an underground system may be placed above ground within the street right-of-way where sufficient right-of-way width exists so as not to pose a serious hazard to pedestrian traffic.

12. All lots shall be connected to a sanitary sewer system.

Construction

13. The approved project involves the demolition of an existing office building development and construction of a new 61-unit townhome complex with associated parking lot and open space amenities. The project shall be constructed and maintained in full compliance with the approved plans and specifications, including but not limited to all details regarding building height, setbacks, site layout, parking, circulation, architectural features, and other design elements, reviewed by the City Council on December 3, 2025. Any modifications or deviations from the approved plans shall require prior review and approval by the City pursuant to AVMC 15.74.110 (Modifications to discretionary permits).

14. The approved project shall comply with all applicable provisions of the Aliso Viejo Municipal Code, including but not limited to building codes and any conditions imposed as part of the approval process.

15. **Prior to issuance of any permits,** the Applicant shall submit and obtain City approval of a construction plan detailing the phasing and timing of demolition of the existing office building, site grading, infrastructure installation, landscape/open space installation and construction of the approved 61-unit townhome community. All work shall proceed in accordance with the approved construction plan, and any substantive changes to phasing or timing shall require prior written authorization from the City.

16. **Prior to issuance of any grading permit**, the Applicant shall submit a proposed haul route for the transport of earth, materials, and equipment to and from the site. The haul route shall be reviewed and approved by the City to ensure public safety, minimize traffic impacts, and protect adjacent properties. No grading or excavation shall occur until the haul route has received written approval, and any subsequent modifications shall require prior authorization by the City.

17. **Following completion of grading and prior to issuance of any building permits**, the Applicant shall submit a pad certification prepared and signed by a licensed civil engineer or geotechnical engineer, verifying that all building pads have been graded in accordance with the approved grading plans and are suitable for the intended construction. The certification shall be reviewed and approved by the City prior to any construction.

18. Construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday. No construction shall occur on Sundays or on Federal holidays. Use of rock crusher on site is prohibited.

19. **Prior to grading or building permit issuance,** the Applicant shall prepare and submit for approval a Project Specific Final Water Quality Management Plan (F-WQMP) for the subject project. The F-WQMP shall be consistent with the approved P-WQMP and in full conformance with the TGD.

20. During all grading and construction activities, the construction contractor shall post a clearly visible sign at the project site boundary listing a contact name and telephone number.

21. **Prior to building permit final of any unit,** perimeter fencing shall be installed. The use of chain link, barbed wire, razor wire or electrified fencing are prohibited.

22. Project identification sign is required. Prior to installation of this sign, the project name shall be approved by the City to ensure appropriateness, aid in identification for emergency services and to avoid duplication with other projects in the City. Placement of any permanent and temporary signs may be permitted pursuant to AVMC Chapter 15.34.

23. Uless determined infeasible by the City, streetlights shall be placed off of sidewalks; and irrigation controllers, power transformers, telephone and cable TV junction boxes, and other similar facilities shall be placed underground.

24. **Prior to building permit issuance,** the Applicant shall submit a lighting plan identifying the type, location and height of proposed lighting fixtures, with an associated photometric analysis showing lighting illumination levels and spillover. The lighting plan shall conform to the provisions of AVMC Zoning Code Appendix A (Requirements for Crime Prevention Through Environmental Design) and AVMC 15.62.070 (Outdoor Lighting) and shall be reviewed and approved by the Director of Community Development and the Police Services Department prior to issuance of a building permit. The Police Services Department shall also review address numbers, certain landscaping, and door strikes and jambs as part of this same review and approval process.

25. Screening of Equipment and Facilities. Mechanical equipment, ground-mounted utility, mechanical, and other similar equipment shall be screened pursuant to AVMC 15.62.080 (Nonresidential Site Planning).

26. Landscaping shall comply with AVMC 15.62.060 (Landscaping and screening). All landscaping and common areas on site shall be maintained in perpetuity by the Applicant or an established homeowners' association.

Temporary Use Permits

27. The temporary placement of a trailer, recreational vehicle or other relocatable building, or the temporary use of a permanent structure on an active construction or grading site to serve as a construction and/or guard office may be permitted subject to approval of a temporary use permit pursuant to AVMC 15.14.170 (Construction and Guard Offices).

28. Temporary model home complexes and real estate sales offices may be established subject to approval of a temporary use permit pursuant to AVMC 15.14.180 (Model Home Offices).

Permit Validity

29. Expiration. This approval shall expire and be of no further force or effect if:
    a. The permit is not established within two years of the permit's effective date or such other time period designated by the permit approval, by state law, or by this code; or
    b. After establishment, the use or activity for which the permit was approved is discontinued or abandoned for a period of one year.

30. Time Extensions. Upon application before expiration of the period of validity, the City Council may grant or conditionally grant an extension to the period of validity for up to one year per extension if it finds that such an extension is justified by the circumstances of the original findings for the project can still be made with, if necessary, the imposition of conditions not originally imposed on the project. The filing of an application for extension shall stay expiration of the permit until action is taken on the time extension by the decision-making authority. No more than two one-year extensions may be granted or conditionally granted.

31. Revocation of discretionary permits. Any discretionary permit may be revoked by the original decision-making authority pursuant to the provisions of AVMC 15.74.120 (Revocation of Discretionary Permits).

Orange County Fire Authority ("OCFA")

32. **Prior to building permit issuance,** submit plans for review and approval of the following: underground piping for private hydrants and fire sprinkler systems, and fire sprinkler systems.

33. **Prior to concealing interior construction**, submit plan for review and approval of the fire alarm system.

Department of Toxic Substances Control ("DTSC")

34. All imported soil/fill material shall be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

35. If in the event any COC results are above DTSC residential screening levels are found in soil or fill material, all contaminations within the Project area shall be addressed through DTSC or Regional Water Quality Control Board.

Mitigation Measures

Biological Resources

36. MM BIO-1a: Nesting Bird Pre-construction Surveys If ground-disturbing or vegetation-removing construction activities or tree removal is proposed during the breeding/nesting season for migratory birds (February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot survey buffer (where accessible), no more than 3 days prior to the start of ground-disturbing activities in the construction area

37. MM BIO-1b: Avoidance of Active Avian Nests If an active nest (i.e., occupied by eggs or fledglings) is located during pre-construction surveys or at any point during the construction phase of the proposed project, the City of Aliso Viejo shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until the eggs or fledglings no longer are in the nest or a qualified Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and a 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.

Cultural Resources

38. MM CUL-1: Prior to the initiation of construction activities, all construction personnel conducting ground disturbance at the site shall be provided a Worker Environmental Awareness Program (WEAP) cultural resources "tailgate" training. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. The training shall be conducted by an Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology. An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology shall conduct an updated survey of the site following demolition and exposure of native soils and prior to any project-related trenching or grading to check for the inadvertent exposure of cultural materials. This shall be followed by archaeological monitoring during the grading and trenching phase of the proposed project. At the completion of these phases, archaeological monitoring shall be reduced to periodic "spot checks." In the event exposed soils indicate cultural materials may be present, this may be followed by regular or full-time archaeological monitoring as determined by the Archaeologist

39. MM CUL-2: In the event that buried archaeological resources are discovered during construction, operations shall stop within a 100- foot radius of the find and an Archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. The Lead Agency, along with other relevant or Tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead Agency. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Upon coordination with the Lead Agency, any archaeological artifacts recovered shall be donated to an appropriate Tribal custodian or a qualified scientific institution where they would be afforded applicable cultural resources laws and guidelines.

40. MM CUL-3: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If during the course of project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site where human remains are discovered and/or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98. 2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury

the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:

a. The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. •
b. The descendant identified fails to make a recommendation.
c. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Geology and Soils

41. COA GEO-1: In accordance with Municipal Code 13.08.170, Soil Engineering and Engineering Geology Reports, a soil engineering and engineering geology report shall be required for grading projects unless otherwise waived by the building official. The reports shall include information appropriate for the site including any information required by the building official. Recommendations included in the reports and approved by the building official shall be incorporated in the grading plans or specifications. Accordingly, prior to issuance of grading permit, the project applicant shall provide grading plans or specifications that include all recommendations from the proposed project's May 31, 2024, Geotechnical Subsurface Exploration Due Diligence Study prepared by SA Geotechnical, Inc., or from the latest geotechnical study for the proposed project.

42. MM GEO-1: The project applicant shall enlist a qualified Paleontologist (meeting the standards of the Society of Vertebrate Paleontology [SVP]) to prepare a Worker Environmental Awareness Program (WEAP) presentation for construction personnel. It will include information on paleontological resources, laws protecting them, types of fossils that could occur at the project site, and protocol for unanticipated discoveries. In the event that fossils are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The contractor shall notify the qualified Paleontologist to examine the discovery. The qualified Paleontologist shall document the discovery as needed in accordance with SVP standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. Based on the significance of the find, the qualified Paleontologist shall determine procedures to be followed before construction is allowed to resume at the location of the find. If, in consultation with the qualified Paleontologist, it is determined that avoidance is not feasible, the qualified Paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) to outline salvage and recovery procedures. If deemed necessary by the qualified Paleontologist, the PRIMP shall include construction monitoring requirements as well. The PRIMP shall be submitted to the City for review and approval and the approved plan shall be implemented.

Tribal Cultural Resources

43. MM TCR-1 :Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The project applicant shall retain a Native American Monitor from or approved by both the Gabrieleño Band of Mission Indians – Kizh Nation and the Juaneño Band of Mission Indians, Acjachemen Nation. The Monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the Director of Community Development prior to the earlier date of either: (1) the commencement of any ground-disturbing activity, or (2) the issuance of any permit required to commence any ground disturbing activity. The Monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribes. Monitor logs shall identify and describe any discovered Tribal Cultural Resources (TCRs), including, but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, Tribal Cultural Resources, or TCRs), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of Monitor logs shall be provide to the project applicant and the Director of Community Development upon written request to the Tribe. On-site Tribal monitoring shall conclude upon the latter of the following: (1) written confirmation to the Monitor and the Lead Agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Monitor to the Director of Community Development that no future planned construction activity and/or development/construction phase at the project site possesses the potential to impact to TCRs.

44. MM TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-funerary/Non-ceremonial) Upon discovery of any Tribal Cultural Resources (TCRs), all construction activities in the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) shall cease. The City shall consult with the project Archaeologist and initiate Native American consultation procedures with the project's consulting Tribes (Gabrieleño Band of Mission Indians-Kizh Nation and the Juaneño Band of Mission Indians, Acjachemen Nation). The consultation effort is intended to be a meaningful and timely process of seeking, discussing, and considering carefully the views of others in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement on the appropriate treatment and disposition of TCRs discovered. A Cultural

Resources and Monitoring and Treatment Plan shall be created by the Archaeologist in coordination with the consulting Tribes (Gabrieleño Band of Mission Indians-Kizh Nation and the Juaneño Band of Mission Indians, Acjachemen Nation) and all subsequent finds shall be subject to this plan. Project construction shall not resume within the immediate vicinity of the discovery (i.e., not less than the surrounding 50 feet) until a Cultural Resources and Monitoring Treatment Plan is prepared and implemented. The plan may include, but would not be limited to, reburying, relocating, recording, and/or another culturally appropriate treatment. If it is determined that mutual agreement cannot be reached within 30 days of the initial consultation meeting, the TCR(s) under review shall be reinterred on-site in a location free from future ground disturbing construction activities. This measure does not apply to the finding of human remains, which must comply with California Health and Safety Code Section 7050.5.

45. MM TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

    a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
    b. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
    c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2).
    d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Exhibit "B"
Project Plans

ARGONAUT

ALISO VIEJO, CALIFORNIA

07/24/2025

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PLANNING + ARCHITECTURE

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ALISO VIEJO, CALIFORNIA

P-1 Vicinity Map
P-2 Site Photos
P-3 Street View and Neighborhood Context
P-4 Illustrative Site Plan

A-1 Street Scene

A-2 602A Building (6- Plex) - First Floor Plan
A-3 602A Building (6- Plex) - Second Floor Plan
A-4 602A Building (6- Plex) - Third Floor Plan
A-5 602A Building (6- Plex) - Spanish Eclectic "A" Elevation
A-6 602A Building (6- Plex) - Spanish Eclectic "A" Elevation
A-7 602A Building (6- Plex) - Spanish Eclectic "A" Elevation
A-8 602A Building (6- Plex) - Roof Plan

A-9 704A Building (7- Plex) - First Floor Plan
A-10 704A Building (7- Plex) - Second Floor Plan
A-11 704A Building (7- Plex) - Third Floor Plan
A-12 704A Building (7- Plex) - Spanish Eclectic "A" Elevation
A-13 704A Building (7- Plex) - Spanish Eclectic "A" Elevation
A-14 704A Building (7- Plex) - Spanish Eclectic "A" Elevation
A-15 704A Building (7- Plex) - Roof Plan

A-16 804A Building (8- Plex) - First Floor Plan
A-17 804A Building (8- Plex) - Second Floor Plan
A-19 804A Building (8- Plex) - Third Floor Plan
A-20 804A Building (8- Plex) - Spanish Eclectic "A" Elevation
A-21 804A Building (8- Plex) - Spanish Eclectic "A" Elevation
A-22 804A Building (8- Plex) - Spanish Eclectic "A" Elevation
A-23 804A Building (8- Plex) - Roof Plan

A-24 807A Building (8- Plex) - First Floor Plan
A-25 807A Building (8- Plex) - Second Floor Plan
A-26 807A Building (8- Plex) - Third Floor Plan
A-27 807A Building (8- Plex) - Spanish Eclectic "A" Elevation
A-28 807A Building (8- Plex) - Spanish Eclectic "A" Elevation
A-29 807A Building (8- Plex) - Spanish Eclectic "A" Elevation
A-30 807A Building (8- Plex) - Roof Plan

A-31 Written Color Schemes
A-32 Color Boards - "A" Spanish Colonial

C-1 Title Sheet
C-2 Existing Conditions
C-3 Tentative Tract Map
C-4 Conceptual Grading Plan
C-5 Sections
C-6 Earth Work Exhibit
C-7 Conceptual Utility Plan
C-8 Fire Access Site Plan

L-1 Conceptual Landscape Site Plan
L-2 Conceptual Open Space Enlargement Plan
L-3 Conceptual Wall and Fence Plan
L-4 Conceptual Wall and Fence Details and Site Amenities
L-5 Conceptual Irrigation Calculation
L-6 Conceptual Planting Palette
L-7 Existing Tree Information
L-8 Conceptual Common Open Space Calculation

VCL - 01 Summaries and Schedules
VCL - 02 Lighting Plan
VCL - 03 Specification: Street Light
VCL - 04 Specification: Pedestrian Light
VCL - 05 Specification: Bollard Light
VCL - 06 Specification: Down Light

Note: For design intent only, not for construction.

Meritage Homes | MLC Holdings, Inc.

Developer: Meritage Homes
5 Peters Canyon Road, Suite 310
Irvine, CA 92606
Contact: Danny Hinojosa
Business: (310) 741-0336
www.meritagehomes.com

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614
Contact: Jeff Addison
Business: (949)660-1568
www.klcarch.com

C2 Collaborative

Landscape: C2 Collaborative
100 Avenida Miramar,
San Clemente, CA 92672
Contact: Sundae Liu
Business: (949)542-7732
www.c2collaborative.com

X ENGINEERING & CONSULTING

Civil Engineer: X Engineering & Consulting, Inc.
6 Hutton Centre Drive, Suite 650
Santa Ana, CA 92707
Contact: Eric Lissner
Business: (714) 474-1609
www.xengineeringinc.com



Vicinity Map

Meritage Homes

MLC Holdings, Inc.

Argonaut

Aliso Viejo, California

July 2025

P-1



Site Photos

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Argonaut

Aliso Viejo, California

July 2025



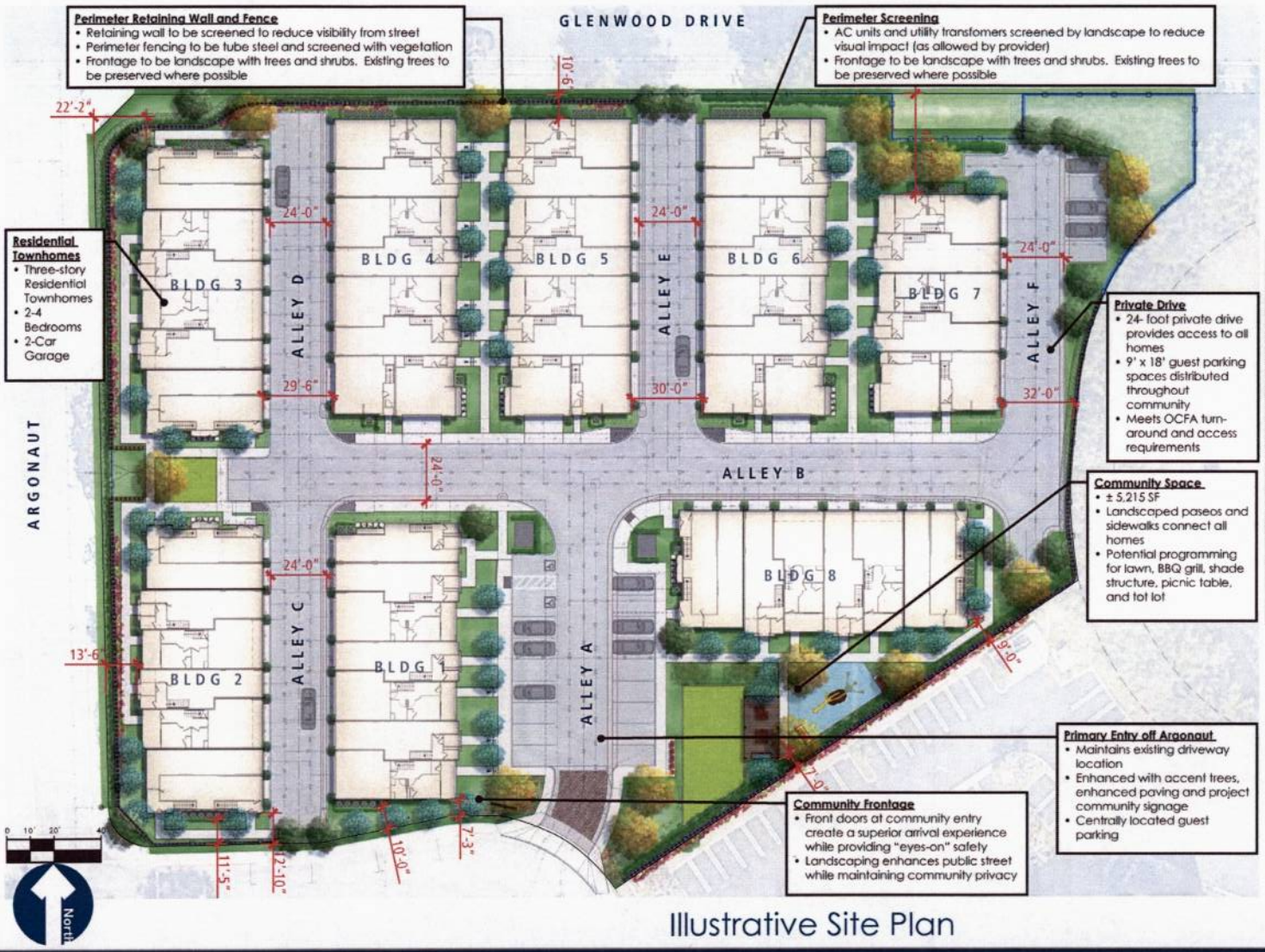
Street View and Neighborhood Context

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Argonaut

Aliso Viejo, California

July 2025



Summary

Site Area: 2.83 acres (123,275 SF)

Total Homes: 61
- (12) Plan 2531: 1,268 SF 2 Bed 2.5 Bath, Tandem Garage
- (8) Plan 2532: 1,210 SF 2 Bed 2.5 Bath, Standard Garage
- (21) Plan 1633: 1,496 SF 3 Bed 3 Bath, Tandem Garage
- (20) Plan 1638: 1,765 SF 4 Bed 4 Bath, Standard Garage

Net Density: 21.6 du/ac

	Development Standards Required	Proposed
Maximum Density	30 du/ac	21.6 du/ac
Maximum Structure Height	45'	38'
Minimum Building Site Area (SF)	5,000 SF	123,275 SF
Maximum Building Site Coverage	60%	40%
Minimum Common Open Space	25% (30,819 SF)	32.7% (40,259.9 SF) (See Note 13 below)
Minimum Perimeter Setback [7]	20'	7'
Parking [8]	Townhomes: 2 spaces/ unit = 122 Guest: .5 spaces/unit = 31 Total Parking = 153	Garage: 2 per unit = 122 Guest= 28 Total= 150 (See Note 12 below)

Notes:
1. 95 Argonaut, Aliso Viejo, CA 92656
2. Assessor's Parcel Numbers: 623-091-01
3. Application Number: DRP-2024-00002
4. Type VB construction with either NFPA 13D automatic sprinkler system or NFPA 13R automatic sprinkler system. Refer to floor plans for specifics
5. Existing Zoning: Business Park 2
6. Proposed Zoning: Residential High Density
7. Existing General Plan: Business Park
8. Proposed General Plan: High Density Residential
9. 5% Affordable (3 Homes) at Very Low to be provided on site. Max wall heights & perimeter setbacks reduced per Density Bonus Law. The following units will be assigned as affordable:
   - One (1) - Plan 2532: 1,210 SF 2 Bed 2.5 Bath
   - Two (2) - Plan 2531: 1,268 SF 2 Bed 2.5 Bath
10. SB330: Pending
11. CEQA: IS/MND
12. CA Density Bonus Law (Gov Code:Section 65915-65918)
13. Refer to Sheet L-8 for Conceptual Common Open Space Calculation

Illustrative Site Plan

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Argonaut

Aliso Viejo, California

July 2025



602A BUILDING (6-PLEX) | 801A BUILDING (8-PLEX) | 801A BUILDING (8-PLEX) | 801A BUILDING (8-PLEX) | 807A BUILDING (8-PLEX)

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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STREET SCENE

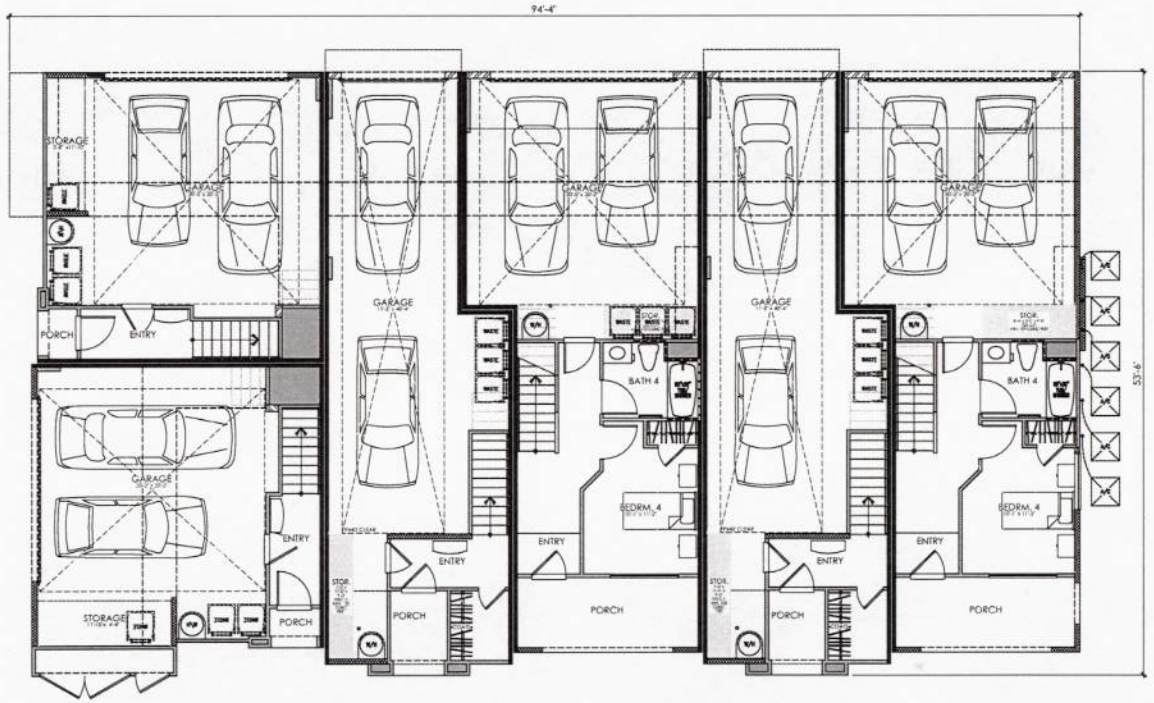
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ALISO VIEJO, CALIFORNIA

06/24/2025
A-1

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UNIT 2532X.1R
1,215 S.F.
2 BDRM., 2.5 BATH



UNIT 2532.1R	UNIT 1633.1	UNIT 1638.1	UNIT 1633.1	UNIT 1638X.1
1,215 S.F. 2 BDRM., 2.5 BATH	1,496 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH	1,496 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH

TOWNHOME
602A BUILDING (6-PLEX)
FIRST FLOOR PLAN

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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ALISO VIEJO, CALIFORNIA

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06/24/2025
A-2

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UNIT 2532X.1R



UNIT 2532.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
602A BUILDING (6-PLEX)
SECOND FLOOR PLAN

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06/24/2025
A-3

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UNIT 2532X.1R



UNIT 2532.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
602A BUILDING (6-PLEX)
THIRD FLOOR PLAN

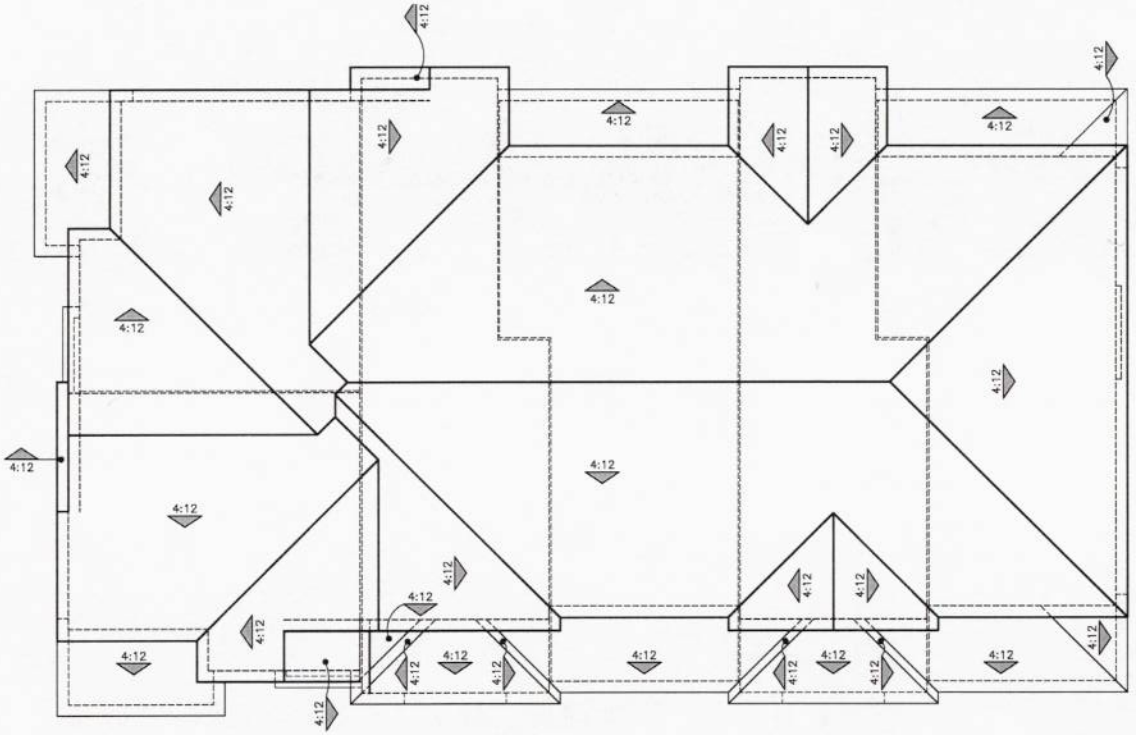
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06/24/2025
A-4

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OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
602A BUILDING (6-PLEX)
ROOF PLAN

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ALISO VIEJO, CALIFORNIA

06/24/2025
A-5

0 2 4 8 12

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UNIT 2531.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

FRONT ELEVATION

COLOR SCHEME 2

TOWNHOME
602A BUILDING (6-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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06/24/2025
A-6

0 2 4 8 12

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PLANNING + ARCHITECTURE



UNIT 1638X.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 2531.2R | UNIT 2531X.1R

REAR ELEVATION

COLOR SCHEME 2

TOWNHOME
602A BUILDING (6-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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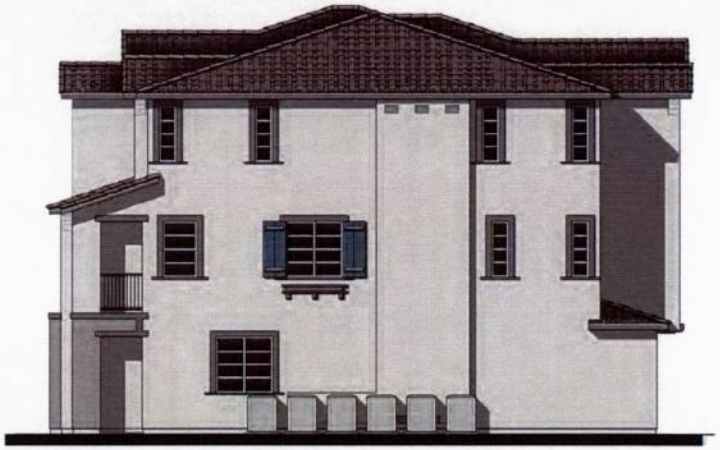
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PLANNING + ARCHITECTURE



UNIT 2532X.1R UNIT 2532.1R

LEFT ELEVATION



UNIT 1638X.1

RIGHT ELEVATION

COLOR SCHEME 2

TOWNHOME
602A BUILDING (6-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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ALISO VIEJO, CALIFORNIA

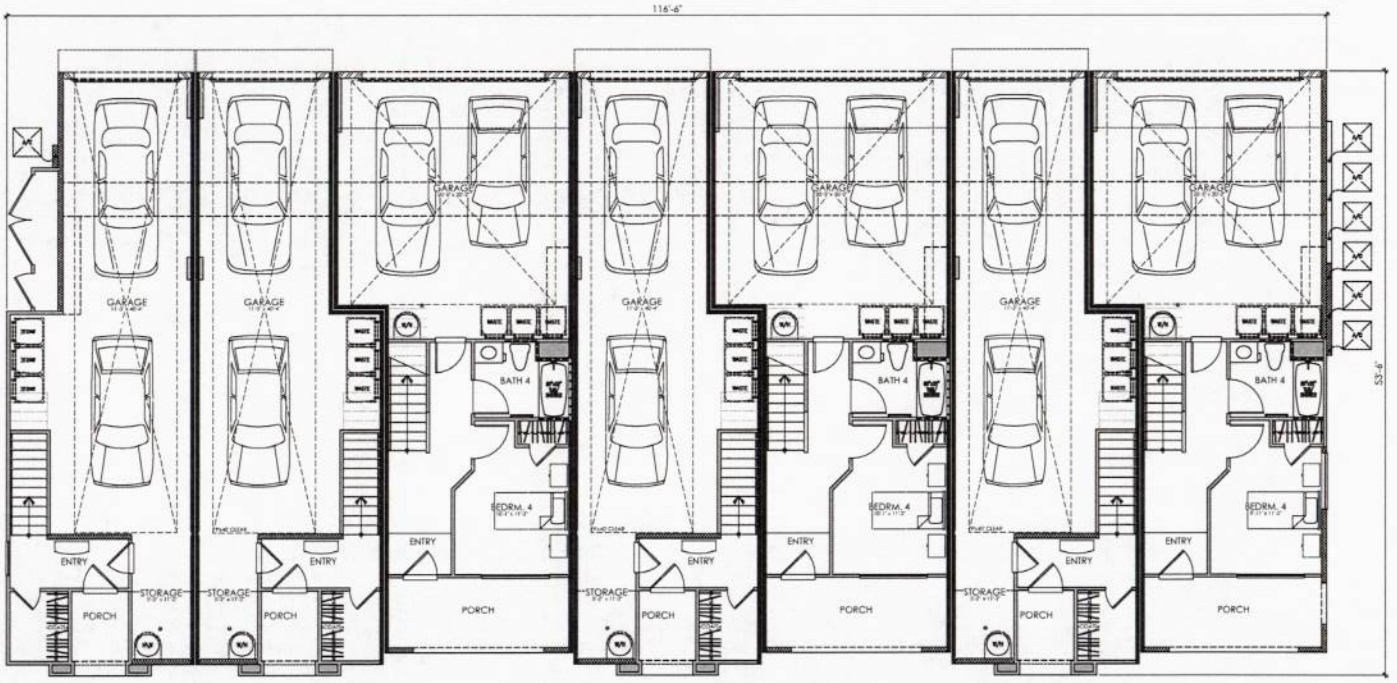
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A-8

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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

BUILDING 704 (7-PLEX)
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,887 SQ. FT.
SECOND FLOOR AREA	4,539 SQ. FT.
THIRD FLOOR AREA	4,857 SQ. FT.
TOTAL DWELLING	11,283 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	3,887 SQ. FT.
PORCH	482 SQ. FT.
DECK	758 SQ. FT.



UNIT 1633.1R	UNIT 1633.1	UNIT 1638.1	UNIT 1633.1	UNIT 1638.1	UNIT 1633.1	UNIT 1638X.1
1,497 S.F. 3 BDRM., 3 BATH	1,497 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH	1,497 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH	1,497 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
704A BUILDING (7-PLEX)
FIRST FLOOR PLAN

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

0 2 4 8 12

06/24/2025
A-9

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



UNIT 1633.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
704A BUILDING (7-PLEX)
SECOND FLOOR PLAN

ARGONAUT
ALISO VIEJO, CALIFORNIA

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06/24/2025
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PLANNING + ARCHITECTURE



UNIT 1633.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
704A BUILDING (7-PLEX)
THIRD FLOOR PLAN

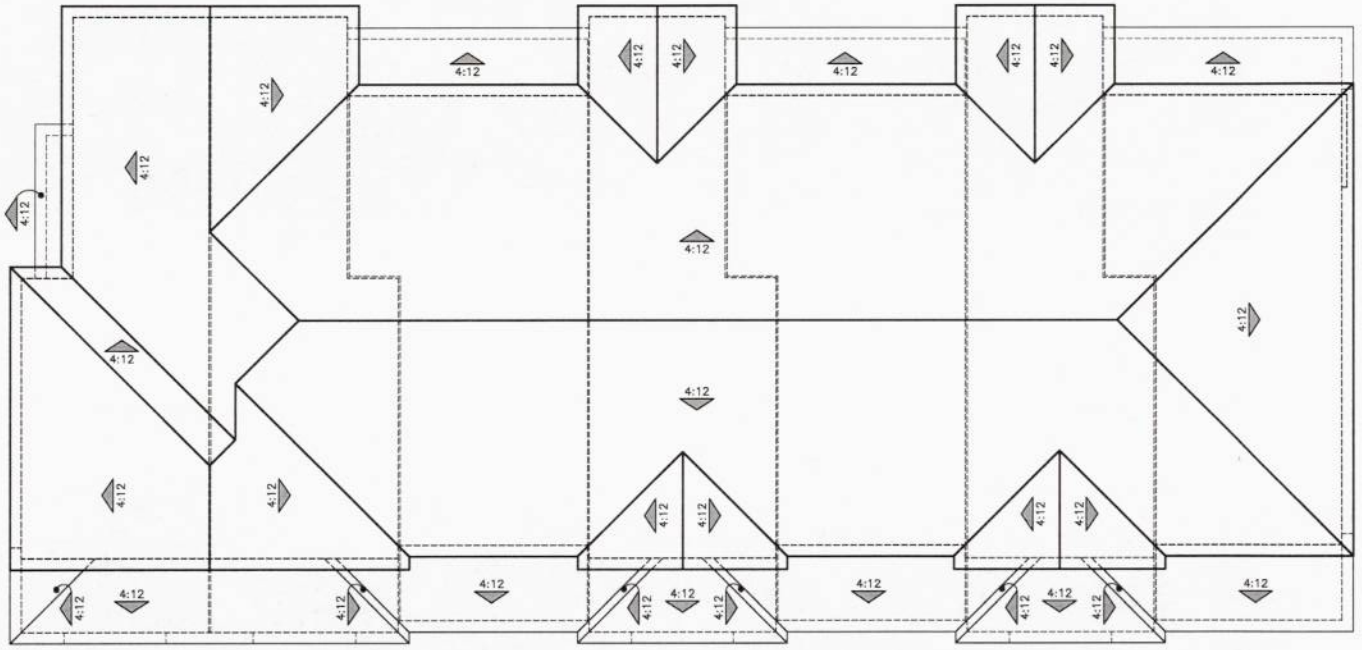
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06/24/2025
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UNIT 1633.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
704A BUILDING (7-PLEX)
ROOF PLAN

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 1633.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

FRONT ELEVATION

COLOR SCHEME 1

TOWNHOME
704A BUILDING (7-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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ARGONAUT
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 1638X.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1633.1R

REAR ELEVATION

COLOR SCHEME 1

TOWNHOME
704A BUILDING (7-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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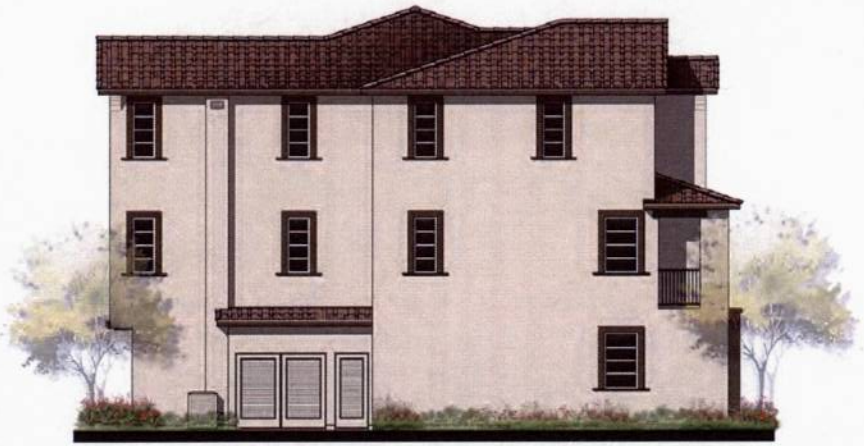
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06/24/2025
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 1633.1R

LEFT ELEVATION



UNIT 1638X.1

RIGHT ELEVATION

COLOR SCHEME 1

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
704A BUILDING (7-PLEX)
SPANISH ECLECTIC "A" ELEVATIONS

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ALISO VIEJO, CALIFORNIA

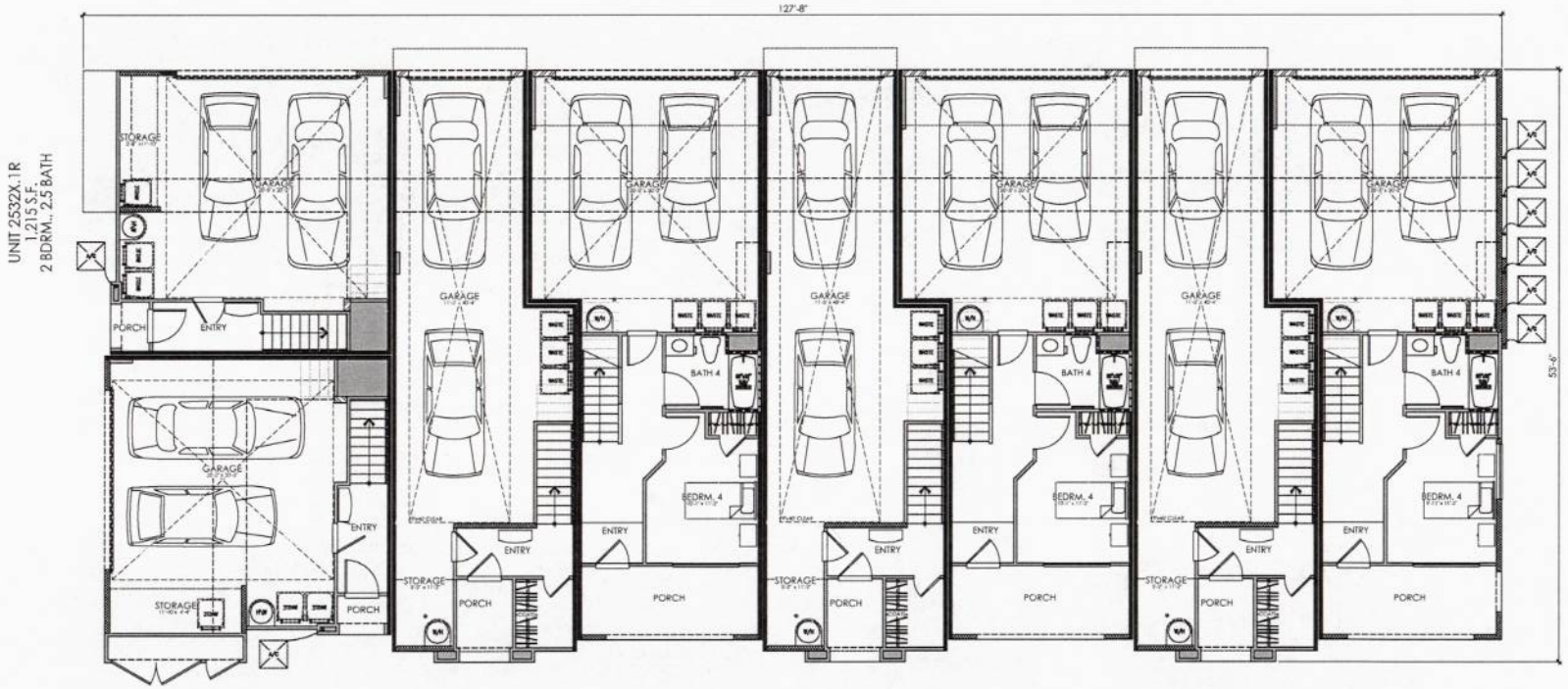
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06/24/2025
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

BUILDING 801 (8-PLEX)
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,739 SQ. FT.
SECOND FLOOR AREA	5,427 SQ. FT.
THIRD FLOOR AREA	5,060 SQ. FT.
TOTAL DWELLING	12,218 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	4,309 SQ. FT.
PORCH	472 SQ. FT.
DECK	817 SQ. FT.



UNIT 2532.1R	UNIT 1633.1	UNIT 1638.1	UNIT 1633.1	UNIT 1638.1	UNIT 1633.1	UNIT 1638X.1
1,215 S.F. 2 BDRM., 2.5 BATH	1,497 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH	1,497 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH	1,497 S.F. 3 BDRM., 3 BATH	1,765 S.F. 4 BDRM., 4 BATH

TOWNHOME
801A BUILDING (8-PLEX)
FIRST FLOOR PLAN

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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Kevin L. Crook Architect Inc #24066
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UNIT 2532.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
801A BUILDING (8-PLEX)
SECOND FLOOR PLAN

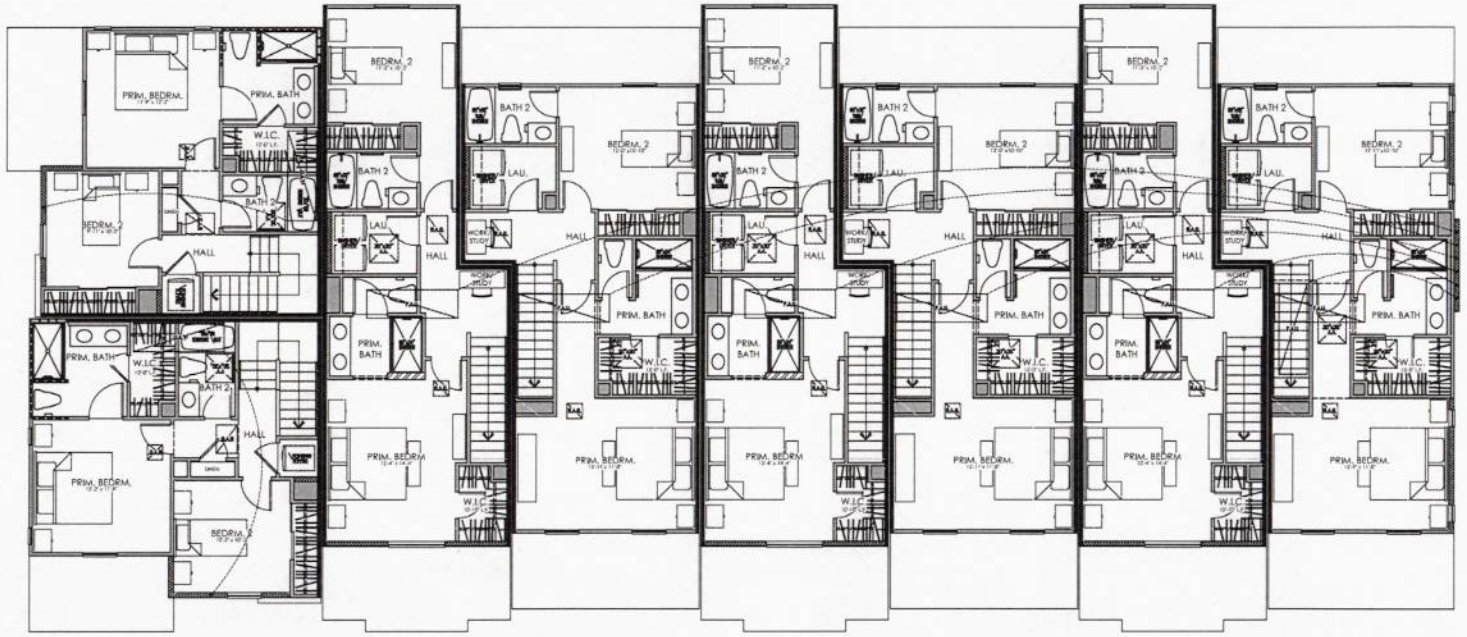
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PLANNING + ARCHITECTURE



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
801A BUILDING (8-PLEX)
THIRD FLOOR PLAN

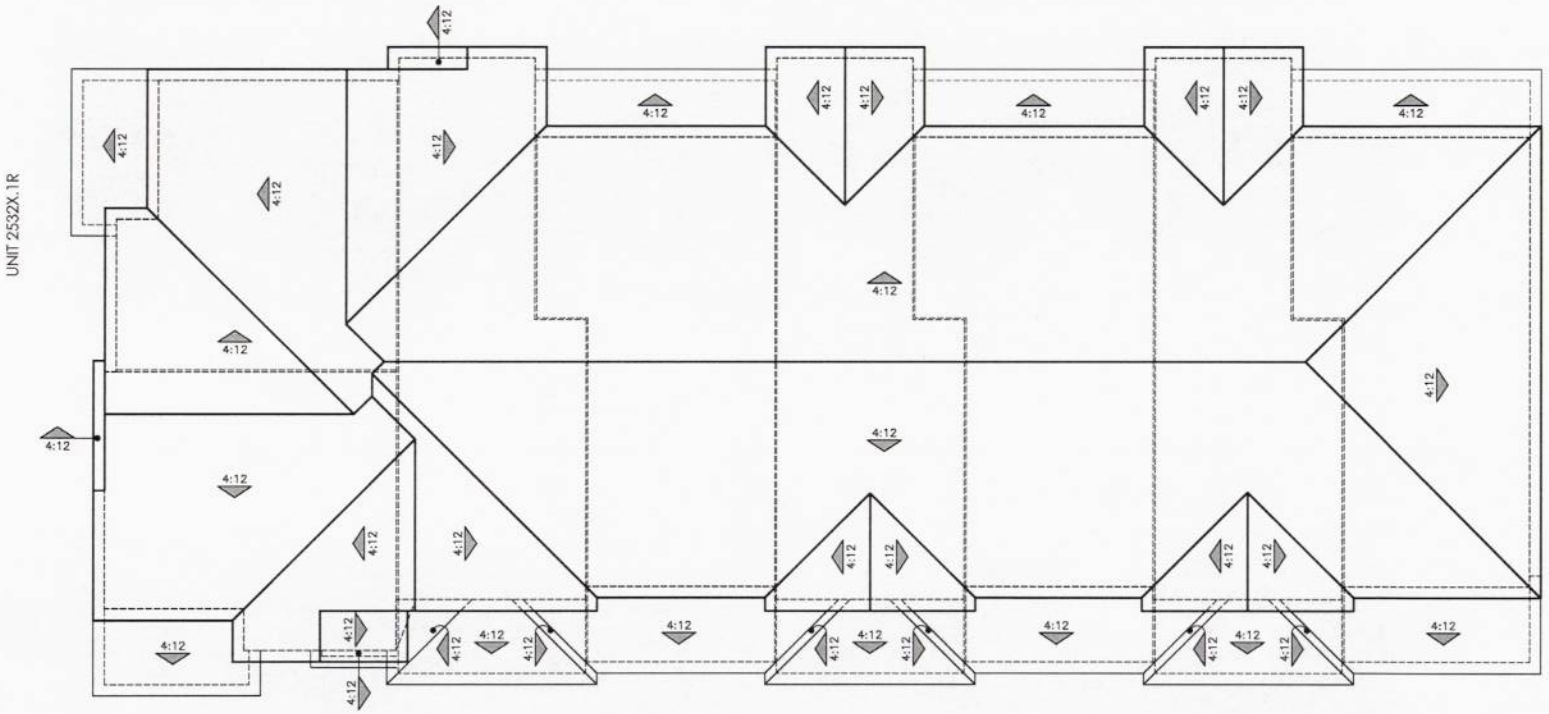
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
801A BUILDING (8-PLEX)
ROOF PLAN

ARGONAUT
ALISO VIEJO, CALIFORNIA

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06/24/2025
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Meritage Homes | MLC Holdings, Inc.

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 2532.1R | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638X.1

FRONT ELEVATION

COLOR SCHEME 2

TOWNHOME
801A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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ARGONAUT
ALISO VIEJO, CALIFORNIA

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06/24/2025
A-20

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR ELEVATION

COLOR SCHEME 2

TOWNHOME
801A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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ARGONAUT
ALISO VIEJO., CALIFORNIA

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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 2532X.1R UNIT 2532.1R

LEFT ELEVATION



UNIT 1638X.1

RIGHT ELEVATION

COLOR SCHEME 2

TOWNHOME
801A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATIONS

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

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ALISO VIEJO, CALIFORNIA

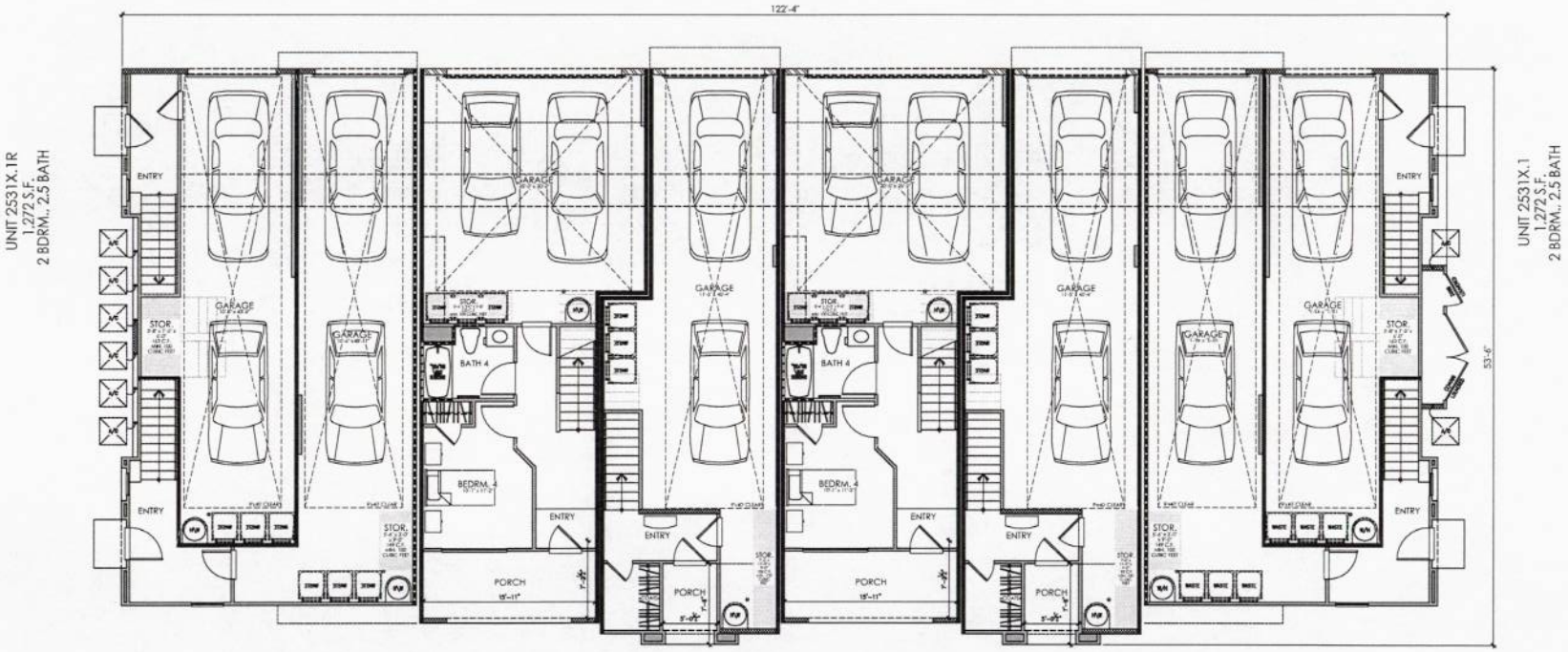
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06/24/2025
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

BUILDING 807 (8-PLEX)
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,424 SQ. FT.
SECOND FLOOR AREA	4,808 SQ. FT.
THIRD FLOOR AREA	5,308 SQ. FT.
TOTAL DWELLING	11,668 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	4,208 SQ. FT.
PORCH	388 SQ. FT.
DECK	788 SQ. FT.



UNIT 2531.1R	UNIT 1638.1R	UNIT 1633.1R	UNIT 1638.1R	UNIT 1633.1R	UNIT 2531.1
1,300 S.F.	1,765 S.F.	1,497 S.F.	1,765 S.F.	1,497 S.F.	1,300 S.F.
2 BDRM., 2.5 BATH	4 BDRM., 4 BATH	3 BDRM., 3 BATH	4 BDRM., 4 BATH	3 BDRM., 3 BATH	2 BDRM., 2.5 BATH

OCCUPANCY: R2 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
807A BUILDING (8-PLEX)
FIRST FLOOR PLAN

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ALISO VIEJO, CALIFORNIA

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06/24/2025
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

UNIT 2531X.1R



UNIT 2531X.1

UNIT 2531.1R | UNIT 1638.1R | UNIT 1633.1R | UNIT 1638.1R | UNIT 1633.1R | UNIT 2531.1

OCCUPANCY: R2 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
807A BUILDING (8-PLEX)
SECOND FLOOR PLAN

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ALISO VIEJO, CALIFORNIA

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PLANNING + ARCHITECTURE

UNIT 2531X.1R



UNIT 2531X.1

UNIT 2531.1R | UNIT 1638.1R | UNIT 1633.1R | UNIT 1638.1R | UNIT 1633.1R | UNIT 2531.1

OCCUPANCY: R2 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
807A BUILDING (8-PLEX)
THIRD FLOOR PLAN

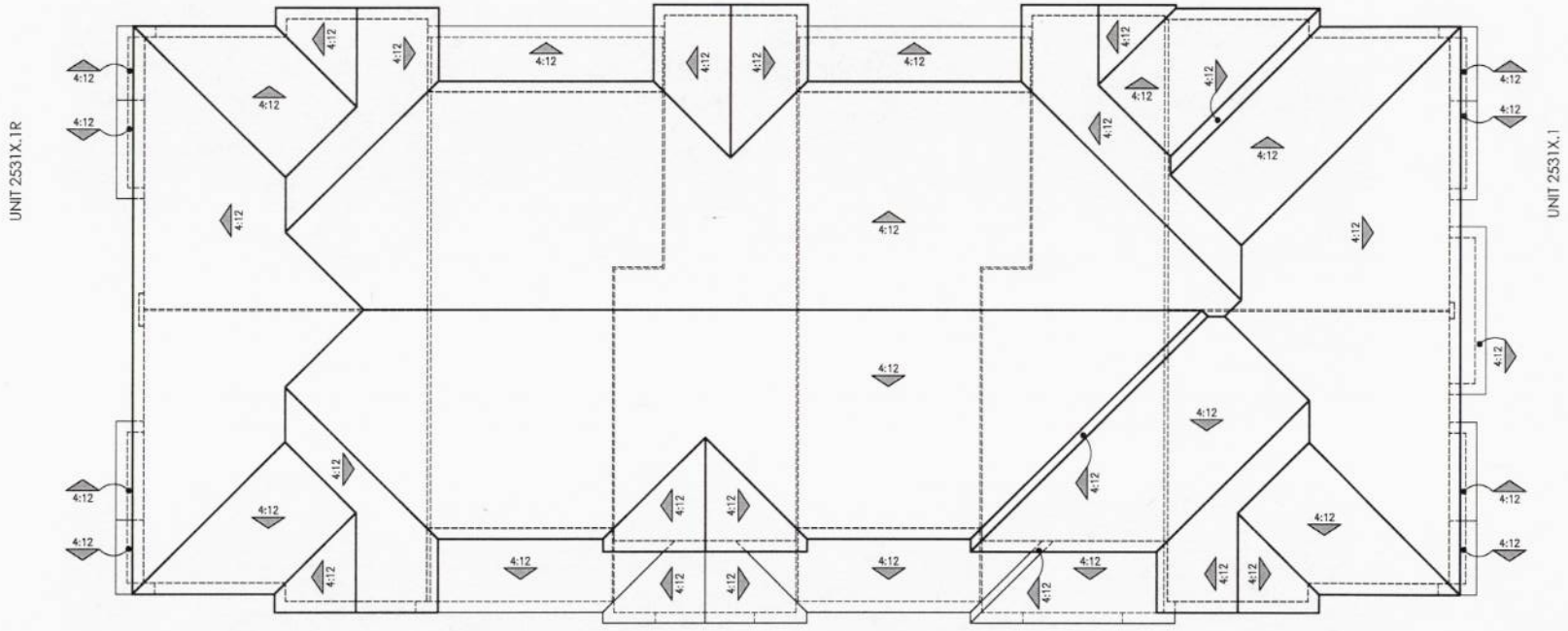
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE



OCCUPANCY: R2 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

TOWNHOME
807A BUILDING (8-PLEX)
ROOF PLAN

ARGONAUT
ALISO VIEJO, CALIFORNIA

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06/24/2025
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Meritage Homes | MLC Holdings, Inc.

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 2531.1R | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 2531.1

FRONT ELEVATION

COLOR SCHEME 1

TOWNHOME
807A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R2 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

0 2 4 8 12

06/24/2025
A-27

Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 2531X.1 | UNIT 2531.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 1633.1 | UNIT 1638.1 | UNIT 2531.1 | UNIT 2531X.1

REAR ELEVATION

COLOR SCHEME 1

TOWNHOME
807A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATION

OCCUPANCY: R2 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

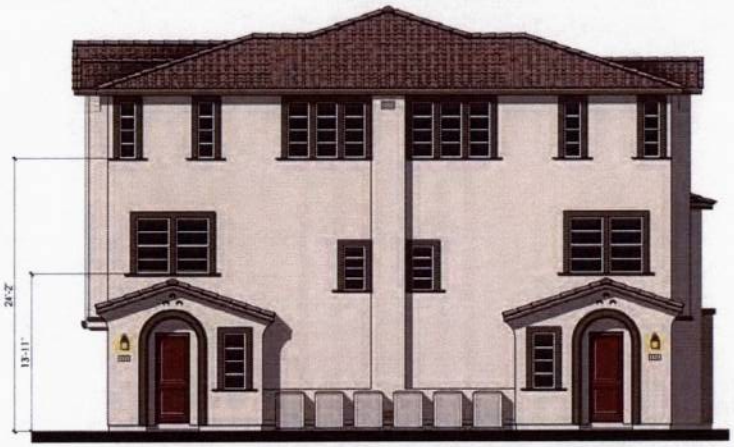
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06/24/2025
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



UNIT 2531X.1R UNIT 2531.1R

LEFT ELEVATION



UNIT 2531.1R UNIT 2531X.1R

RIGHT ELEVATION

COLOR SCHEME 1

TOWNHOME
807A BUILDING (8-PLEX)
SPANISH ECLECTIC "A" ELEVATIONS

OCCUPANCY: R2 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13R
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

Meritage Homes | MLC Holdings, Inc.

ARGONAUT
ALISO VIEJO, CALIFORNIA

0 2 4 8 12

06/24/2025
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Kevin L. Crook Architect Inc #24066
PLANNING + ARCHITECTURE

ARGONAUT

ALISO VIEJO, CA

PROJECT	24066
CREATED	7/19/24
Remove Tile	8/21/24
City Rev.	5/22/25

SPANISH ECLECTIC "A"	SCHEME 1	SCHEME 2
STUCCO 1	1613	1565
STUCCO PAINT MATCH***	SW6078 REALIST BEIGE	SW7015 REPOSE GRAY
STUCCO 2 (WAINSCOT / 1ST FLOOR STUCCO ENTRIES)	SW9084 COCOA WHIP	SW9170 ACIER
FASCIA / TRIM / GARAGE DOOR	SW6083 SABLE	SW7019 GAUNTLET GRAY
FRONT DOORS / SHUTTERS	SW2802 ROOKWOOD RED	SW0032 NEEDLEPOINT NAVY
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK
WROUGHT IRON	SW7675 SEALSKIN	SW7675 SEALSKIN
EAGLE ROOF: LOW PROF. "S" MALIBU	2636 PIEDMONT BLEND	2606 VALLEJO RANGE
BORAL ROOF: LOW PROF. "S" VILLA	1VICS3182 GARNET BLEND	1VICS6464 CA MISSION BLEND
GUTTERS:	RUSTIC BROWN	RUSTIC BROWN

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

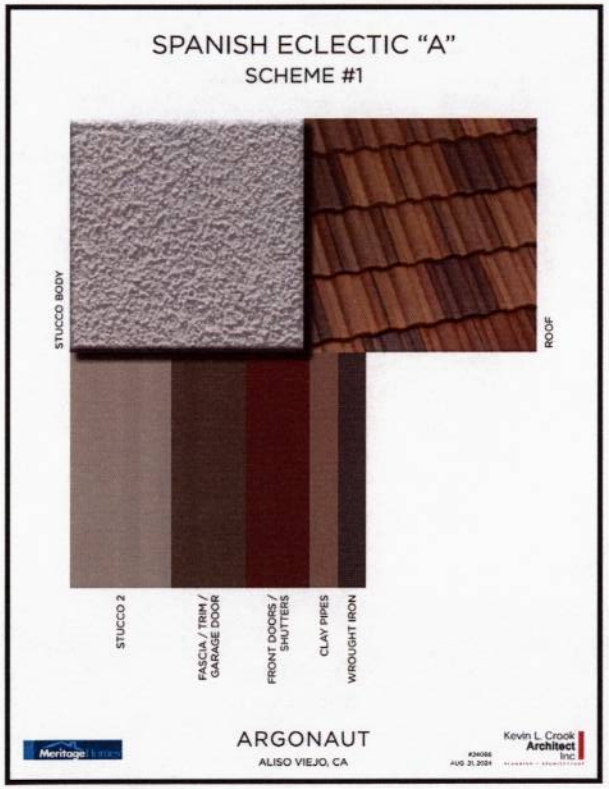
*** For photoshop renderings only, do NOT use in the field

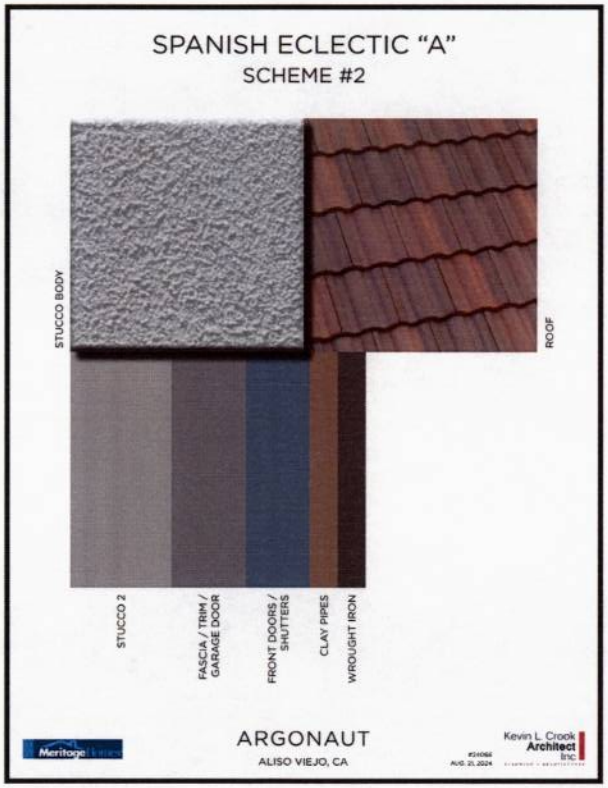
STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	EAGLE / WESTLAKE
GUTTERS:	RGS

Meritage Homes

Kevin L. Crook Architect Inc

PLANNING + ARCHITECTURE





COLOR BOARDS - "A" SPANISH COLONIAL

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TENTATIVE TRACT NO. 19340

FOR CONDOMINIUM PURPOSES

IN THE CITY OF ALISO VIEJO,
COUNTY OF ORANGE,
STATE OF CALIFORNIA

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER	OCFA	ORANGE COUNTY FIRE AUTHORITY
BLDG	BUILDING	P/P	POWER POLE
BNDY	BOUNDARY	PPTY	PROPERTY
℄	CENTERLINE	PL	PROPERTY LINE
C&G	CURB AND GUTTER	PROP	PROPOSED
CF	CURB FACE	RCE	REGISTERED CIVIL ENGINEER
CONC	CONCRETE	RET	RETAINING
DW	DOMESTIC WATER	RW	RECLAIMED WATER
DWY	DRIVEWAY	R/W	RIGHT-OF-WAY
E	EAST	S	SOUTH
EG	EXISTING GRADE	SCE	SO CAL EDISON
ELEC	ELECTRICAL	SL	STREET LIGHT
E'LY	EASTERLY	S'LY	SOUTHERLY
ESMT	EASEMENT	SD	STORM DRAIN
EX	EXISTING	STD.	STANDARD
FG	FINISHED GRADE	SWR	SANITARY SEWER
FT	FEET	ST	STREET
FW	FACE OF WALL	SWLK	SIDEWALK
HSCP	HARDSCAPE	TEL	TELEPHONE
LL	LOT LINE	TM	TRACT MAP
LSCP	LANDSCAPE	TR	TRACT
MH	MANHOLE	TW	TOP OF WALL
MIN	MINIMUM	TYP.	TYPICAL
N'LY	NORTHERLY	W'LY	WESTERLY
NO	NUMBER		

ZONING

EXISTING ZONING:	BUSINESS PARK
EXISTING LAND USE:	BUSINESS PARK
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
PROPOSED DENSITY:	21.6 DU/AC
PROVIDED STREET PARKING:	7
PROVIDED OFF-STREET PARKING:	150
GARAGE PARKING: 2 PER UNIT =	122
GUEST PARKING =	28

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	1 LOT
LETTERED LOTS:	0 LOTS
TOTAL AREA GROSS:	2.83 AC
TOTAL AREA NET:	2.83 AC
TOTAL AREA TO BE DEDICATED:	0 AC
TOTAL AREA FOR NUMBERED LOTS:	2.83 AC
TOTAL AREA FOR LETTERED LOTS:	0 AC
TOTAL DWELLING UNITS:	61
DETACHED UNITS:	0
ATTACHED UNITS:	61
RESIDENTIAL BUILDING SITE COVERAGE:	40%

14.06.010 CERTIFICATION OF OWNERSHIP

A. WHEN A TENTATIVE MAP IS FILED, THE PERSON FILING THE MAP MUST CERTIFY TO ONE OF THE FOLLOWING:

1. THAT HE IS THE RECORD OWNER OF THE PROPERTY; OR
2. THAT THE RECORD OWNER OF THE PROPERTY CONSENTS TO THE FILING OF THE MAP.

B. EACH TENTATIVE MAP SHALL BE SIGNED BY THE PROPERTY OWNER OR OWNERS OF RECORD, AND SHALL BE ACCOMPANIED BY EVIDENCE OF OWNERSHIP OF THE REAL PROPERTY PROPOSED FOR SUBDIVISION.

FEMA FLOOD ZONE

THE PROJECT IS LOCATED IN FEMA FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP 06059C0425J, EFFECTIVE 12/3/2009.

UTILITIES

WATER:	MOULTON NIGUEL WATER DISTRICT	(949) 831-2500
SEWER:	MOULTON NIGUEL WATER DISTRICT	(949) 831-2500
TELEPHONE:	AT&T/	(949) 440-6810
	COX COMMUNICATIONS	(949) 548-2000
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON CO.	(800) 655-4555
FIRE PROTECTION:	ORANGE COUNTY FIRE AUTHORITY	(714) 573-6000



SITE PLAN

LEGEND

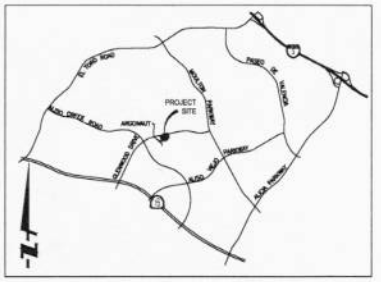
TRACT BOUNDARY	
LOT LINE	
RIGHT-OF-WAY	
EXISTING EASEMENT	
PROPOSED EASEMENT	
EXISTING WATER	W
PROPOSED WATER	W
EXISTING SEWER	S
PROPOSED SEWER	S
EXISTING STORM DRAIN	SD
PROPOSED STORM DRAIN	SD

N

50' 0' 25' 50'
SCALE: 1" = 50'

SHEET INDEX

C-1 – TITLE SHEET
C-2 – EXISTING CONDITIONS
C-3 – TENTATIVE TRACT MAP
C-4 – CONCEPTUAL GRADING PLAN
C-5 – SECTIONS
C-6 – EARTHWORK
C-7 – CONCEPTUAL UTILITY PLAN
C-8 – FIRE ACCESS SITE PLAN



VICINITY MAP
N.T.S.

OWNER

ARGONAUT OFFICES, LLC
38 DEEP SEA
NEWPORT COAST, CA 92657

CONTACT: KEVIN MOSHAYEDI
EMAIL: KMOSH3@GMAIL.COM
PH: 949.230.7589

RECORD OWNER OF THE PROPERTY CONSENTS TO THE FILING OF THE MAP.

Kevin Moshayedi 6/24/2025
OWNER'S SIGNATURE

DEVELOPER

MERITAGE HOMES
5 PETERS CANYON ROAD
IRVINE, CA 92606
PH: 949.299.3824

CONTACT: DANNY HINOJOSA
EMAIL: DANNY.HINOJOSA@MERITAGEHOMES.COM
PH: 310.741.0336

CIVIL ENGINEER

X ENGINEERING & CONSULTING
5 HUTTON CENTRE DR., SUITE 650
SANTA ANA, CA 92707
PH: 949.522.7100

CONTACT: ERIC LISSNER, PE

GEOTECHNICAL ENGINEER

SA GEOTECHNICAL
1000 NORTH COAST HIGHWAY SUITE 10
LAGUNA BEACH, CALIFORNIA 92651
PH: 949.403.7229

CONTACT: REZA SABERI, GE

BENCHMARK

DESIGNATION: 3X-47-83

DESCRIPTION: DESCRIBED BY OCS 2002 FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3X-47-83", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF INDIAN CREEK\GLENWOOD AND MOULTON PARKWAY, 80 FT. SOUTHEASTERLY OF THE CENTERLINE OF INDIAN CREEK AND 60 FT. NORTHEASTERLY OF THE CENTERLINE OF MOULTON. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 290.133 FT. (NAVD 88) LEVELED 1991

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS: "AF9886 BILL BILL GRW", AND "D08736 P474 FALLBROOK_CS3004 CORS GRP". NAD83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON.

ASSESSOR'S PARCEL NUMBER

823-091-01

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 85-158, AS SHOWN ON A MAP FILED IN BOOK 218, PAGES 27 TO 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

ADDRESS

95 ARGONAUT, ALISO VIEJO, CALIFORNIA

4TH SUBMITTAL - PREPARED 06/24/2025

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84294 STATE OF CALIFORNIA CIVIL

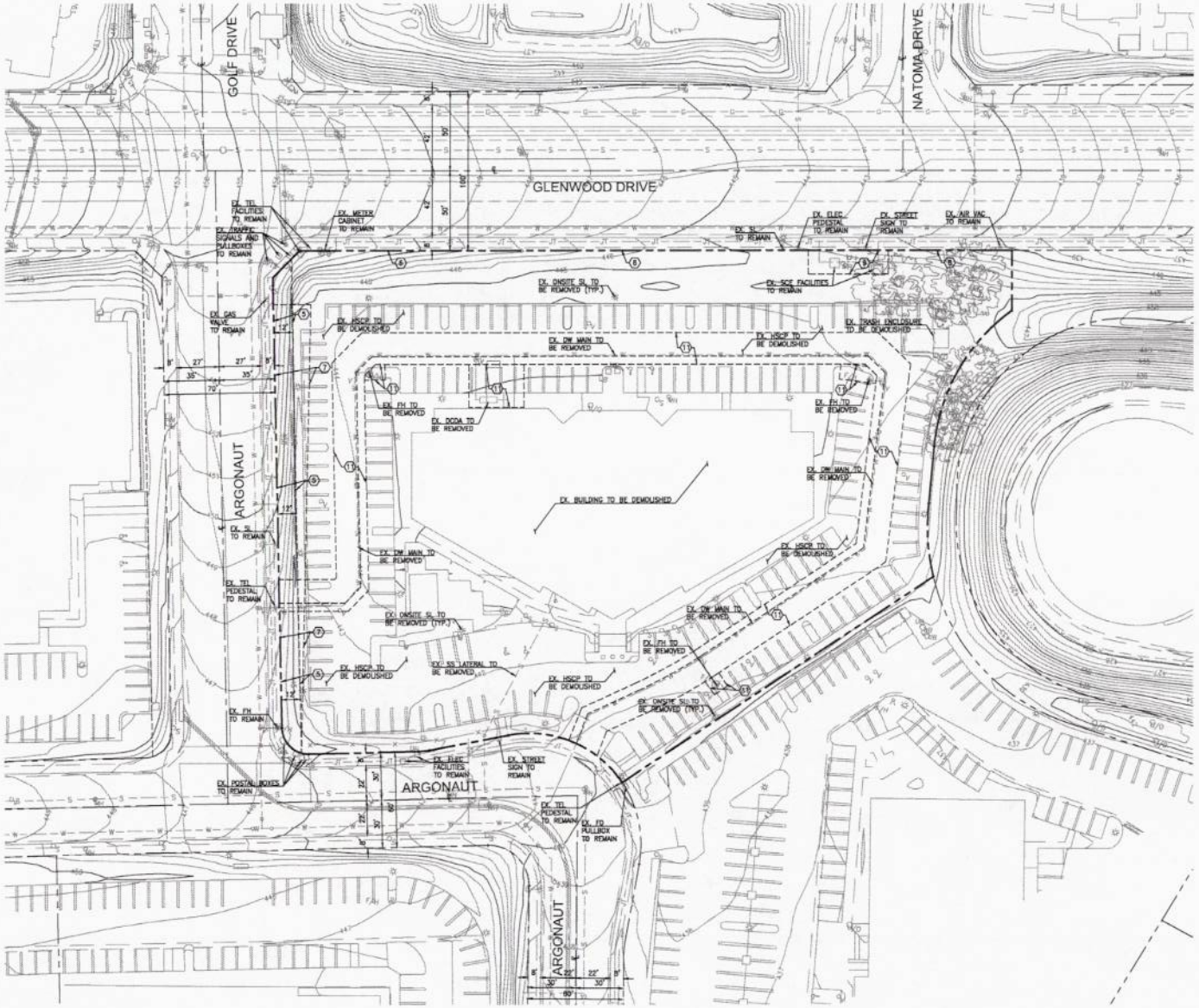
SCALE:	AS SHOWN
DESIGNED BY:	DA, RR
DRAWN BY:	DA
CHECKED BY:	EL

TITLE SHEET

TENTATIVE TRACT MAP 19340
FOR CONDOMINIUM PURPOSES
CITY OF ALISO VIEJO, CALIFORNIA

SHEET C-1 OF 8

P:\17\17-012\Drawings\Exhibits\Tentative\TM 17-012 - Exhibits.dwg, Plotted: By: cmillan.cmillan, Last Saved: By: cmillan.cmillan, Jun 24, 2025 8:37 AM



EXISTING EASEMENTS

(3) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1926 IN BOOK 678 OF DEEDS, PAGE 108 IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.

NOTE: THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(4) AN AIRCRAFT OPERATIONS, SOUND, AIR SPACE AND AVIGATION EASEMENT OVER SAID LAND SHOWN HEREIN ABOVE A MEAN SEA LEVEL ELEVATION OF 1050 FEET FOR PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN ON THAT CURTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA AS DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF PARCEL MAP NO. 85-158 AS PER MAP IN BOOK 218, PAGE(S) 27 THROUGH 30 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

NOTE: THE EASEMENT IS BLANKET IN NATURE OVER THE AIR SPACE.

(5) AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR LANDSCAPE AND MAINTENANCE AND INCIDENTAL PURPOSES. TO BE QUITCLAIMED.

(6) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM GLENWOOD DRIVE, EXCEPT AT STREET INTERSECTIONS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP, TO REMAIN.

(7) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED APRIL 08, 1982 AS INSTRUMENT NO. 82-118353 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

A DECLARATION OF ANNEXATION RECORDED APRIL 13, 1987 AS INSTRUMENT NO. 87-201111 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 04, 1987 AS INSTRUMENT NO. 87-503204 OF OFFICIAL RECORDS, TO BE QUITCLAIMED.

(8) AN EASEMENT FOR MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 1987 AS INSTRUMENT NO 87-204131 AND RE-RECORDED OCTOBER 01, 1987 AS INSTRUMENT NO. 87-554295, BOTH OF OFFICIAL RECORDS IN FAVOR OF ALISO VIEJO COMMUNITY ASSOCIATION, A CALIFORNIA CORPORATION.

NOTE: AFFECTS PARCELS 9-14 OF PM 85-158. DOES NOT AFFECT THE SUBJECT PROPERTY.

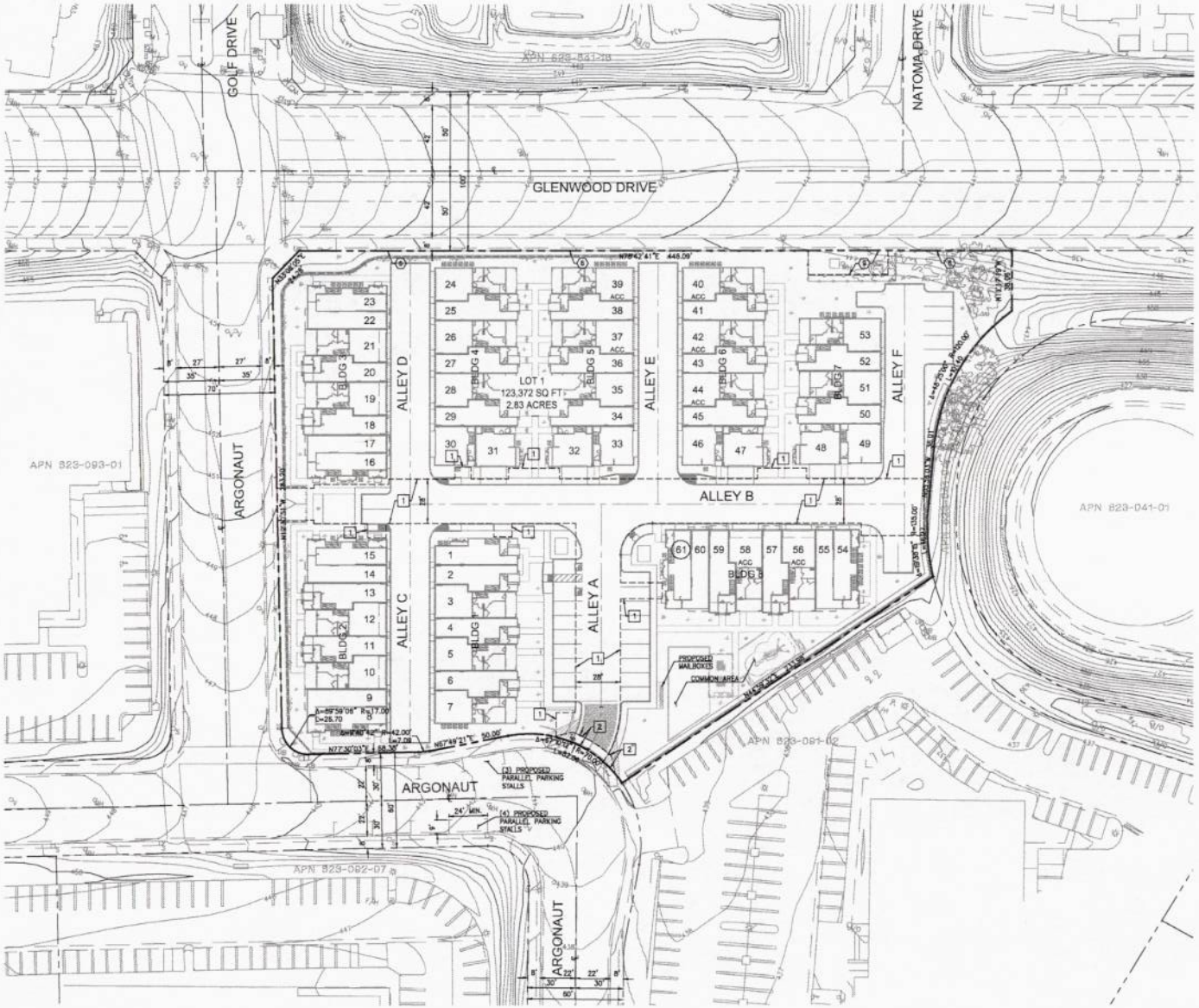
(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 87-548775 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, TO REMAIN.

(11) AN EASEMENT FOR RIGHTS-OF-WAY FOR SEWER LINES AND WATER TRANSMISSION AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 27, 1989 AS INSTRUMENT NO. 89-518628 OF OFFICIAL RECORDS IN FAVOR OF MOUNTAIN NIGUEL WATER DISTRICT, TO BE QUITCLAIMED.

4TH SUBMITTAL - PREPARED 06/24/2025

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

SCALE: AS SHOWN DESIGNED BY: DA, RR DRAWN BY: DA CHECKED BY: EL	EXISTING CONDITIONS TENTATIVE TRACT MAP 19340 FOR CONDOMINIUM PURPOSES CITY OF ALISO VIEJO, CALIFORNIA	SHEET C-2 OF 8



EXISTING EASEMENTS TO REMAIN

(3) AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1928 IN BOOK 678 OF DEEDS, PAGE 106 IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.

NOTE: THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(4) AN AIRCRAFT OPERATIONS, SOUND, AIR SPACE AND AVIGATION EASEMENT OVER SAID LAND SHOWN HEREIN ABOVE A MEAN SEA LEVEL ELEVATION OF 1050 FEET FOR PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN ON THAT CERTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA AS DEDICATED TO THE COUNTY OF ORANGE ON THE MAP OF PARCEL MAP NO. 85-156 AS PER MAP IN BOOK 218, PAGE(S) 27 THROUGH 30 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

NOTE: THE EASEMENT IS BLANKET IN NATURE OVER THE AIR SPACE.

(6) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM GLENWOOD DRIVE, EXCEPT AT STREET INTERSECTIONS, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP, TO REMAIN.

(8) AN EASEMENT FOR MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 1987 AS INSTRUMENT NO 87-204131 AND RE-RECORDED OCTOBER 01, 1987 AS INSTRUMENT NO. 87-554296, BOTH OF OFFICIAL RECORDS IN FAVOR OF ALISO VIEJO COMMUNITY ASSOCIATION, A CALIFORNIA CORPORATION.

NOTE: AFFECTS PARCELS 9-14 OF PM 85-158. DOES NOT AFFECT THE SUBJECT PROPERTY.

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1987 AS INSTRUMENT NO. 87-548775 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, TO REMAIN.

PROPOSED EASEMENTS

[1] EASEMENT FOR WATER AND SEWER UTILITIES AND INCIDENTAL PURPOSES DEDICATED TO THE MOULTON NIGUEL WATER DISTRICT

[2] EASEMENT FOR PEDESTRIAN ACCESS DEDICATED TO THE CITY OF ALISO VIEJO

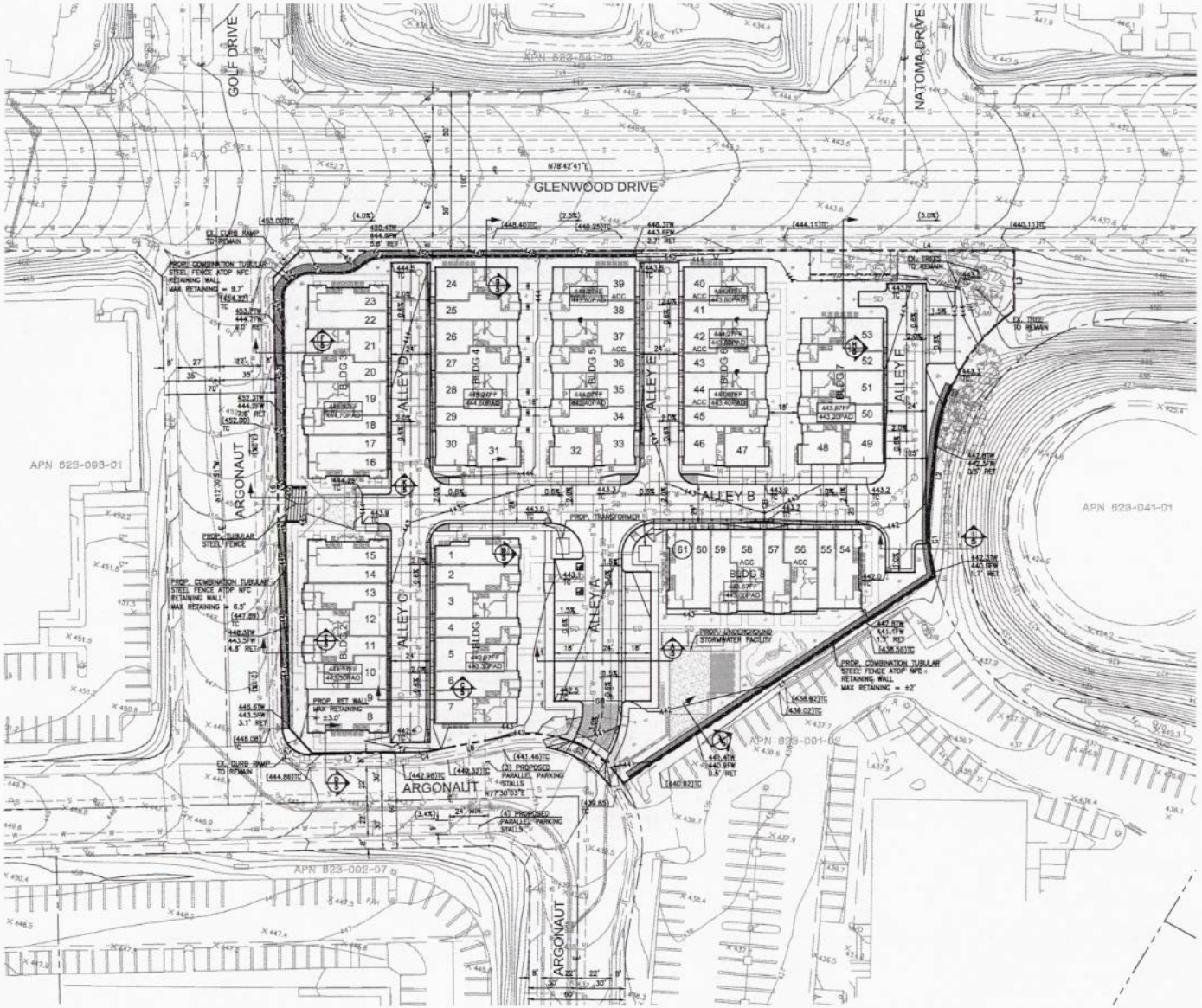
NOTE: BOUNDARY DATA ESTABLISHED VIA FIELD SURVEY.

SCALE: 1" = 30'

4TH SUBMITTAL - PREPARED 06/24/2025

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

SCALE: AS SHOWN DESIGNED BY: DA, RR DRAWN BY: DA CHECKED BY: EL	TENTATIVE TRACT MAP TENTATIVE TRACT MAP 19340 FOR CONDOMINIUM PURPOSES CITY OF ALISO VIEJO, CALIFORNIA	SHEET C-3 OF 8



LEGEND

- TRACT BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED DAYLIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- PROPOSED DOMESTIC WATER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE BREAK
- PROPOSED RIDGE LINE
- PROPOSED COMBINATION TUBULAR STEEL FENCE ATOP NFC RETAINING WALL
- PROPOSED TUBULAR STEEL FENCE
- FLOW LINE
- PROPOSED CHANGE IN SLAB ELEVATION
- ACC — INDICATES ACCESSIBLE UNIT
- PROPOSED PAVERS PER LANDSCAPE PLAN

LINE & CURVE TABLE

LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C1	46.27'	19°36'15"	135.00'
C2	101.40'	48°25'00"	120.00'
C3	28.70'	89°59'06"	17.00'
C4	7.06'	9°40'42"	42.00'
C5	82.06'	67°10'11"	70.00'
L1	233.98'	N14°59'32"E	–
L2	36.01'	N05°56'03"W	–
L3	38.06'	N11°17'19"W	–
L4	446.09'	N78°42'41"E	–
L5	24.28'	N33°08'05"E	–
L6	283.20'	N12°30'51"W	–
L7	58.38'	N77°30'03"E	–
L8	50.00'	N87°49'21"E	–



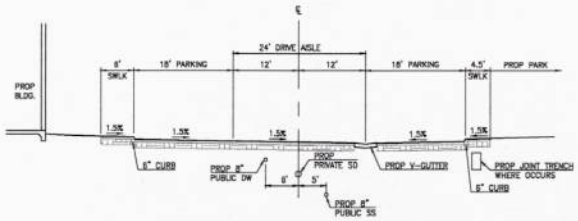
4TH SUBMITTAL - PREPARED 06/24/2025

PREPARED BY:

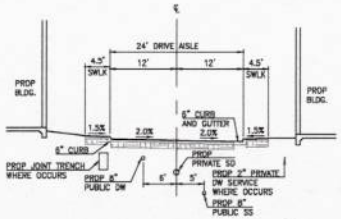
X ENGINEERING & CONSULTING, INC.
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Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

SCALE: AS SHOWN	CONCEPTUAL GRADING PLAN
DESIGNED BY: DA, RR	TENTATIVE TRACT MAP 19340
DRAWN BY: DA	FOR CONDOMINIUM PURPOSES
CHECKED BY: EL	CITY OF ALISO VIEJO, CALIFORNIA
	SHEET C-4 OF 8

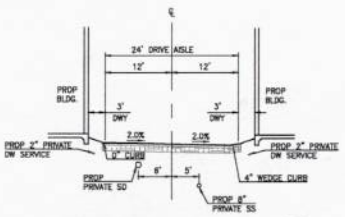
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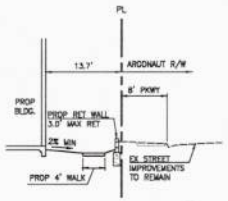
TYPICAL PRIVATE ALLEY A (A/5)
SCALE: NTS



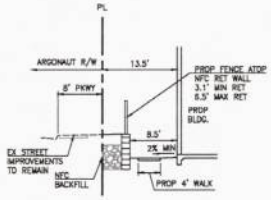
TYPICAL PRIVATE ALLEY B (B/5)
SCALE: NTS



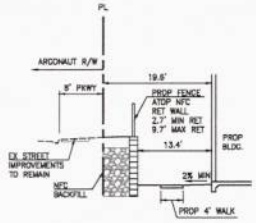
TYPICAL PRIVATE ALLEY (C/5)
SCALE: NTS



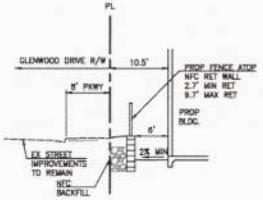
SECTION (D/5)
SCALE: NTS



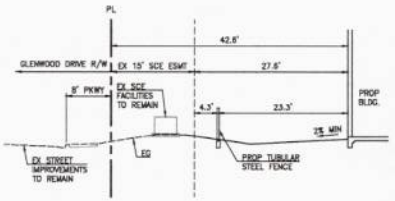
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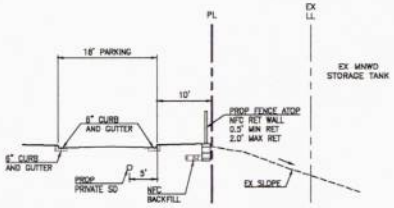
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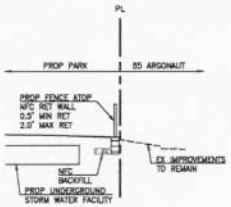
SECTION (G/5)
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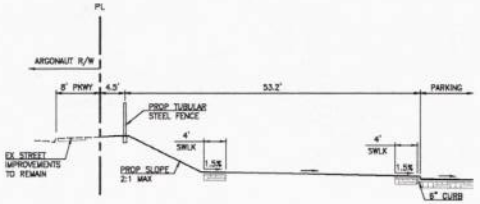
SECTION (H/5)
SCALE: NTS



SECTION (I/5)
SCALE: NTS



SECTION (J/5)
SCALE: NTS



SECTION (K/5)
SCALE: NTS

4TH SUBMITTAL - PREPARED 06/24/2025

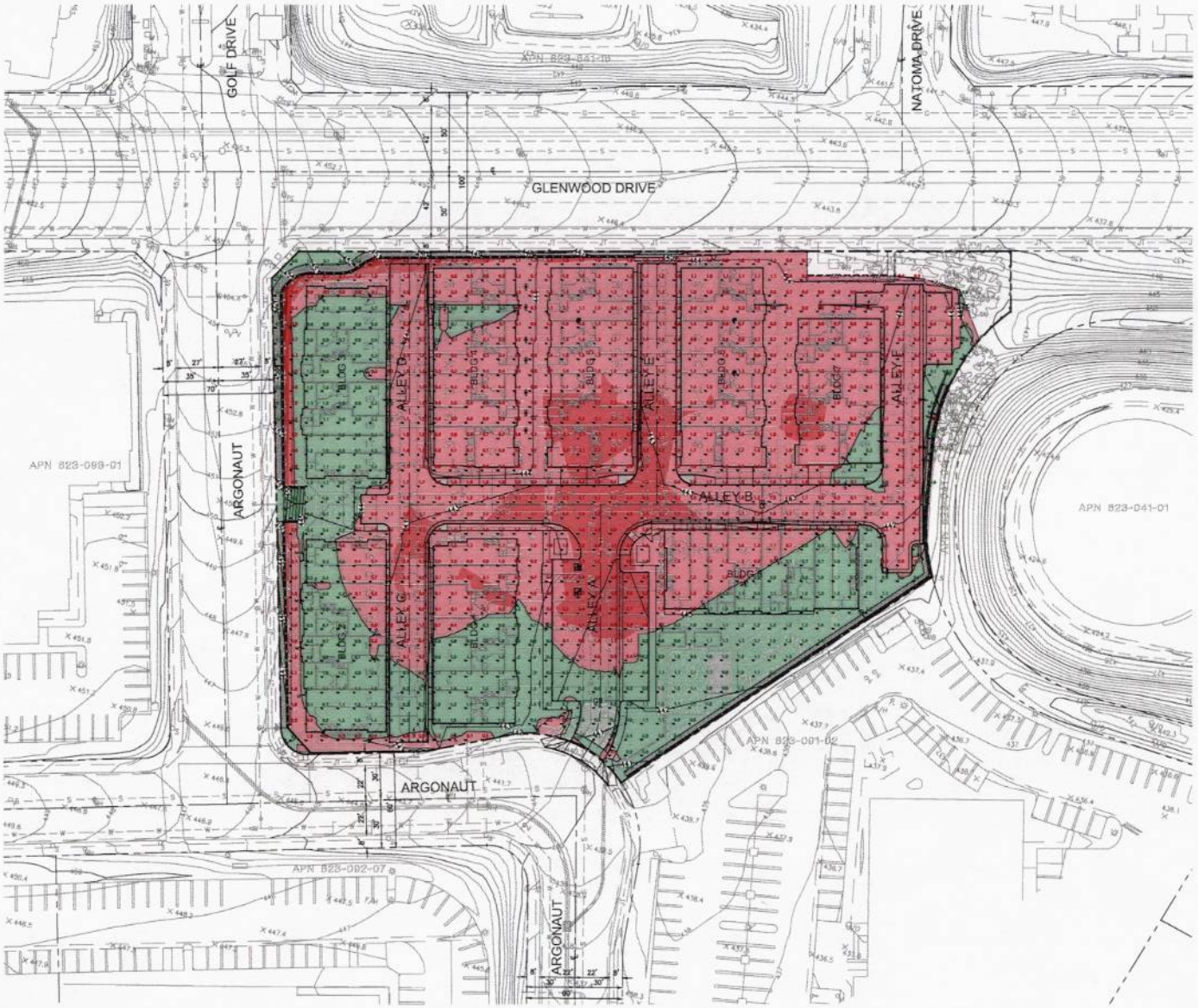
PREPARED BY:

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6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
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SCALE: AS SHOWN	SECTIONS
DESIGNED BY: DA, RR	TENTATIVE TRACT MAP 19340
DRAWN BY: DA	FOR CONDOMINIUM PURPOSES
CHECKED BY: EL	CITY OF ALISO VIEJO, CALIFORNIA
	SHEET C-5 OF 8

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DocuSign Envelope ID: 34282B03-3E30-4F4E-8741-269DED5B4B0E



Elevations Table			
Number	Color	Minimum Elevation	Maximum Elevation
1		-8.00	-6.00
2		-6.00	-4.00
3		-4.00	-2.00
4		-2.00	0.00
5		0.00	2.00
6		2.00	4.00
7		4.00	6.00

EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
RAW VALUES:	5,000	1,100
OVEREXCAVATION:	9,100	9,100
SHRINKAGE (5%):		700
SUBSIDENCE (0.10):		400
TOTALS:	14,100	11,300

NET: 2,800 CY EXPORT

NOTE: THESE VALUES TO NOT INCLUDE UTILITY TRENCH OR FOOTING SPOILS.

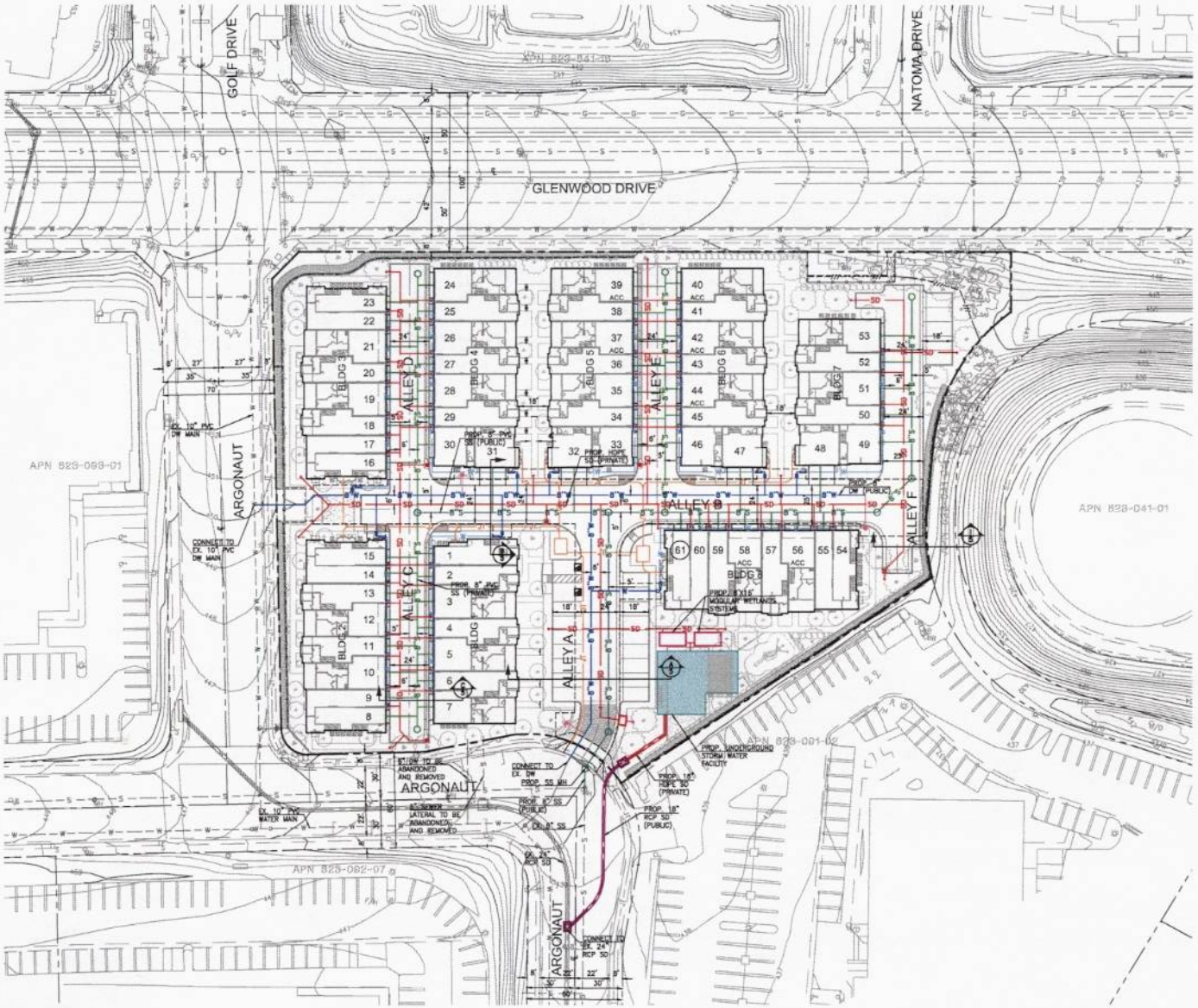
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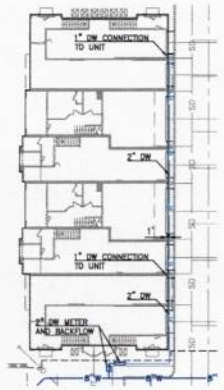
30' 0' 15' 30'
SCALE: 1" = 30'

4TH SUBMITTAL - PREPARED 06/24/2025

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

SCALE: AS SHOWN DESIGNED BY: DA, RR DRAWN BY: DA CHECKED BY: EL	EARTHWORK TENTATIVE TRACT MAP 19340 FOR CONDOMINIUM PURPOSES CITY OF ALISO VIEJO, CALIFORNIA	SHEET C-6 OF 8





TYPICAL PRIVATE WATER SERVICE DETAIL

LEGEND

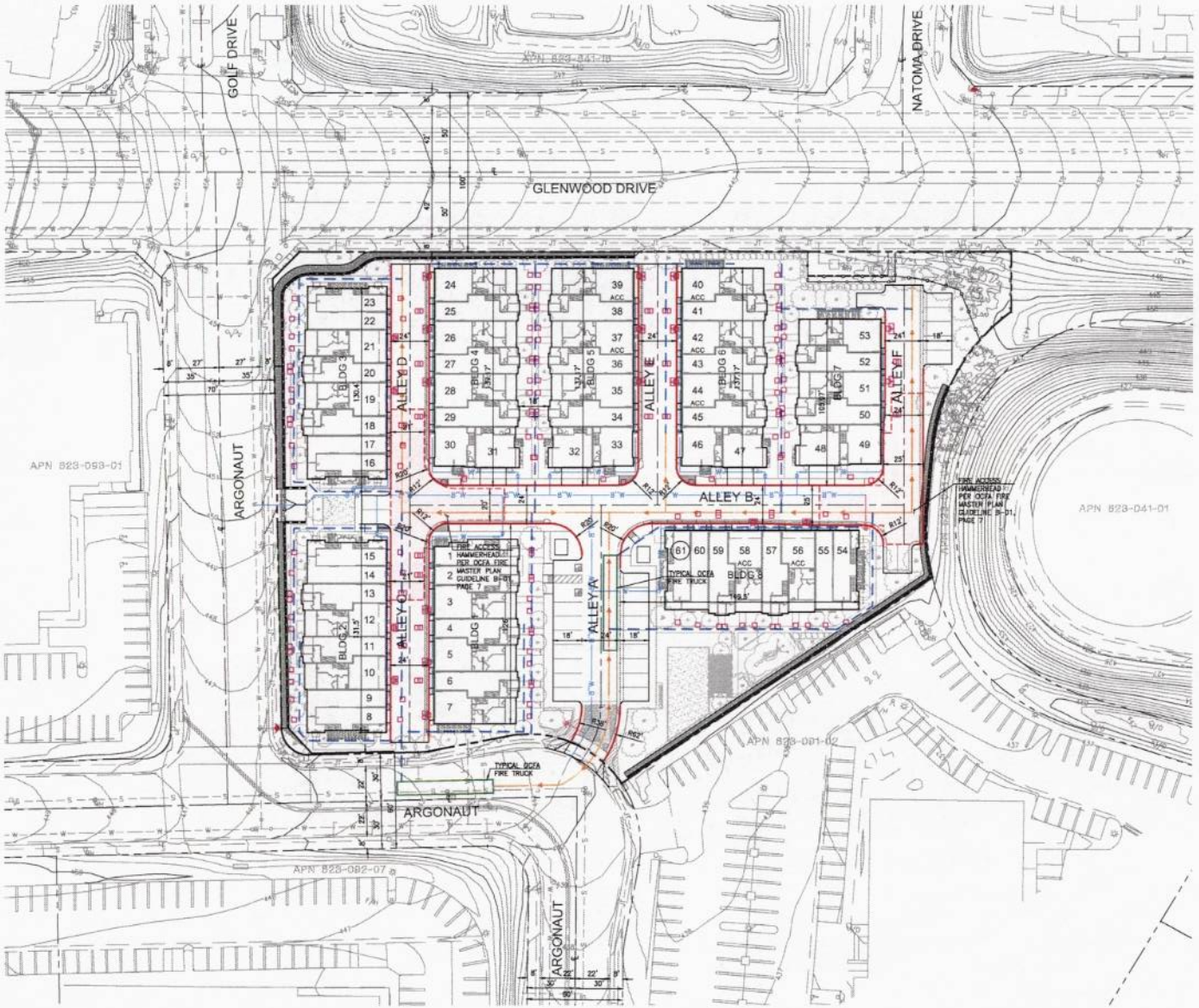
- PROPERTY BOUNDARY
- STREET CENTER LINE
- EXISTING DOMESTIC WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- PROPOSED PUBLIC DOMESTIC WATER
- PROPOSED PRIVATE DOMESTIC WATER SERVICE
- PROPOSED PRIVATE SEWER
- PROPOSED PUBLIC SEWER
- PROPOSED PRIVATE STORM DRAIN
- PROPOSED PUBLIC RCP STORM DRAIN
- PROPOSED JOINT TRENCH
- PROPOSED MODULAR WETLANDS SYSTEM
- PROPOSED DW METER AND BACKFLOW
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED TRANSFORMER
- PROPOSED UNDERGROUND STORM WATER FACILITY

30' 0' 15' 30'
SCALE: 1" = 30'

4TH SUBMITTAL - PREPARED 06/24/2025

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

SCALE: AS SHOWN DESIGNED BY: DA, RR DRAWN BY: DA CHECKED BY: RL	CONCEPTUAL UTILITY PLAN TENTATIVE TRACT MAP 19340 FOR CONDOMINIUM PURPOSES CITY OF ALISO VIEJO, CALIFORNIA	SHEET C-7 OF 8



LEGEND

- RIGHT OF WAY
- STREET CENTERLINE
- PROPERTY BOUNDARY
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- CURBS AND AREAS DESIGNATED TO BE NO PARKING
- HOSE PULL LINE (150' MAX FROM FIRE LANE)
- HOSE LAY LINE
- LADDER PAD PER OCFA GUIDELINES
- TYPICAL OCFA FIRE TRUCK

NOTES:

1. PROPOSED TOWNHOUSE CONSTRUCTION PER 2022 CALIFORNIA RESIDENTIAL CODE SECTION 302.2
2. PROPOSED SPRINKLER SYSTEMS: NFPA 13D & 13R
3. LADDER PAD LOCATIONS ARE SHOWN CONCEPTUALLY AND WILL BE FINALIZED DURING FINAL ENGINEERING

N

30' 0' 15' 30'
SCALE: 1" = 30'

4TH SUBMITTAL - PREPARED 06/24/2025

PREPARED BY:
X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

SCALE: AS SHOWN DESIGNED BY: DA, RR DRAWN BY: DA CHECKED BY: EL	FIRE ACCESS SITE PLAN TENTATIVE TRACT MAP 19340 FOR CONDOMINIUM PURPOSES CITY OF ALISO VIEJO, CALIFORNIA	SHEET C-8 OF 8



LEGEND

1. Project Entry with Enhanced Paving
2. Monument Signage with Specimen Tree and Flowering Shrub/Groundcover
3. Concrete Sidewalk
4. Parking Area
5. Park / Open Space (Refer to L-2)
   - Lawn
   - BBQ Grill
   - Overhead Shade Structure
   - Picnic Table and Chairs
   - Tot Lot
6. Accent Tree
7. Hedge Planting to Screen Utilities, AC Units, and Retaining Wall
8. Vine Planting to Screen Retaining Wall
9. Evergreen Shrub at Garage Planting Pocket
10. Mailbox Cluster
11. Transformer
12. Retaining Wall with Guardrail (Refer to L-3 and L-4)
13. Perimeter Fence (Refer to L-3 and L-4)
14. Existing Easement
15. Existing Tree to Remain with New Groundcover
16. Property Line
17. Sight Triangle*

Note:
* Planting within sight triangle shall be maintained under 30" in height.

Residential Common Open Area (Refer to L-8)
Common Open Area Provided: 40,185.1 sqft (32.6%)

Minimum Parking Lot Landscaping
Parking Space On-site: (26) Stalls total
Parking Space with 10 or more Stalls:
Parking Lot at Entry: 3,062 sqft, (18) Stalls.
Parking Lot Landscaping Area: 1,116 sqft (36.5%)

MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL LANDSCAPE SITE PLAN

ALISO VIEJO, CA

Scale: 1" = 20'-0"

07.16.25 L-1

C2 Collaborative



LEGEND

1. Lawn
2. Mailbox Cluster
3. Concrete Walk
4. BBQ Counter (3'ht.)
5. Overhead Shade Structure (12'ht. Max.)
6. Picnic Table
7. Bench
8. Play Equipment (5'ht.) with Play Safety Surface
9. Trash Receptacle
10. Retaining Wall with Guardrail (42"ht. Total)
11. Accent Tree
12. Modular Wetland System per Civil Engineer






KEYMAP



MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL OPEN SPACE ENLARGEMENT PLAN

ALISO VIEJO, CA

Scale: 1"=10'-0"

07.16.25

L-2

C2 Collaborative



LEGEND

- Retaining Wall with Guardrail (Refer to Civil's Plan)
- Perimeter Fence
- Monument Signage Wall

MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL WALL AND FENCE PLAN

ALISO VIEJO, CA

Scale: 1" = 20'-0"

07.16.25 L-3

C2 Collaborative

WALL AND FENCE DETAILS



- Burnished CMU in stack bond pattern
- Precast concrete cap
- Color to match architecture
- Wood plank and stainless steel channel letter

Monument Signage Wall



- Stucco finish with precast concrete cap
- Color to match architecture

Retaining Wall with Guardrail



- Tubular steel
- Paint Color: SW7048 Urbane Bronze or equal

Perimeter Fence

SITE AMENITIES



Maglin - Iconic Tables (Or Equal)

Picnic Table and Benches



Maglin - Iconic Backed/Backless Benches (Or Equal)

Bench



Maglin - 250 Trash Container (Or Equal)

Trash Receptacle



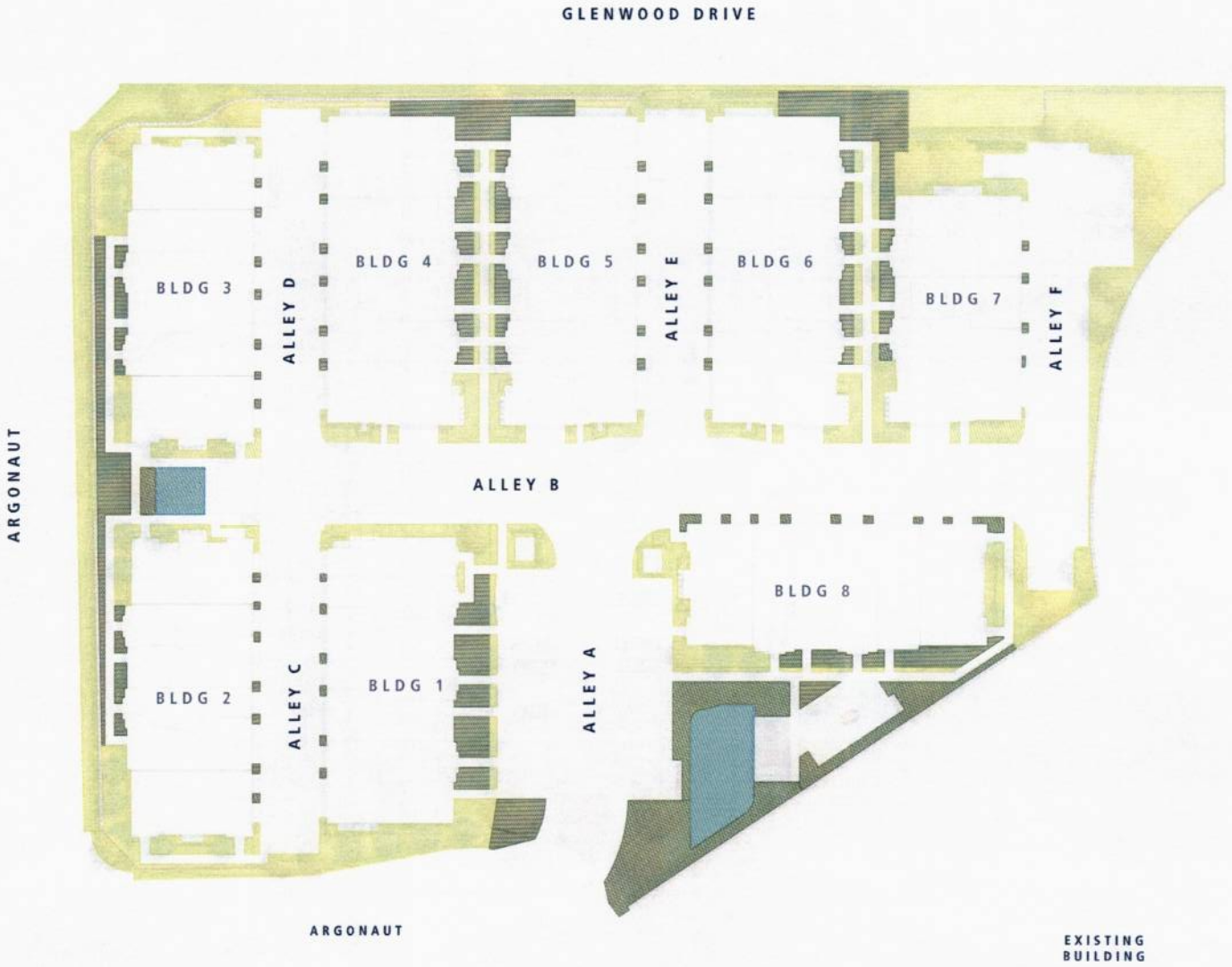
BBQGUYS
Electri-Chef Rubby Built-In (Or Equal)

BBQ Grill



MailboxUSA

Mailbox



LEGEND

- Low Water Use
- Medium Water Use
- High Water Use



WATER EFFICIENT WORK SHEET

Irrigation Note:

1. All planting areas shall have a fully automatic irrigation system. Utilization water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features. "Water Efficient Landscapes" irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the City of Aliso Viejo.

2. All utility infrastructure and other potential conflicts including off site and below-grade that could affect irrigation design considered.

MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL IRRIGATION CALCULATION

ALISO VIEJO, CA

Scale: 1" = 20'-0"

07.16.25

L-5

C2 Collaborative

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	FORM
Agonis flexuosa	Australian Myrtle	24" box min.	STD
Albizia julibrissin	Silk Tree	24" box min.	STD
Arbutus 'Marina'	N.C.N.	24" box min.	STD
Cassia leptophylla	Gold Medallion Tree	24" box min.	STD
Chitalpa tashkentensis	Chitalpa	24" box min.	STD
Geijera parvifolia	Australian Willow	24" box min.	STD
Koelreuteria bipinnatta	Chinese Flame Tree	24" box min.	STD
Laurus nobilis	Sweet Bay	24" box min.	STD
Olea europae 'Wilsonii'	Fruitless Olive	24" box min.	STD
Pinus eldarica	Afghan Pine	24" box min.	STD
Pinus halepensis	Aleppo Pine	24" box min.	STD
Pinus spp	Pine	24" box min.	STD
Platanus acerifolia 'Columbia'	London Plane Tree	24" box min.	STD
Prosopis chilensis 'Phoenix'	Chilean Mesquite	24" box min.	STD
Quercus agrifolia	Coast Live Oak	24" box min.	STD
Quercus engelmannii	Engelmann Oak	24" box min.	STD
Quercus ilex	Holly Oak	24" box min.	STD
Quercus virginiana	Southern Live Oak	24" box min.	STD

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Acacia redolens 'Low Boy'	Prostrate Acacia	1 gal	24"o.c.
Baccharis pilularis	Coyote Bush	1 gal	24"o.c.
Ceanothus griseus horizontalis	Carmel Creeper	1 gal	18"o.c.
Cerastium tomentosum	Snow in summer	1 gal	24"o.c.
Cotoneaster parneyi	Red Clusterberry	1 gal	24"o.c.
Cotoneaster dammeri 'Lowfast'	Lowfast Clusterberry	1 gal	24"o.c.
Lantana Camara	Lantana	1 gal	18"o.c.
Lantana montevidensis	Creeping Lantana	1 gal	24"o.c.
Myoporum parvifolium	Creeping Myoporum	1 gal	24"o.c.
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gal	24"o.c.
Senecio mandraliscae	Blue Chalk Sticks	1 gal	18"o.c.

VINE SCHEDULE:

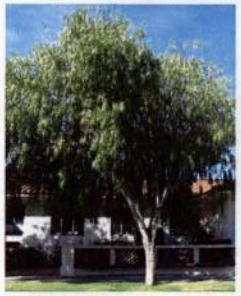
BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Bougainvillea 'Barbara Karst'	Bougainvillea	15 gal	10'o.c.
Macfadyena unguis-cati	Yellow Trumpet Vine	15 gal	10'o.c.

Note: All plants in this list are derive from City of Aliso Viejo's Landscape Plant Palette of low water plants.

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Aeonium arboreum 'Atropurpureum'	N.C.N.	5 gal	36" O.c.
Agave attenuata 'Nerva'	Agave	15 gal	36" O.c.
Aloe barbadensis	N.C.N.	5 gal	30" O.c.
Aloe striata	Coral Aloe	5 gal	30" O.c.
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15 gal	48" O.c.
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	5 gal	36" O.c.
Bambusa multiplex 'Alphonse Karr'	Bamboo	5 gal	30" O.c.
Ceanothus 'Heart's Desire' Heart's	Desire Ceanothus	5 gal	36" O.c.
Ceanothus spp.	Ceanothus	5 gal	36" O.c.
Cotoneaster parneyi	Red Clusterberry	5 gal	36" O.c.
Dietes dicoler	Fortnight Lily	5 gal	24" O.c.
Dudleya caespitosa	Dudleya	5 gal	36" O.c.
Echium fastuosum	Pride of Madeira	5 gal	36" O.c.
Elaegnus pungens	Silverberry	15 gal	48" O.c.
Encelia californica	California Encelia	5 gal	36" O.c.
Feijoa sellowiana	Pineapple Guava	15 gal	48" O.c.
Festuca mairei	Atlas Fescue	5 gal	30" O.c.
Festuca ovina 'Glauca'	Blue Fescue	5 gal	30" O.c.
Hesperaloe parviflora	Red Yucca	5 gal	36" O.c.
Heteromeles arbutifolia	Toyon	15 gal	48" O.c.
Lantana montevidensis ' Alba'	Lantana	5 gal	30" O.c.
Lavandula angustifolia 'Mustead'	English Lavender	5 gal	30" O.c.
Leptospermum scoparium	New Zealand Tea Tree	5 gal	36" O.c.
Leucophyllum F.	White Cloud Texas Ranger	5 gal	36" O.c.
Mimulus hybrids	Monkey Flower	5 gal	36" O.c.
Muhlenbergia rigens	Deergrass	5 gal	30" O.c.
Myrsine Africana	African Boxwood	5 gal	30" O.c.
Opuntia littoralis	Prickly Pear	5 gal	48" O.c.
Phormium tenax 'Jack Sprat'	Flax	5 gal	36" O.c.
Photinia fraseri	Photinia	15 gal	36" O.c.
Prunus ilicifolia	Hollyleaf Cherry	15 gal	48" O.c.
Pyracantha spp.	Firethorn	5 gal	36" O.c.
Rhamnis californica	Coffeeberry	5 gal	36" O.c.
Rhaphiolepis indica Indian	Hawthorne	5 gal	36" O.c.
Rhus integrifolia	Lemonade Berry	5 gal	36" O.c.
Romneya coulteri	Matilija Poppy	5 gal	30" O.c.
Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal	30" O.c.
Rosa 'Flower Carpet'	Flower Carpet Rose	5 gal	30" O.c.
Rosmarinus officinalis	Rosemary	5 gal	36" O.c.
Salvia leucantha	Mexican Blue Sage	5 gal	30" O.c.
Salvia sonomensis 'Dara's Choice'	Creeping Sage	5 gal	30" O.c.
Salvia spp.	Sage	5 gal	30" O.c.
Senecio mandraliscae	German Ivy	5 gal	24" O.c.













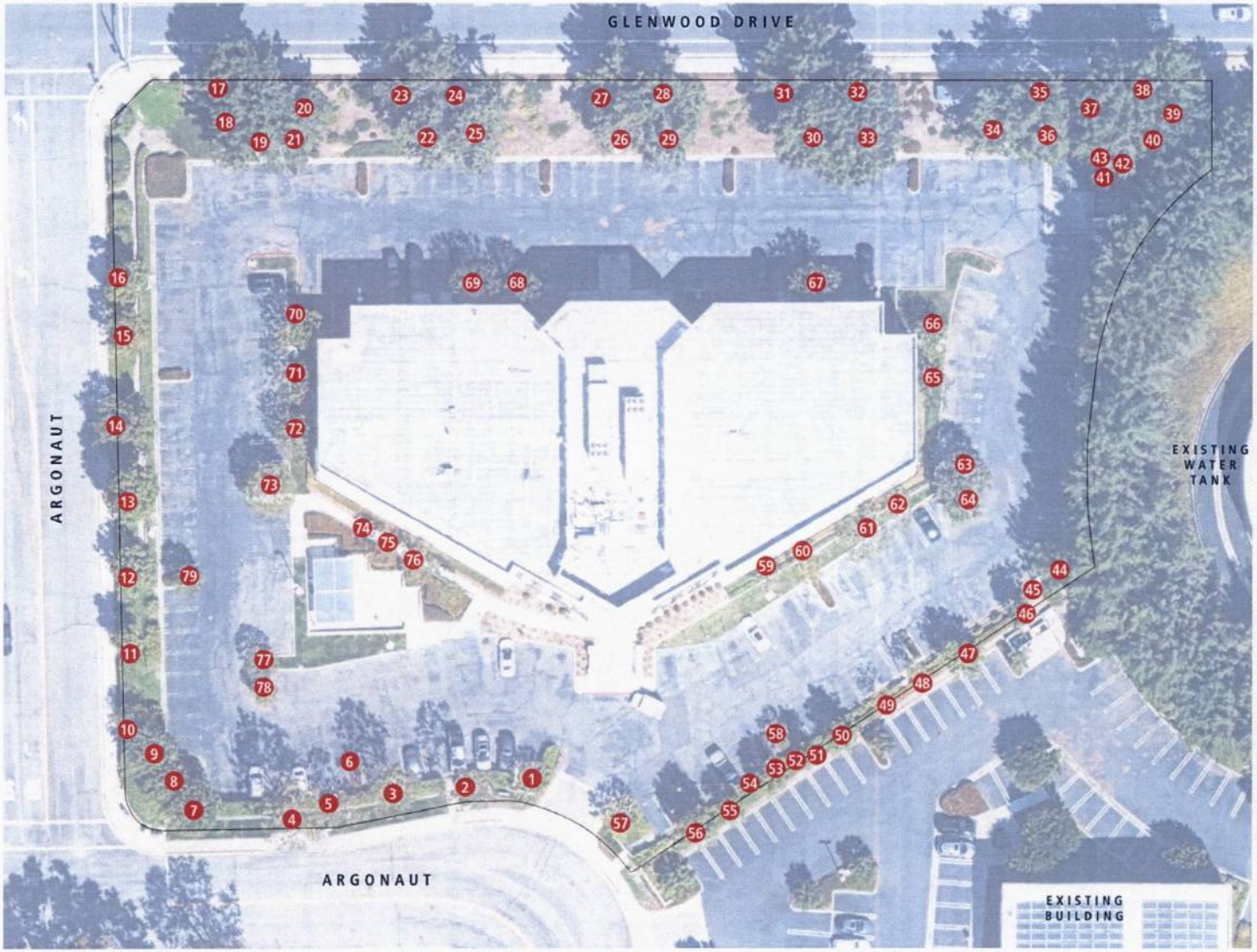










	Project Name:	Argonaut, Aliso Viejo		
NO.	Botanical Name	Common Name	Size (DBH)	Remove/Keep
1	Ficus aurea	Florida Strangler Fig	6 trunks (5.5",8",13")	Remove
2	Eucalyptus leucoxylon	Yellow Gum	9"	Remove
3	Eucalyptus leucoxylon	Yellow Gum	7"	Remove
4	Eucalyptus leucoxylon	Yellow Gum	12.5"	Remove
5	Eucalyptus leucoxylon	Yellow Gum	12.5"	Remove
6	Ficus aurea	Florida Strangler Fig	6"	Remove
7	Ficus aurea	Florida Strangler Fig	4 trunks (8", 11", 13")	Remove
8	Ficus aurea	Florida Strangler Fig	6 trunks (7.5", 8", 12")	Remove
9	Ficus aurea	Florida Strangler Fig	7 trunks (6", 9",15")	Remove
10	Lophostemon confertus	Brisbane Box	6.5"	Remove
11	Lophostemon confertus	Brisbane Box	9.5"	Remove
12	Lophostemon confertus	Brisbane Box	8.5"	Remove
13	Lophostemon confertus	Brisbane Box	12"	Remove
14	Lophostemon confertus	Brisbane Box	13.5"	Remove
15	Lophostemon confertus	Brisbane Box	12"	Remove
16	Lophostemon confertus	Brisbane Box	9"	Remove
17	Pinus eldarica	Afghan Pine	16.5"	Remove
18	Pinus eldarica	Afghan Pine	17"	Remove
19	Pinus eldarica	Afghan Pine	12.5"	Remove
20	Pinus eldarica	Afghan Pine	13"	Remove
21	Pinus eldarica	Afghan Pine	14"	Remove
22	Pinus eldarica	Afghan Pine	15"	Remove
23	Pinus eldarica	Afghan Pine	15.5"	Remove
24	Pinus eldarica	Afghan Pine	17"	Remove
25	Pinus eldarica	Afghan Pine	14.5"	Remove
26	Pinus eldarica	Afghan Pine	12"	Remove
27	Pinus eldarica	Afghan Pine	14"	Remove
28	Pinus eldarica	Afghan Pine	17"	Remove
29	Pinus eldarica	Afghan Pine	19"	Remove
30	Pinus eldarica	Afghan Pine	17"	Remove
31	Pinus eldarica	Afghan Pine	17"	Remove
32	Pinus eldarica	Afghan Pine	16.5"	Remove
33	Pinus eldarica	Afghan Pine	18"	Remove
34	Pinus eldarica	Afghan Pine	15"	Remove
35	Pinus eldarica	Afghan Pine	14"	Remove
36	Pinus eldarica	Afghan Pine	12"	Remove
37	Pinus eldarica	Afghan Pine	18"	Remove
38	Pinus eldarica	Afghan Pine	15"	Keep
39	Pinus eldarica	Afghan Pine	14"	Keep
40	Pinus eldarica	Afghan Pine	15"	Remove
41	Pinus eldarica	Afghan Pine	5.6"	Remove
42	Pinus eldarica	Afghan Pine	4"	Remove
43	Pinus eldarica	Afghan Pine	1"	Remove
44	Lophostemon confertus	Brisbane Box	5"	Remove
45	Lophostemon confertus	Brisbane Box	5"	Remove
46	Lophostemon confertus	Brisbane Box	7"	Remove
47	Lophostemon confertus	Brisbane Box	9"	Remove
48	Lophostemon confertus	Brisbane Box	4.5"	Remove
49	Lophostemon confertus	Brisbane Box	4.5"	Remove
50	Lophostemon confertus	Brisbane Box	9"	Remove
51	Lophostemon confertus	Brisbane Box	7"	Remove
52	Lophostemon confertus	Brisbane Box	4"	Remove
53	Lophostemon confertus	Brisbane Box	8"	Remove
54	Lophostemon confertus	Brisbane Box	4.5"	Remove
55	Lophostemon confertus	Brisbane Box	6"	Remove
56	Lophostemon confertus	Brisbane Box	11"	Remove
57	Ficus aurea	Florida Strangler Fig	7 trunks (5", 9", 14")	Remove
58	Ficus aurea	Florida Strangler Fig	7.6"	Remove
59	Lophostemon confertus	Brisbane Box	7"	Remove
60	Lophostemon confertus	Brisbane Box	8"	Remove
61	Lophostemon confertus	Brisbane Box	13"	Remove
62	Lophostemon confertus	Brisbane Box	11"	Remove
63	Ficus aurea	Florida Strangler Fig	15"	Remove
64	Ficus aurea	Florida Strangler Fig	11"	Remove
65	Cupaniopsis anacardioides	Carrotwood	6"	Remove
66	Cupaniopsis anacardioides	Carrotwood	8"	Remove
67	Cupaniopsis anacardioides	Carrotwood	11.5"	Remove
68	Cupaniopsis anacardioides	Carrotwood	9"	Remove
69	Cupaniopsis anacardioides	Carrotwood	11"	Remove
70	Cupaniopsis anacardioides	Carrotwood	8"	Remove
71	Cupaniopsis anacardioides	Carrotwood	10"	Remove
72	Cupaniopsis anacardioides	Carrotwood	11"	Remove
73	Ficus aurea	Florida Strangler Fig	13"	Remove
74	Lophostemon confertus	Brisbane Box	8"	Remove
75	Lophostemon confertus	Brisbane Box	9"	Remove
76	Lophostemon confertus	Brisbane Box	6"	Remove
77	Ficus aurea	Florida Strangler Fig	8"	Remove
78	Ficus aurea	Florida Strangler Fig	8"	Remove
79	Ficus aurea	Florida Strangler Fig	9"	Remove

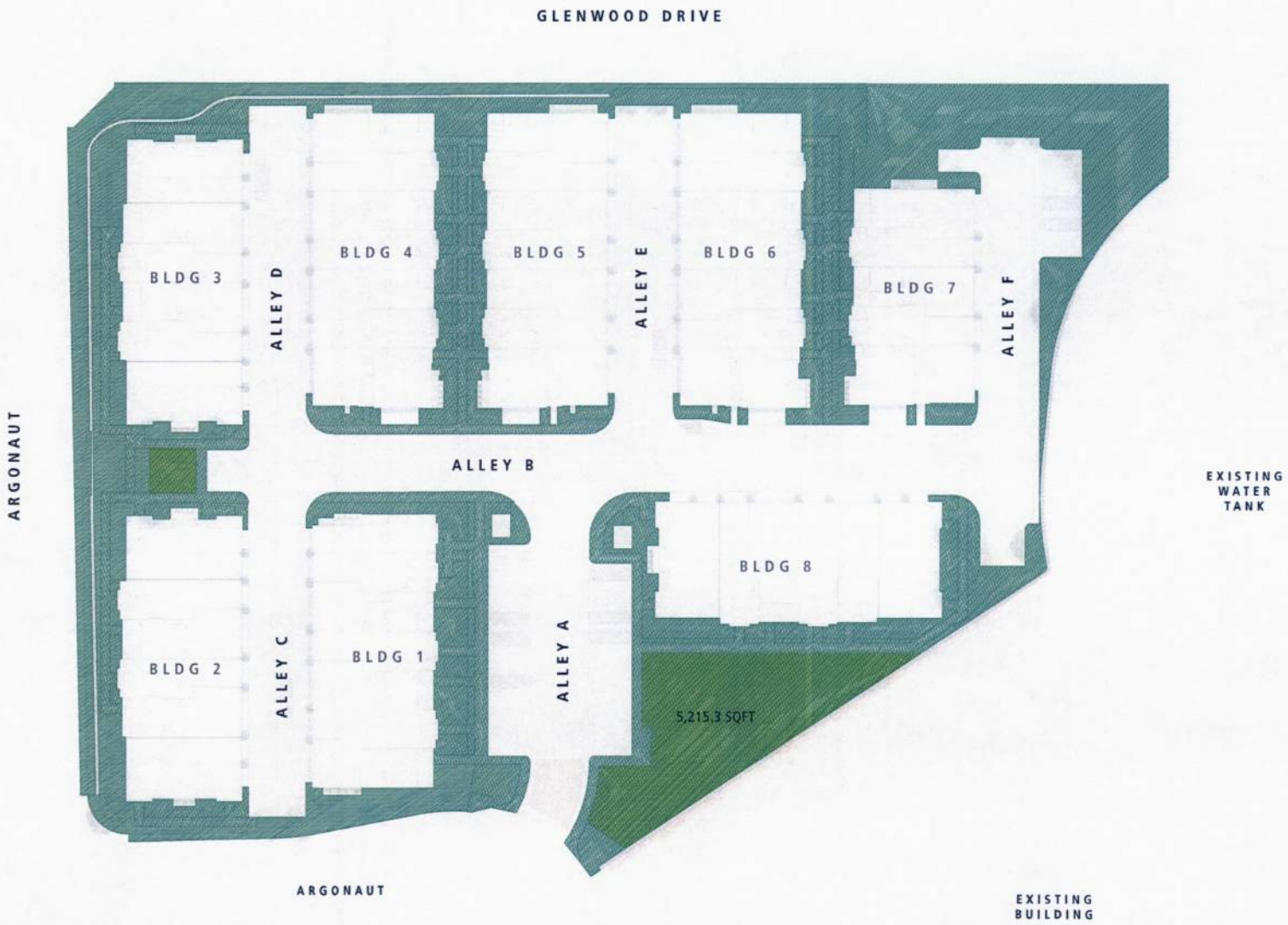
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ARGONAUT - EXISTING TREE INFORMATION

ALISO VIEJO, CA

07.16.25 L-7

C2 Collaborative



LEGEND

Usable Open Space:
5,587.4 SQFT

Other Open Space:
34,597.7 SQFT

Common Open Space Total:
40,185.1 SQFT

Site Area:
123,275 SQFT

Proposed Common Open Space Percentage:
32.6%

MLC Holdings, Inc.

ARGONAUT - CONCEPTUAL COMMON OPEN SPACE CALCULATION

ALISO VIEJO, CA

Scale: 1" = 20'-0"

07.16.25 L-8

C2 Collaborative

ARGONAUT - CONCEPTUAL PLAN
SUMMARIES AND SCHEDULES

Meritage Homes | VCL Visual Concepts Lighting

Luminaire Schedule								
Symbol	Qty	Manufacturer	Order Number	Description	Color Temperature	Luminaire Lumens	Luminaire Watts	Total Watts
	07	NLS LIGHTING	FIXTURE: TRC-2-T2-16L-7-30K7-UNV-SGL-BLK-18 POLE:TRAC POLE	P1-STREET LIGHT TYPE 2 @18' MH	3000K	4385	36	252
	01	NLS LIGHTING	FIXTURE: TRC-1-T2-16L-40-30K7-UNV-SGL-BLK-HSS-12 POLE:TRAC POLE	P2-PEDESTRIAN LIGHT TYPE 2 HSS @12'MH	3000K	1775	18	18
	05	NLS LIGHTING	FIXTURE: TBL-42-T2-16L-175-30K7-UNV-AB-BLK	B1-BOLLARD LIGHT TYPE 2 @3.5'MH	3000K	774	10	50
	06	ECOSENSE	FIXTURE: F080-1S-MO-30-8-70-K-X-C CANOPY PLATE: RISE-CANOPY-04-Z	D1- DOWN LIGHT	3000K	584	7.5	45
	60	PORCH LIGHT	TO BE SPECIFIED BY ARCHITECT	TBD	TBD	TBD	TBD	TBD
	67	GARAGE LIGHT	TO BE SPECIFIED BY ARCHITECT	TBD	TBD	TBD	TBD	TBD

SHEET INDEX

1 SUMMARIES & SCHEDULES
2 LIGHTING PLAN 1
3 SPECIFICATION: STREET LIGHT
4 SPECIFICATION: PEDESTRIAN LIGHT
5 SPECIFICATION: BOLLARD LIGHT
6 SPECIFICATION: DOWN LIGHT

SITE LOCATION

ALISO VIEJO, CALIFORNIA



SITE MAP



PROPOSED LIGHTING

MAKE: NLS- STREET LIGHT
MODEL: TRC-2-STREET LIGHT
QTY: 7
WATTAGE: 36
SPEC: 03



MAKE: NLS- STREET LIGHT
MODEL: TRC-1-PEDESTRIAN LIGHT
QTY: 01
WATTAGE: 18
SPEC: 04



MAKE: NLS LIGHTING
MODEL: TBL-BOLLARD LIGHT
QTY: 05
WATTAGE: 10
SPEC: 05



MAKE: ECOSENSE LIGHTING
MODEL: RISE-DOWN LIGHT
QTY: 6
WATTAGE: 7.5
SPEC: 06



ARGONAUT - CONCEPTUAL PLAN

LIGHTING PLAN



MAKE: NLS- STREET LIGHT
MODEL: TRC-1-PEDESTRIAN LIGHT
QTY: 01
WATTAGE: 18
SPEC: 04



MAKE: NLS- STREET LIGHT
MODEL: TRC-2-STREET LIGHT
QTY: 7
WATTAGE: 36
SPEC: 03



MAKE: ECOSENSE LIGHTING
MODEL: RISE-DOWN LIGHT
QTY: 6
WATTAGE: 7.5
SPEC: 06



MAKE: NLS LIGHTING
MODEL: TBL-BOLLARD LIGHT
QTY: 05
WATTAGE: 10
SPEC: 05





KEY MAP
N.T.S.

NOTE:

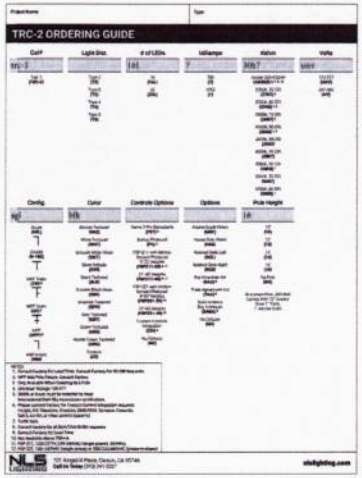
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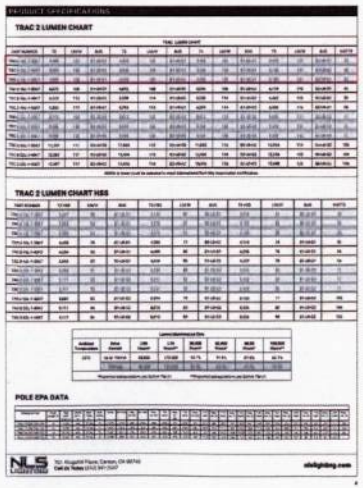
0' 15' 30' 60'
SCALE: 1"=30'-0"

ARGONAUT - CONCEPTUAL PLAN

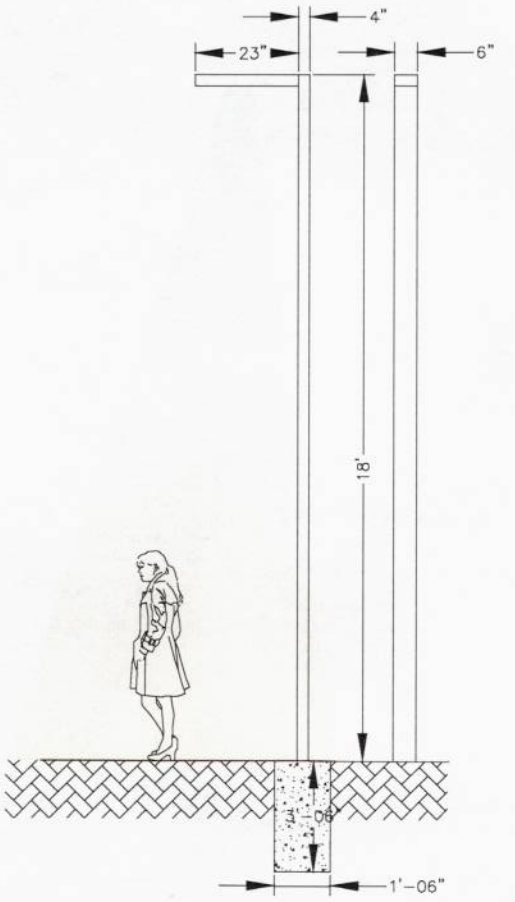
SPECIFICATION: STREET LIGHT

MAKE: NLS- STREET LIGHT
MODEL: TRC-2-STREET LIGHT
QTY: 7
WATTAGE: 36
SPEC: 03


TRC-2 ORDERING GUIDE


PRODUCT SPECIFICATIONS
TRAC 2 LUMEN CHART
TRAC 2 LUMEN CHART HSS
POLE EPA DATA

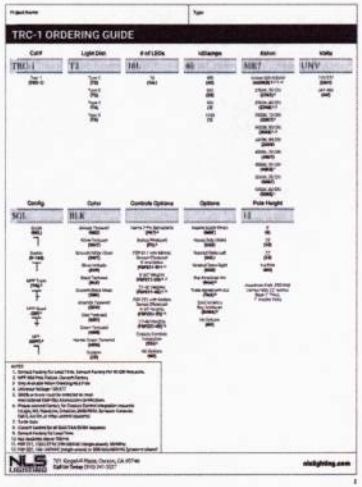


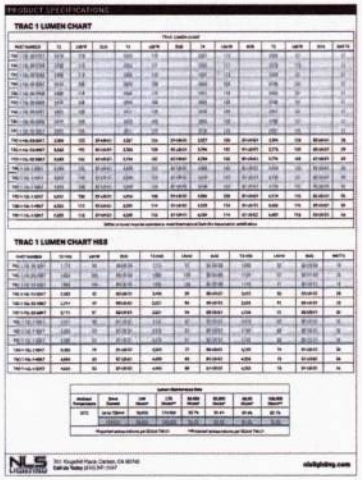


ARGONAUT - CONCEPTUAL PLAN

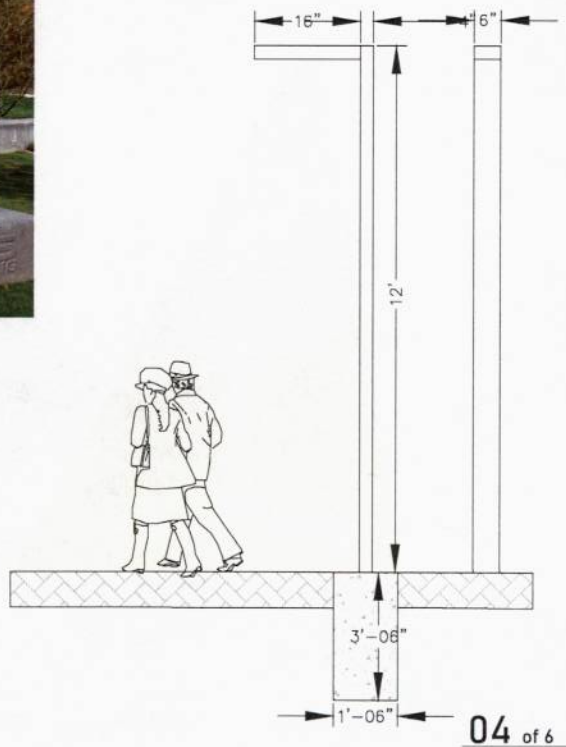
SPECIFICATION: PEDESTRIAN LIGHT

MAKE: NLS- STREET LIGHT
MODEL: TRC-1-PEDESTRIAN LIGHT
QTY: 01
WATTAGE: 18
SPEC: 04





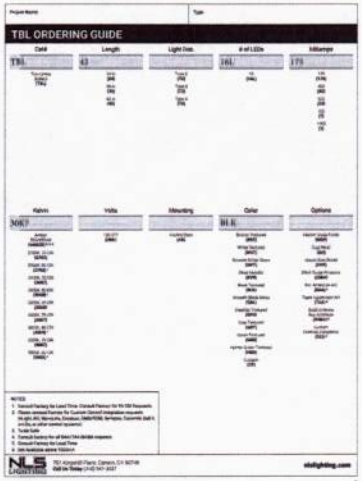


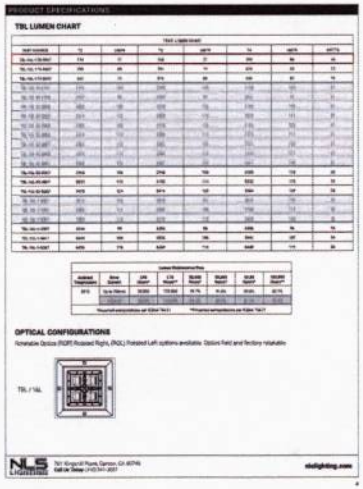


ARGONAUT - CONCEPTUAL PLAN

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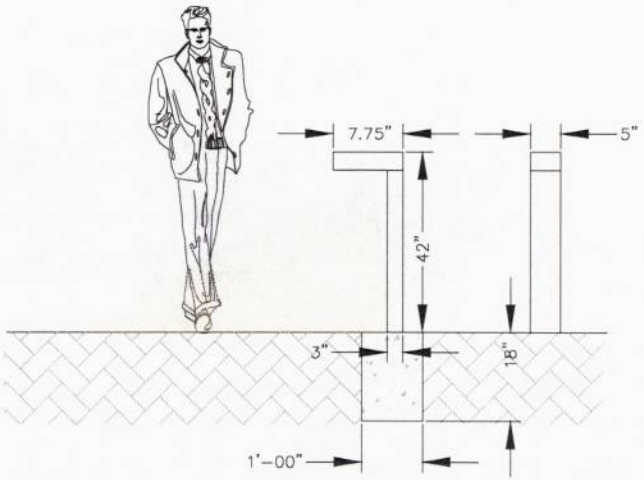
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TBL ORDERING GUIDE


TBL LUMEN CHART

OPTICAL CONFIGURATIONS





ARGONAUT - CONCEPTUAL PLAN

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SPEC: 06

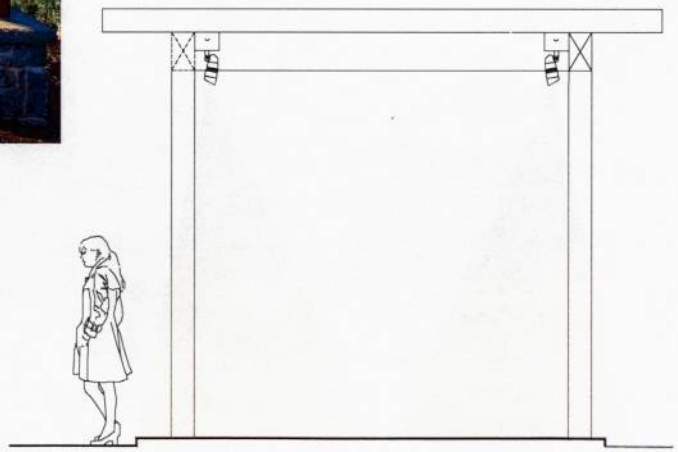

RISE

ECOSENSE


RISE

ECOSENSE





06 of 6
JUNE 25, 2025

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

FROM: Lizzy Mendoza, Recreation & Community Services Manager

SUBJECT: SECOND AMENDMENT TO THE MANAGEMENT SERVICES AGREEMENT FOR THE ALISO VIEJO CENTER WITH ALISO VIEJO BANQUET CENTER, LLC AND WEDGEWOOD BEVERAGE, INC

Recommended Actions:

1. Approve a Second Amendment to the Management Services Agreement with Aliso Viejo Banquet Center, LLC and Wedgewood Beverage, Inc. (Wedgewood) for the management and operations of the Aliso Viejo Center extending the agreement for an additional two-year term; and

2. Authorize the City Manager to execute the Second Amendment to the Management Services Agreement.

Fiscal Impact:

The fixed management fee paid to Wedgewood is $250,000 annually. Wedgewood also receives a management incentive fee if the net cost of operations exceeds $50,000. The incentive management fee is 5% of gross revenue over $1,000,000 and up to $1,500,000. Wedgewood receives an incentive management fee of 15% of gross revenues over $1,500,000. The management incentive fee shall not exceed $250,000 for any annual period.

The fixed fee and management incentives are paid from revenues from the Aliso Viejo Center operations and are estimated to total $500,000 for FY 2026-2027. The City retains net income as a transfer to the General Fund from the operations at the Aliso Viejo Center after all operating expenses and management fees are paid.

Background:

The Aliso Viejo Center opened in July 2009. The Aliso Viejo Center's previous operators were ClubCorp and KemperSports. In July 2015, the City entered into an agreement with The Aliso Viejo Banquet Center, LLC, and Wedgewood Beverage, Inc. (Wedgewood) to manage the Aliso Viejo Center. In July 2018, the City renewed its agreement with

Wedgewood to manage the Aliso Viejo Center for seven years with the option of two additional two-year terms with an annual fixed management fee of $250,000 and incentives of up to $250,000. The First Amendment, executed in August 2024, extended the Management Services Agreement under the same terms as the original agreement, including emergency operations provisions.

The Second Amendment to the Management Services Agreement further clarifies the services Wedgewood will provide for annual City-hosted events. Under the amendment, Wedgewood will provide event hosting, staffing, food service, and non-alcoholic beverage service for one City-hosted event each year, held on a weekday, at no cost to the City.

Discussion:

Since July 2015, Wedgewood has managed, maintained, and operated the Aliso Viejo Center. City staff estimates that net income of approximately $330,000 will be received for FY 2026-27. Since 2018, the City has paid Wedgewood $2.7 million in management fees and incentives. Since 2018, the City has received net income of approximately $3.5 million.

Staff has been extremely satisfied with the organization, which offers high-quality, custom-tailored services and displays exceptional skills in event management, facility management, and customer service. Wedgewood has established its commitment to the City of Aliso Viejo by approaching the Aliso Viejo Center's management proactively, being highly responsive, cooperative, and willing to collaborate.

Staff recommends that the City Council approve and authorize the City Manager to execute the Second Amendment to the Management Services Agreement with Aliso Viejo Banquet Center, LLC and Wedgewood Beverage, Inc. for the continued professional management of the Aliso Viejo Center for an additional two-year term under the existing agreement terms. The amendment also maintains the emergency operations provisions and clarifies the annual City-hosted event services to be provided at no cost to the City.

Attachment:

1. Second Amendment Management Services Agreement

CITY OF ALISO VIEJO

SECOND AMENDMENT TO
MANAGEMENT SERVICES AGREEMENT
ALISO VIEJO CENTER

1. PARTIES AND DATE.

This Second Amendment to MANAGEMENT SERVICES Agreement ("Second Amendment") is entered into this _____ day of _____, 2026, and shall become effective as of the 1st day of July, 2027 by and between the City of Aliso Viejo (hereinafter referred to as the "City") and Aliso Viejo Banquet Center, LLC a Limited Liability Company, with its principal place of business at 43385 Business Park Drive Suite-120, Temecula CA 92590 together with its subsidiary corporation, Wedgewood Beverage, Inc. ("Manager"). City and Manager are sometimes collectively referred to herein as the "Parties."

2. RECITALS.

2.1 Agreement. The Parties entered into that certain Management Services Agreement dated July 1, 2018 for the provision of management, maintenance, operation and marketing services for the Aliso Viejo Center ("Agreement").

2.2 First Amendment. The Parties amended the Agreement on July 1, 2025, in order to extend the term of the Agreement, thereby exercising the first of two optional two-year term extensions provided in the Agreement and to incorporate terms related to emergency operations.

2.3 Second Amendment. The Parties now desire to amend the Agreement in order to extend the term of the Agreement, thereby exercising the second of two optional two-year term extensions provided under the Agreement, and in order to amend terms related to City's use of the Conference Center.

3. TERMS.

3.1 Management Term. Section 2.1 of the Agreement is hereby amended in its entirety to read as follows:

"The term of the Agreement shall commence as of July 1, 2018 ("Commencement Date") and shall continue until June 30, 2029 ("Management Term") unless earlier terminated as provided herein, Article X, Section 10.1. "

3.2 Use of Conference Center at City Direction. Section 3.4, G. of the Agreement is hereby amended in its entirety to read as follows:

"The City shall have the right to use the Conference Center or any part thereof, upon reasonable advanced notice and subject to availability, for such purposes as meetings, luncheons, seminars, training classes or other uses without the payment of any rental or use fee. Direct out-of-pocket expenses incurred in connection with such uses, including, without limitation, the cost of

providing, preparing and serving food and non-alcoholic beverages, shall be paid by the City except that on one (1) occasion per calendar year, to be held during the week, all such expenses in connection with City's use of the Conference Center shall be waived entirely by Manager. A calendar of City events, including those for which expenses shall be waived, will be given to Manager on an annual basis, every July. At the direction of the City Manager, upon reasonable advance notice and subject to availability, Manager shall permit use of the Conference Center or any part thereof to civic, special interest groups and nonprofit organizations in accordance to the Conference Center Use Policy # 700- 3. The City shall reimburse Manager a minimum of $20. 00 per hour and up to a maximum of a four (4) hour meeting for a total reimbursement of $ 80. 00 per meeting. Any increase of the hourly reimbursement fee from the City shall be mutually agreed upon by both Parties. The City shall not schedule use of the Conference Center pursuant to this subsection if such use will conflict with paying events booked by Manager and shall in all instances be subordinate thereto in terms of priority of use of the Conference Center."

3.3 Declaration of Political Contributions. Prior to the City's approval of this Second Amendment, Manager shall submit to City a statement in writing declaring any political contributions of money, in-kind services, or loan made to any member of the City Council within the previous twelve-month period by the Manager and all of their employees, including any employee(s) that Manager intends to assign to perform the Services described in this Second Amendment.

3.4 Continuing Effect of Agreement. Except as otherwise specifically set forth in this Second Amendment, the remaining provisions of the Agreement shall remain in full force and effect. From and after the date of this Second Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by the First Amendment and by this Second Amendment.

3.5 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Second Amendment.

3.6 Counterparts. This Second Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Second Amendment to Agreement on this ____ day of _____, 202__.

Signatures on following page

CITY OF ALISO VIEJO

Approved:

By: _____
Brett Channing
City Manager

ATTEST:

By: _____
Maria Ruano-Kendig
City Clerk

APPROVED AS TO FORM:

_____
Best Best & Krieger LLP
City Attorney

APPROVED AS TO COMPLIANCE WITH BUDGET

By: _____
Ann Eifert
Director of Financial Services

ALISO VIEJO BANQUET CENTER, LLC, A LIMITED LIABILITY COMPANY

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

Attn: Bill Zaruka, CEO

By: Bill Zaruka
Its: CEO
Printed Name: Bill Zaruka

By: Trevor Bradshaw
Its: CFO
Printed Name: Trevor Bradshaw

WEDGEWOOD BEVERAGE, INC.
[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

By: Bill Zaruka
Its: President
Printed Name: Bill Zaruka

By: Trevor Bradshaw
Its: CFO
Printed Name: Trevor Bradshaw

CITY OF ALISO VIEJO

DECLARATION OF POLITICAL CONTRIBUTIONS

Using the space provided below, please list any political contributions of money, in-kind services, or loans made to any member of the City Council within the last twelve (12) months by Consultant and all of Consultant's employees, including any employee(s) that applicant intends to assign to perform the work or services described in this Agreement:

N/A

To the best of my knowledge, I declare under penalty of perjury that the foregoing is true and was executed at:

Temecula Riverside CA	6/29/20
City/County/State	Date
Wedgewood	Bill Zenker
Name of Business	Print Name
Signature	

NOTE: THIS DECLARATION IS INCLUDED AS PART OF THE AGREEMENT AND MUST BE SIGNED AND ATTACHED HERETO

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

FROM: So Kim, Community Development Director

SUBJECT: RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT TITLED “CALIFORNIA HOUSING MANDATES”

Recommended Action:

Approve and authorize the Mayor to sign a response to the 2025-2026 Orange County Grand Jury report titled “California Housing Mandates.”

Discussion:

The Orange County Grand Jury prepared a report titled " California Housing Mandates" (Attachment 2), which examines how Housing Mandates operate in practice within Orange County, and how well-intended legislation has produced unintended consequences for cities, neighborhoods, and local governance. It evaluates the feasibility, effectiveness, and equity of current state policies, and highlights the growing disconnect between mandated housing goals and the capacity of communities to absorb them responsibly. The report emphasizes the need for housing solutions that respect local conditions, restore meaningful public participation, and align development goals with infrastructure, funding, and community priorities.

The “California Housing Mandates” report concludes with a set of findings and recommendations made by the Orange County Grand Jury. In accordance with California Penal Code §933 and §933.05, Staff prepared comments on each of the findings and recommendations (Attachment 1). If approved by the City Council, the Mayor will be authorized to sign the letter, which will be submitted to Sheila F. Hason, Presiding Judge of the Superior Court.

Attachments:

1. Response Letter to the Grand Jury Report

2. 2025-2026 Orange County Grand Jury Report

ALISO VIEJO
Live Life Inspired

MAYOR
Max Duncan

MAYOR PRO TEM
Mike Munzing

COUNCILMEMBER
Tiffany Ackley

COUNCILMEMBER
Garrett Dwyer

COUNCILMEMBER
Tim Zandbergen

CITY MANAGER
Brett Channing

CITY ATTORNEY
Scott C. Smith

July 16, 2026

The Honorable Sheila F. Hanson
Presiding Judge of the Superior Court
Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

Subject: Response to Grand Jury Report *California Housing Mandates*

Dear Honorable Judge Hanson:

The City of Aliso Viejo has reviewed the Orange County Grand Jury's Report entitled *California Housing Mandates*. In compliance with California Penal Code sections 933 and 933.05, the City has responded to each of the findings and recommendations included in the report. Each finding and recommendation is listed below, followed by the City's response.

FINDINGS

F1 In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.

The City partially agrees with this finding. Some of the housing related laws have increased the administrative burden, local resources, complexity, and administrative burden in implementing the General Plan and the zoning code. While housing laws have streamlined certain housing development projects, some have reduced local control. Consequently, this forces the city to take proactive steps to adopt ordinances and programs to at minimum, maintain some level of local control, such as objective design standards. Absent of these efforts, the city must approve projects that meet minimum land use and zoning standards, which may not be desirable or meet the needs of our community.

F2 **Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.**

The City partially agrees with this finding. While transparency may not be an issue, the RHNA process is based on complex methodologies that local officials and the public alike find it difficult to understand, especially in built-out communities.

F3 **OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.**

The City partially disagrees with this finding. OCCOG coordinates and provides an avenue for cities to engage, shares data, and prepares collective input to SCAG.

F4 **Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.**

The City agrees with this finding. Participation by Orange County cities are critical as the resulting housing mandates policies will directly impact the cities.

F5 **SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021-2029 planning period, with higher allocations concentrated in cities with major population and employment centers.**

The City partially agrees with this finding. The City focuses on addressing its assigned RHNA allocation, which increased substantially from the prior planning cycle despite no significant changes in the City's underlying land use patterns, infrastructure capacity, or growth characteristics. The City has no comments on other cities' allocations.

F6 **RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.**

The City partially agrees with this finding. The City is largely built out as a planned community characterized by small lots and limited vacant land. Opportunities for new residential development are primarily limited to the redevelopment or intensification of already-developed sites. While the City has taken steps to identify and reduce constraints to facilitate future redevelopment potential, the timing and feasibility of actual housing production remain dependent on market conditions, financing, and property owner participation. Expecting construction of residential units, particularly at the scale assumed in RHNA allocations, is not realistic under current conditions.

F7 **Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.**

The City agrees with this finding. Each city has its own unique character and priorities. Residents expect balanced development that is compatible with existing character, scale, density, and aesthetics, while respecting community priorities such as preserving open space, maintaining neighborhood quality, and sustaining the overall planned environment.

F8 California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

The City disagrees with this finding. Regulatory costs, such as permit processing and development impact fees, are a relatively small component of a housing project's total costs when compared to the larger land acquisition, labor, construction and materials, and financing costs.

F9 The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.

The City neither agrees or disagrees with this finding as the cost to construct affordable housing can vary depending on various factors, such as location, type of construction, and market conditions.

F10 Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.

The City neither agrees nor disagrees with this finding. While the former redevelopment agencies did provide one source of funding, the cost to construct affordable housing can vary depending on various factors, such as location, type of construction, and market conditions. It is difficult to determine whether the dissolution of former redevelopment agencies has affected the ability to provide affordable housing at state-wide level.

F11 Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.

The City partially agrees with this finding. Affordable housing projects may be financed through private funds, public funding sources, tax credits, or a combination thereof. However, the project feasibility is primarily based on factors such as land availability, market conditions, and local housing needs. While public subsidies can support projects, they are not the primary driver of projects.

F12 The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.

The City agrees with this finding. The methodologies were highly complex and challenging to understand, making it difficult to validate any data.

F13 The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.

The City neither agrees nor disagrees with this finding. The City is only familiar with its own experience with HCD.

F14 OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG.

The City agrees with this finding. While OCCOG provides an avenue for cities to engage, shares data, and prepares collective input to SCAG, re-evaluating the current resources and organizational structure for sufficiency is necessary as its influence is likely less compared to larger heavily resourced organizations.

F15 Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.

The City agrees with this finding. The City has not received any guidance for the 7th Cycle.

F16 The reliance on transit accessibility as a major RHNA consideration requires high-quality, early-released datasets from OCTA; however, these datasets are not currently consolidated or formally adopted for use in the 7th Cycle methodology.

The City agrees with this finding. The City has not received any datasets for the 7th Cycle.

F17 The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions.

The City disagrees with this finding. SCAG determines the RHNA allocation with HCD input. While there are many participating groups in the RHNA process, accountability ultimately rests with the entities that make the decisions.

F18 The City of Huntington Beach has been unsuccessful in its attempts to contest Housing Mandates. To date, Huntington Beach lacks an approved General Plan Housing Element related to RHNA Allocation.

The City neither agrees nor disagrees with this finding. The City does not monitor the status of the Huntington Beach Housing Element, its compliance with housing mandates or its certification with HCD.

F19 The City of Irvine has been progressive in submitting a housing plan that calls for twice the number of units mandated (56,000). However, this threatens the historical nature of a master plan community with substantial infrastructure challenges.

The City neither agrees nor disagrees with this finding. The City is not familiar with the historic nature of Irvine's master plan community or the specifics of its housing plan.

F20 Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.

The City agrees with this finding.

F21 The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing laws.

The City neither agrees nor disagrees with this finding. Regardless of public perception and understanding that RHNA allocations are established in compliance with state laws, the absence of a clear and easily understood explanation of RHNA methodology makes it difficult to understand the RHNA allocation.

F22 Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

The City disagrees with this finding. The issue is not transparency or communication. The complexity of RHNA allocation and the absence of a simplified explanation make it difficult to understand how the housing allocations are calculated for jurisdictions.

RECOMMENDATIONS

R1. OCCOG should expand its technical-assistance and training programs, by September 30, 2026, to ensure that all Orange County jurisdictions understand RHNA methodology, statutory obligations, and the implications of noncompliance. (F1, F2, F3, F4)

The City will not implement this recommendation as it is not applicable.

R2 **OCCOG should coordinate a countywide review of sites identified in local Housing Elements, by December 31, 2026, to evaluate whether each site meets state requirements for realistic capacity and development feasibility, supported by a standardized, version-controlled change log. (F3, F4)**

The City will not implement this recommendation as it is not applicable.

R3 **OCCOG should develop and publish a comprehensive RHNA Inputs Catalog, by April 30, 2027, prior to drafting the 7th Cycle methodology, documenting all datasets used, their sources, methodological assumptions, and a version-controlled record of changes. (F3, F4)**

The City will not implement this recommendation as it is not applicable.

R4 **OCCOG should create a public-facing RHNA Accountability Dashboard, by April 30, 2027, displaying deadlines, responsible agencies, dataset readiness, and upcoming SCAG decision points, to ensure transparency and timely action by jurisdictions. (F16)**

The City will not implement this recommendation as it is not applicable.

R5 **OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively. (F16)**

The City will not implement this recommendation as it is not applicable.

R6 **OCCOG should convene a 7th Cycle Technical Working Group, by December 31, 2026, composed of planners, data analysts, and transit experts to pre-evaluate methodology scenarios and deliver unified, countywide recommendations to SCAG. (F3, F6, F15)**

The City will not implement this recommendation as it is not applicable.

R7 **OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)**

The City will not implement this recommendation as OCCOG should be able to assess their own resourcing needs.

R8 **By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)**

The City will not implement this recommendation. While the City supports regional coordination efforts, the infrastructure areas identified in the recommendation are managed by a variety of agencies and do not warrant additional evaluation at this time. Water and wastewater services are provided by the Moulton Niguel Water District; flood control infrastructure does not have identified capacity constraints; transportation infrastructure is either privately owned, maintained by the City, or under the jurisdiction of Caltrans; and public safety services are continuously evaluated by the City with its service providers.

R9 By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)

The City will not implement this recommendation as it is not applicable.

R10 By June 30, 2027, the Orange County Board of Supervisors should evaluate whether the County should pursue its own independent Metropolitan Planning Organization (MPO) designation for purposes of regional housing planning. (F5, F6, F7, F15)

The City will not implement this recommendation as it is not applicable.

R11 The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

This recommendation has been implemented as the City consistently participates in SCAG and OCCOG meetings, including the TAC.

R12 The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

This recommendation has been implemented as the City has a designated representative that participates in SCAG and OCCOG meetings.

R13 OCTA should provide an official, data-frozen countywide transit dataset (GTFS + GIS), by September 30, 2026, to meet OCCOG's analytical needs for 7th Cycle RHNA planning. (F17)

The City will not implement this recommendation as it is not applicable.

R14 By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County

and city-determined capacity assumptions remain aligned with actual production. (F13)

The City will not implement this recommendation. The City already submits numerous reports and data sets to HCD and other agencies to satisfy a variety of requirements. Establishing an additional reporting requirement would increase administrative burden with repeated information that is already collected and reported. Rather than creating another reporting requirement, efforts should be made to consolidate and/or replace existing requirements to streamline the process.

R15 By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)

The City will not implement this recommendation. The City supports the intent of improving public understanding and transparency regarding the RHNA process. However, OCCOG, not individual city councils, should provide education through public workshops and other outreach efforts, and distribute related guidance, educational materials, and explanatory information to all cities for consistency.

R16 By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)

The City will not implement this recommendation. This recommendation is not applicable as the City does not own any land available for housing development.

R17 By September 1, 2026, the City of Huntington Beach should evaluate submitting an appropriate Housing Element to reduce potential exposure to HCD penalties. (F18)

The City will not implement this recommendation as it is not applicable.

R18 By September 1, 2026, the City of Irvine should ascertain the level of community support for its housing element submission and its impact on the character of its master plan. (F19)

The City will not implement this recommendation as it is not applicable.

R19 By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)

The City will not implement this recommendation as it is not applicable.

R20 By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

The City will not implement this recommendation as it is not applicable.

Thank you for the opportunity to respond to the Grand Jury's Report.

Respectfully submitted,

Max Duncan
Mayor

cc: Orange County Grand Jury
Aliso Viejo City Council
Brett Channing, City Manager
So Kim, Director of Community Development



California Housing Mandates

The Unintended Reshaping of Orange County Neighborhoods

Orange County Grand Jury 2025-2026

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Responsibilities of HCD *66*

SUMMARY

California's perceived housing shortage has prompted the California Legislature to impose increasingly bureaucratic prescriptive State Housing Mandates (Housing Mandates) on local governments, with the stated goal of accelerating production across all income levels. Core frameworks such as the Housing Element and the Regional Housing Needs Allocation (RHNA) process require cities and counties to plan for significant increases in housing capacity. Many additional statutes have contributed to a streamlined development approval process and weakened local discretion with severe penalties for noncompliance. These measures are intended to overcome decades of the perceived underbuilding and restrictive zoning within cities, yet their cumulative effect has been to create unnecessary local government costs, confusion, inequity, and growing tension between state directives and local realities. All of these efforts have led to minimal housing being built.

In Orange County, a region defined by diverse cities, established neighborhoods, and distinct infrastructure constraints, as well as environmentally sensitive areas, these Housing Mandates operate as a one-size-fits-all system poorly suited to local conditions. Housing targets are derived from opaque formulas, that fail to account for land costs, land availability, funding limitations, labor shortages, construction costs, infrastructure capacity and accurate population projections. Without corresponding investments in transit, utilities, schools, parks, public safety, and affordable housing subsidies, the Housing Mandates themselves are largely impractical and difficult to achieve. In addition, because of the financial infeasibility of building low-income housing without subsidies, cities must approve developments with higher density to pay for and meet the affordable housing requirements. As a result, local cities face mounting pressure to comply with requirements that often lack economic and logistical feasibility.

The dissolution of local redevelopment agencies in 2012 eliminated a primary mechanism for financing and managing affordable housing at the local level. In response, the State layered new housing requirements through the Housing Mandates onto cities and counties without restoring comparable funding tools or infrastructure support. Although these laws are framed as solutions to homelessness and affordability, they have in fact caused unintended consequences that have not produced incremental housing production. This is primarily due to regulatory complexity, limited subsidies, and heavy reliance on private market forces. Over time, repeated legislative interventions to solve these challenges have only expanded state authority. This leaves local governments with fewer resources and diminished control.

Housing Mandates have significantly eroded local land-use authority, supplanting community-based planning with rigid, top-down rules. Residents experience a loss of

meaningful input; even as local officials remain legally responsible for compliance. Streamlined approvals frequently bypass public hearings and local design standards, shift liability to cities, and prioritize building over neighborhood character. The practical elimination of traditional single-family zoning and the widespread upzoning of existing neighborhoods threaten longstanding community character while limiting local oversight of height, density, parking, and environmental resilience.

The Southern California Association of Governments (SCAG) determines the RHNA housing allocation for most of Southern California. Within this framework, the Orange County Council of Governments (OCCOG) serves as the County's representative to SCAG in the RHNA process. The RHNA methodology and resulting allocations have been widely criticized as unrealistic, inequitable, and insufficiently transparent.[1] OCCOG's level of influence with SCAG is critical to regional planning outcomes. OCCOG needs substantial funding increases to better advocate in Sacramento and within SCAG to support OC jurisdictions.

Given the significant challenges and inequitable housing allocations experienced during the current RHNA 6th Cycle (2021-2029), it is imperative that Orange County begin strategic preparation for the upcoming 7th Cycle (2029-2037) process. Proactive planning will strengthen the County's ability to advocate within SCAG for fair, data-driven, and achievable housing allocations in the next cycle.

This report examines how Housing Mandates operate in practice within Orange County, and how well-intended legislation has produced unintended consequences for cities, neighborhoods, and local governance. It evaluates the feasibility, effectiveness, and equity of current state policies, and highlights the growing disconnect between mandated housing goals and the capacity of communities to absorb them responsibly. The report underscores the need for housing solutions that respect local conditions, restore meaningful public participation, and align development goals with infrastructure, funding, and community priorities.

BACKGROUND

California continues to experience some of the highest housing prices and rents in the nation, while some say housing production has not kept pace with population and employment growth[2]. State policymakers have concluded that fragmented local decision-making, restrictive zoning practices, and lengthy approval processes, have

[1] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

[2] California Housing in 2025 - Advocacy - California Chamber of Commerce

contributed to this imbalance[3]. In response, the California Legislature has pursued a more centralized and enforceable approach to housing policy such as Senate Bill (SB)9, SB10, SB35, SB79, SB131, SB330, and Assembly Bill (AB)1050, AB2011(see Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing-related bills designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

The Housing Element Law (Government Code 65580-65589.11), originally adopted in 1969, remains the foundation of California's housing policy. The law requires every city and county to prepare a Housing Element as part of its General Plan that identifies how the jurisdiction will meet the housing needs of all income groups.[4] The RHNA process implements these Housing Mandates by assigning each jurisdiction a specified number of housing units—categorized by income level. Compliance is tied to eligibility for state housing and transportation funding, creating substantial financial implications for the County of Orange and its 34 municipalities.

Zoning has long been a cornerstone of local government authority, guiding development, and shaping the physical form of cities.

First introduced in the late nineteenth and early twentieth centuries to address public safety concerns, zoning has since expanded into a sophisticated regulatory system governing land use, building height, setbacks, lot coverage, density, and numerous other development standards. These tools enable local governments to align growth with infrastructure capacity, environmental constraints, and long-term planning objectives, while simultaneously delivering broad public benefits. In addition to protecting public health and safety by distancing residential areas from heavy industrial activities and ensuring reliable emergency access, zoning helps preserve neighborhood character and property values. It also supports community cohesion by balancing residential, commercial, and civic uses, and guides growth in ways that correspond with available public services and facilities. Moreover, zoning plays a vital role in safeguarding environmentally sensitive areas and reducing exposure to wildfire risks, underscoring its enduring importance as a foundational instrument of urban planning.

In recent years, traditional zoning practices have been subject to increasing scrutiny. Critics argue that low-density zoning and land-use restrictions have contributed to housing shortages, affordability challenges, socioeconomic segregation,

[3] In California, statewide housing reforms brush against local resistance | Brookings
[4] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

automobile-dependent development, and exclusionary housing patterns.[5] Housing advocates, civil rights organizations, and some policymakers have cited these concerns as justification for significant state intervention and reform of local land-use authority.[6]

State leaders have relied on these critiques to support a series of Housing Mandates that expand the State's role in local planning decisions. These measures prioritize increased housing production as the central response to the State's affordability challenges. The underlying assumption is that a significant increase in supply will help reduce housing costs. However, historical data reviewed by the 25-26 Orange County Grand Jury (OCGJ) indicate that periods of high housing production in Orange County, including during the 1990s, did not consistently result in improved affordability.[7] This suggests that housing affordability is influenced by multiple factors other than housing supply, including land values, construction costs, wages, and regional economic conditions.

The dissolution of redevelopment agencies in 2012 further altered the local housing landscape. Redevelopment agencies had served as a significant source of financing for affordable housing and community revitalization projects through tax-increment financing and state-authorized planning powers. Their elimination removed a key funding mechanism for cities and counties.[8] In subsequent years, the State imposed additional Housing Mandates without restoring revenue sources, leaving jurisdictions and builders responsible for meeting expanded obligations with reduced financial capacity.

The current generation of State Housing Mandates (6th Cycle) reflects multiple statewide policy objectives. Early legislative proposals referenced a goal of constructing approximately 3.5 million new housing units; later that figure was reduced to approximately 2.5 million units.[9] Despite these goals, statewide production continues to fall short of identified need. To address this, state housing legislation has emphasized increased zoning density, reduced discretionary review, expanded ministerial approval pathways, strengthened density bonus incentives, and increased requirements for jurisdictions to facilitate affordable housing in lieu of government subsidies. Additional measures focus on locating new housing near employment centers and transit corridors to reduce commute times and greenhouse gas emissions.[10]

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[5] National Low Income Housing Coalition - Land Use Restrictions and Affordable Housing
[6] Fixing California's housing shortage requires new policy and new politics - Berkeley Economy & Society Initiative
[7] Court Agrees Anaheim Violated State Law. Decision is a Big Win for Fair Housing in California | California Department of Housing and Community Development
[8] California Post-RDA Affordable Housing Developer Survey: Analysis of Results - San Francisco Fed
[9] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[10] California State Senate Recent Legislative Actions

Collectively, these policies mark a significant shift in California's approach to land-use governance. While intended to address housing shortages and affordability concerns, they have also raised questions regarding feasibility, infrastructure capacity, public engagement, and the long-term effects on established communities. These issues are particularly relevant in Orange County, where many cities are fully built out, constrained by environmental concerns, geography, and infrastructure limitations, and seeking to balance statutory obligations with community priorities and public expectations. The impact on Orange County and its 34 cities in meeting these Housing Mandates deserves intense scrutiny.

REASON FOR STUDY

The expansion of Housing Mandates has provoked public awareness and challenged local governments. Media coverage has grown, reflecting divergent viewpoints regarding the Housing Mandates' effectiveness, equity, and long-term consequences. Cities across Orange County have responded in a variety of ways, adopting compliance strategies that differ widely in breadth, transparency, and community engagement. Residents have expressed a similarly broad range of perspectives, from support for expanded housing opportunities to concerns regarding neighborhood impacts, infrastructure strain, loss of local control, and limitations on public participation in land-use decision-making.

Housing Mandates have the potential to significantly reshape the character of Orange County Communities.

Beyond requiring increased zoning density and higher residential densities, the Housing Mandates influence demographic patterns, neighborhood character, transportation systems, public services, and environmental concern. Local jurisdictions must absorb these impacts without corresponding state investment in infrastructure, affordable housing subsidies, or restoration of tools previously used to manage growth, such as redevelopment agency financing.

Given these conditions, this report attempts to evaluate both the intended and unintended consequences of Housing Mandates as they are applied within Orange County. It will identify where state requirements may conflict with local capacity and community needs and assess how recent legislative changes have shifted the balance between state authority and local governance. In addition, this report seeks to establish a strategic framework for influencing future housing allocations within SCAG by strengthening the role and effectiveness of OCCOG as we move into the next planning phase.

METHOD OF STUDY

In conducting this study, the OCGJ employed a multi-method approach designed to gather information from a broad range of governmental, professional, construction industry, and community perspectives. The methodology included research, interviews, observational site visits, document review, surveys, and participation in relevant public forums. This comprehensive approach allowed the OCGJ to evaluate how Housing Mandates are interpreted, implemented, and experienced across Orange County jurisdictions.

Research

The OCGJ conducted extensive background research using publicly available sources, including:

- Governmental and agency websites
- Online news and media sources
- Local and Community news outlets

Interviews

The OCGJ conducted interviews with representatives from the following organizations and groups:

- City leadership from multiple Orange County cities
- Sitting and former city officials
- Orange County Council of Governments (OCCOG)
- Orange County Public Works – Development Services
- Orange County Housing & Community Development
- Local housing program administrators
- American Institute of Certified Planners (AICP) – housing specialists
- Private-sector builders and development professionals

Observations and Site Visits

OCGJ members conducted guided site visits and observations of housing and mixed-use developments, including:

Multiple retail and housing developments (market rate, affordable and low income) in:

- Huntington Beach
- Midway City
- Anaheim
- Santa Ana
- Westminster
- Irvine

- San Juan Capistrano

Public Forums and Events

The Members of the OCGJ attended:

- The 2025 Chapman Economic Forecast
- Newport Beach Community Forum
- Foothills Neighborhood Association Town Hall

Government Meetings

The Members of the OCGJ attended:

- Orange County Board of Supervisors
- Orange County Council of Governments (OCCOG)
- Technical Advisory Committee (TAC), a subcommittee of OCCOG
- Monitored City Council meeting within the County

Document Review

- Complaints and correspondence submitted by Orange County residents.
- Community Development Records from applicable jurisdictions

City Survey

The OCGJ developed and distributed written survey questions to Orange County cities to gather information concerning:

- Housing Element compliance strategies
- Local responses to Housing Mandates
- Community engagement processes
- Infrastructure and resource constraints

INVESTIGATION AND ANALYSIS

State Housing Mandates and Local Implementation

The Housings Mandates, through the laws approved by the California Legislature, have pursued a more centralized and enforceable approach to housing policy (Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing related bills, designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

California's housing statutes are not aspirational guidelines; they carry the force of law and impose affirmative legal obligations on local jurisdictions. Cities are therefore required to plan for, accommodate, and in many cases, approve housing development consistent with Housing Mandates, regardless of local political preferences, historic planning practices or public consensus.

According to California State policy guidance, the Housing Mandates are intended to address decades of housing underproduction that state policymakers identify as contributing to rising housing costs, overcrowding, displacement, reduced economic mobility and a lack of affordable housing.[11] From the State's perspective, reliance on regional and local discretion has not consistently generated housing at levels necessary to improve affordability, particularly for lower and moderate-income households.[12] In response, the California Legislature and HCD have adopted a compliance driven model designed to ensure that every jurisdiction contributes to meeting statewide housing needs.

Orange County cities differ significantly. Th OCGJ's investigation focused on areas where the state's rapidly evolving legislative requirements conflicted with local zoning practices, infrastructure constraints, and past practices. It also examined how recent statutory reforms shifted authority away from local jurisdictions toward state oversight and enforcement, reshaping the governance methodology and altering both the practical and legal responsibilities of cities.

Within this context, this report does not question whether cities must comply with state housing law—they must—but rather this report's objective is to assist Orange County jurisdictions and the public in understanding the framework within which they operate and enhance the possibility of good planning practices and design. During interviews, city officials and builders described to the OCGJ the benefits of citizen engagement, proactive and early coordination on planning, realistic site inventories, and timely engagement with state agencies to avoid punitive actions.

Public communication and civic education is essential. Several Orange County cities reported undertaking efforts to engage residents and explain how the Housing Mandates affect local decision-making authority, including reductions in traditional zoning discretion. Transparent public outreach was identified as an important practice for maintaining community trust and managing expectations in an era of constrained local control.

Through interviews, document review, site observations, and comparative analysis, several key themes emerged and are expanded on below:

[11] Statewide Housing Plan
[12] California Legislative Analyst's Office - California Housing

- Environmental Context and CEQA
- RHNA Process
- RHNA Challenges
- Penalties of Not Having an Approved HCA Housing Element
- Penalties for Not meeting Approved Housing Plan
- Feasibility of Housing Mandate in Orange County
- One Size Does Not Fit All
- California and OC Population Trends
- 6th Cycle Housing Allocations in OC
- City Challenges
- 7th Cycle Concerns

Environmental Context and CEQA

In 1970, California enacted the California Environmental Quality Act (CEQA) with broad legislative support. These are the broad body of environment laws that attempt to protect California's environment[13]. Its core purpose is to ensure that state and local government agencies identify and publicly disclose the environmental impacts of proposed projects before approving them.[14] Importantly, CEQA does not prohibit development; it ensures development is done responsibly, with environmental protections, public notice, and accountability. It has played a key role in shaping California's environmental standards for over five decades. Yet recent housing laws are chipping away at these hard-won environmental protections and may put our environment at risk.

Over time, the California Legislature has adopted amendments intended to streamline housing projects. Several interviewees asserted that recent statutes—including A130 and SB131—have the effect of narrowing CEQA's environmental review for qualifying housing projects by expanding ministerial or exempt pathways[15]. Before CEQA and the Federal Clean Air Act, Southern California experienced severe air pollution, with the region enduring over 200 days each year of unhealthy ozone levels.[16] In the 1970s, this led to frequent smog alerts and restrictions on outdoor activity for vulnerable residents[17]. Longtime residents recall this period as one when smog was so persistent it regularly obscured visibility and affected daily life. Today, air quality in Southern California is dramatically improved, with far fewer unhealthy-air days due to decades of

[13] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[14] South Coast Air Quality Management District - CEQA
[15] California Lawmakers Approve Major Overhaul of Landmark Environmental Law | KQED
[16] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[17] Los Angeles Historical Air Quality Analysis: AQI, PM, CO, SO2, NO2, O3

CEQA measures that have collectively transformed the air basin and made local conditions significantly cleaner and healthier than during the smog-filled 1970's.[18]



A smoggy aerial view of downtown Los Angeles in January 1975.

Polling in California consistently shows strong public support for environmental protection, though some surveys also indicate support for regulatory changes aimed at increasing housing production and lowering costs.[19]

Recent laws have made it simpler to construct housing by scaling back environmental controls.[20] While this may accelerate development, it also threatens to weaken important environmental protections that California has relied on for decades. And importantly, there is no guarantee that these streamlined projects will provide affordable homes or meaningfully improve the housing crisis.

[18] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[19] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[20] In California, statewide housing reforms brush against local resistance | Brookings

Regional Housing Needs Assessment Process

RHNA is the State mandated process that determines the number of new housing units across various income levels that each city and county must plan for each 8-year cycle.[21] It requires local governments to zone adequate land to meet projected regional housing needs.[22] RHNA is implemented through the HCD whose mission statement emphasizes safe, affordable homes and sustainable communities.[23]

The RHNA process begins with HCD's review of household growth projections to estimate future housing needs by region. The California Department of Finance shares demographic projections with regional planning bodies known as Councils of Governments (COGs). These projections form the basis for RHNA determinations among California regions, and each COG then develops suballocations for counties and cities within its jurisdiction. Each city is required to update a Housing Element as part of its General Plan, describing objectives, programs, and housing sites consistent with RHNA goals. In recent years, the California Legislature has enacted statutes expanding HCD's authority in reviewing and enforcing RHNA related plans.[24]

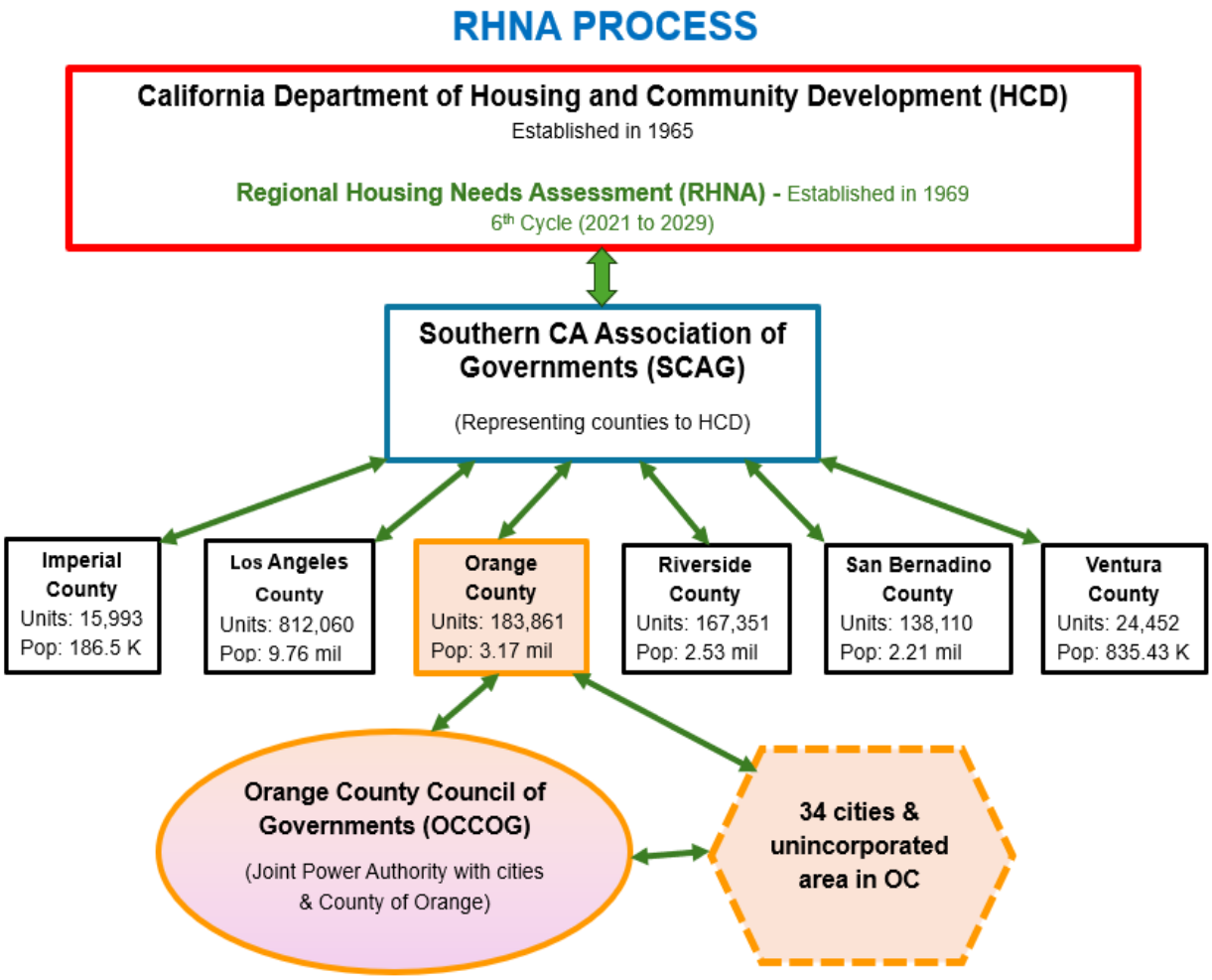
SCAG is the largest COG in the State which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG represents 197 jurisdictions across more than 38,000 square miles. SCAG develops RHNA allocations for its member jurisdictions and also engages at the state level on issues relevant to regional planning, including housing legislation.[25]

OCCOG, established as a joint power's agency in 1996, serves as a representative of Orange County to SCAG on RHNA planning (and other issues, i.e., transportation). The organization emphasizes collaboration, transparency, and consistent advocacy to ensure Orange County's interests are effectively represented in regional planning, areas where the OCGJ has identified deficiencies.[26]

OCCOG's charter describes it as a voluntary advisory association of local governments seeking sub regional and regional planning, coordination, and technical assistance on issues of mutual concern. OCCOG has an Executive Director and minimal staff. A member of the Orange County Board of Supervisors serves on the OCCOG Board and is the SCAG representative for the County of Orange.[27]

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[21] California Housing Element Law Explained – Legal Clarity
[22] The California State of Real Estate - Realtor.com Economic Research
[23] Welcome to HCD! | California Department of Housing and Community Development
[24] Enforcement Authority | California Department of Housing and Community Development
[25] About us | Southern California Association of Governments
[26] Orange County Council of Governments
[27] Orange County Council of Governments



SCAG adopted its 6th Cycle housing allocation plan for the period of October 2021 through October 2029. The plan assigns 1,341,827 additional housing units across the SCAG region—which includes most of Southern California—and distributes those units among cities and unincorporated areas, including those in Orange County.[28]

Stakeholders reported that the 6th Cycle methodology resulted in a significant housing unit increase compared with the 5th Cycle allocation to SCAG of 411,953 units; representing approximately a 300% increase. The dramatic increase prompted the municipalities to request reviews and appeals of their assigned housing requirements. In response, HCD cited multiple reasons for the regional increases including unit overcrowding, affordability indicators, the ongoing effects of previously unbuilt housing units during the 2008 recession and the statutory adjustment factors under California Government Code § 65584.01 (statutory formula)[29]

[28] Southern California COG Regional Housing Need Determination
[29] Southern California COG Regional Housing Need Determination

Summarized are the five objectives that the COGs (i.e. SCAG) must further in their allocation methodology (Gov. Code § 65584(d)):[30]

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, resulting in allocations for low and very low-income households, and providing for extremely low and acutely low-income allocations within the range prescribed by statute
- Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, encouraging efficient development patterns, and achieving greenhouse gas reduction targets pursuant to Government Code section 65080.
- Improving the intraregional relationship between jobs and housing, including balance between low wage jobs and housing affordable to low wage workers.
- Allocating a lower proportion of housing need to an income category where a jurisdiction already has a disproportionately high share of households in that category relative to the countywide distribution.
- Affirmatively furthering fair housing.

These objectives are intended to support more economically diverse communities by assigning housing to high resource, job rich areas and by encouraging infill development while protecting environmental resources (CEQA).[31] RHNA assigns targets to each jurisdiction by income category. For the 6th Cycle, the four income categories are: Very Low (≤ 50% of county median income), Low (50–80%), Moderate (80–120%), and Above Moderate (≥ 120%)[32]. Through HCD and RHNA, California instructs and enforces compliance with specific housing targets.

Regional Housing Needs Analysis Challenges

The cities' leadership in Orange County offered multiple critiques of RHNA, including: (1) allocation methodology at SCAG does not reflect local housing need, (2) concerns of fairness in allocation across jurisdictions, (3) the appeal process to SCAG by local governments were consistently denied, and (4) assigned housing goals do not consistently translate into actual permitting, especially for lower income households.[33] HCD has stated that RHNA goals should not be interpreted as a production forecast but

[30] California Department of Housing and Community Development |
[31] The 5 Statutory Objectives of the RHNA Methodology
[32] State Housing Law Program | California Department of Housing and Community Development
[33] Best Practices for Allocating & Evaluating RHNA

as a planning objective.[34] Even with this planning objective, Orange County jurisdictions reported significant operational and fiscal challenges associated with implementation.

Jurisdictions described resource constraints that affect their ability to implement the Housing Mandates consistent with legislative intent, including staffing limitations, the need for specialized consultant support, and budget constraints. Several cities characterized RHNA determination and compliance as complex and costly. Some cities reported spending hundreds of thousands of dollars (sometimes reaching close to $1,000,000) to meet the reporting mandate. Taxpayer money spent on planning does not directly result in the construction of housing units.

Interviewees also reported that SCAG's approved methodology is complex and difficult for elected officials to communicate their housing allocation and ultimate Housing Element to their constituents. HCD and SCAG should take steps to improve the RHNA processes, including enhancing communication transparency and simplifying data driven methodologies. Additionally, recognizing the compliance costs to taxpayers cannot be left unaddressed even as the 7th Cycle planning is currently underway.

In October 2021, the California State Joint Legislative Audit Committee approved an emergency audit of HCD's regional determination process, citing limited public visibility of calculation methods and a need for independent review.[35] Further, the audit identified errors in certain data calculations and raised concerns[36]. The California State Auditor subsequently issued findings that criticized aspects of HCD's methodology indicating potential inflation of requirements by a substantial number of housing units.[37] Some of the cited errors included the use of very outdated and inaccurate vacancy factor rates[38]. One report even suggests base information used was from the 1980's[39]. Others reported that HCD relied on population projections that differed from California Department of Finance forecasts, which generally show relatively modest long-term growth, and instead used assumptions that resulted in significantly higher projected housing needs.[40] HCD's response, to the California State Auditor, and on their website, acknowledged there was room for improvement and addressed the allocation criticisms in very general terms but did not mention that the numbers had been or would be corrected.[41]

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[34] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[35] California Auditor Report 2021-125
[36] California Auditor Report 2021-125
[37] More Homes, Hardly Any Population Growth—So Why Is California Still So Expensive?
[38] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[39] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[40] Court: 'Regional Housing Need' Determinations Aren't Judicially Reviewable - Davis Vanguard
[41] California State Auditor - Report 2021-125 Recommendation 3 Responses

Separately, in June 2021, OCCOG, on behalf of the Orange County cities, filed a judicial challenge to HCD's regional housing determination, arguing that HCD failed to follow statutory requirements in developing the RHNA allocation.[42] The trial court dismissed the petition in November 2021, and the Second District Court of Appeal affirmed that dismissal in July 2023, holding that neither OCCOG nor its member cities could challenge HCD's methodology.[43] On August 24, 2023, the OCCOG Board authorized counsel to petition the California Supreme Court for review, but the Court denied the petition on October 11, 2023, effectively ending OCCOG's legal challenge.[44] During the 6th Cycle process, SCAG received 48 appeals from cities challenging their housing allocation within their 45-day appeal period. After SCAGs review, they quickly denied 47 of them.[45] This demonstrates limited jurisdictional influence over the allocation and appeal process. This series of rulings confirms that HCD's statutory authority has been upheld by the courts, and that any changes sought by local jurisdictions may be addressed better through the legislative process rather than litigation.

Penalties for Not Having an HCD-Approved Housing Element

A city that fails to obtain certification of its Housing Element from the HCD is considered out of compliance with state Housing Element Law and becomes subject to a range of escalating enforcement actions.[46] HCD's Housing Accountability Unit (HAU) has authority to initiate enforcement, including referral to the California Attorney General for legal action when a jurisdiction does not meet statutory planning requirements.[47] When a city is out of compliance, it can be exposed to severe statutory penalties, such as lawsuits by the Attorney General or outside entities, court-imposed fines ranging from $10,000 to $600,000 per month, and court orders that may mandate project approvals, require rezoning, suspend a city's authority to issue building permits, or even strip the city council of land-use authority until compliance is achieved.[48]

The most concerning and widely known consequence of noncompliance is the Builder's Remedy, which restricts a city's ability to deny qualifying housing projects even when they conflict with the city's General Plan or zoning rules.[49] Under this provision, developers may propose larger, denser projects that bypass local zoning controls if at least 20% of the units are affordable to low-income households or if the project is 100%

[42] OCCOG Press Release HCD
[43] Orange Cnty. Council of Gov'ts. v. Velasquez - vLex United States
[44] Orange County Council of Governments
[45] Orange County Council of Governments
[46] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[4747] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[48] Housing Open Data Tools | California Department of Housing and Community Development
[49] "Builder's Remedy" Reform Bill Approved by Governor Newsom | Allen Matkins

moderate-income.[50] Cities without a compliant Housing Element lose their ability to regulate these projects through their typical zoning constraints unless they can demonstrate specific, adverse health or safety impacts.[51] Additional consequences include loss of access to key state funding sources and being placed on a shorter four-year Housing Element update cycle rather than the standard eight-year schedule.[52]

As of this writing, some Orange County cities—such as Huntington Beach and Seal Beach—have not yet obtained certification of their Housing Elements for the 6th Cycle or have been subject to enforcement actions related to noncompliance, while others, such as Costa Mesa, have only achieved compliance after delays and state intervention.[53]

Penalties for Not Meeting Housing-Plan Construction Goals

While RHNA production targets are planning requirements, not actual construction mandates – cities may face meaningful consequences if they fail to implement the programs and rezoning commitments included in their certified Housing Elements. HCD's HAU monitors compliance with both Housing Element commitments and state housing laws, and violations may prompt enforcement letters, monitoring actions, or legal referrals to the Attorney General.[54] Courts have shown a willingness to override local discretion when a city's failure to implement its Housing Element prevents the jurisdiction from accommodating its assigned RHNA allocation.[55] In some cases, courts may mandate rezoning, invalidate local development restrictions, or require approval of specific projects to ensure that adequate housing capacity is created.[56]

Feasibility of Housing Mandate in Orange County

The feasibility of California's Housing Mandates in Orange County raises significant practical concerns. HCD, during the 6th Cycle, has allocated 183,161 housing units to Orange County to be constructed by 2029 with 30% being considered 'affordable'. However, according to the US Census Bureau, Orange County is only producing an average of 5,000 units a year over the past 5 years.[57] Clearly this is a dilemma for the County. While it is relatively easy for the California Legislature to pass ambitious housing laws, the actual construction of these units is far more challenging. The Housing Mandates may be well-intentioned but translating them into real-world development is complex, due to constraints in land availability and costs, infrastructure

[50] Builder's Remedy Primer
[51] The Builder's Remedy and Housing Elements
[52] Housing Elements | California Department of Housing and Community Development
[53] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[54] Enforcement Process | California Department of Housing and Community Development
[55] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[56] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[57] Index of /programs-surveys/popest/tables

capacity, high construction and labor costs, community acceptance, and capital formation.

Capital formation for housing development in Orange County faces significant challenges. The cost of capital remains high, and the long timeline required to entitle, build, and eventually generate revenue increases financial risk for developers. Interest-rate volatility further complicates financing, affecting both equity investment and construction loan terms. At the same time, affordable housing projects often struggle to qualify for limited government subsidies, leaving many developments financially infeasible. These pressures are intensified in Orange County, which has some of the highest land and construction costs in California, making lower-income housing especially difficult to deliver without substantial public support.[58] [59] [60] [61]

Most parts of Orange County are already built out, leaving limited land available for new development. Substantial portions of the remaining undeveloped areas are further constrained by coastal regulations, floodplains, wildfire-prone zones, steep hillsides, protected open space, and other environmentally sensitive lands. These physical and regulatory barriers significantly reduce the amount of land that can realistically be developed. At the same time, the County faces substantial infrastructure limitations—including constraints on water and sewer systems, road capacity and traffic circulation, parking availability, schools, parks and recreation space, transit corridors, and even utilities such as electricity and natural gas. Taken together, these constraints sharply limit how much additional housing can be accommodated, even when zoning or Housing Mandates call for higher densities.

High construction costs remain a major obstacle to new housing production, driven by escalating prices for essential building materials such as lumber, steel, concrete, and electrical components. Persistent labor shortages across skilled trades further compound these costs, as limited labor supply leads to higher wages and project delays. Appliance costs have also risen significantly, especially for energy-efficient or higher-end models now commonly required by building codes or market expectations. Additionally, the desired level of luxury or finish, such as premium flooring, countertops, fixtures, and community amenities, can substantially increase overall project budgets, making even modest housing developments expensive to deliver.

Reports indicate it cost approximately $500,000 to $800,000 to build a one-bedroom low-income rental unit in Orange County. Low Income units require rental subsidies.

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[58] Turner Center UC Berkeley Development Math
[59] Interest Rates Impact Construction Project Funding
[60] CHP State Housing Needs Report
[61] The High Cost of Producing Multifamily Housing in California: Evidence and Policy Recommendations | RAND

With declining federal, state, and local funding subsidies, it is difficult to build affordable housing. Developer interest therefore is focused on market rate housing production.

In short, Housing Mandates are legally binding, yet remain extraordinarily difficult for many cities to achieve. ~~While~~ While RHNA serves a key role as a planning tool, requiring cities to zone for additional housing and align local policies with statewide objectives, meeting the full scale of assigned housing targets, especially for lower-income households, is often unrealistic without sustained public funding, expanded infrastructure, and ongoing State support. In practice, the Housing Mandates alone do not produce homes. Achieving HCD/SCAG goals in Orange County ultimately depends on market-responsive policies, and complementary funding strategies. It is not simply higher numerical requirements or punitive measures.

In practice, Housing Mandates alone do not build homes.

One Size Does Not Fit All

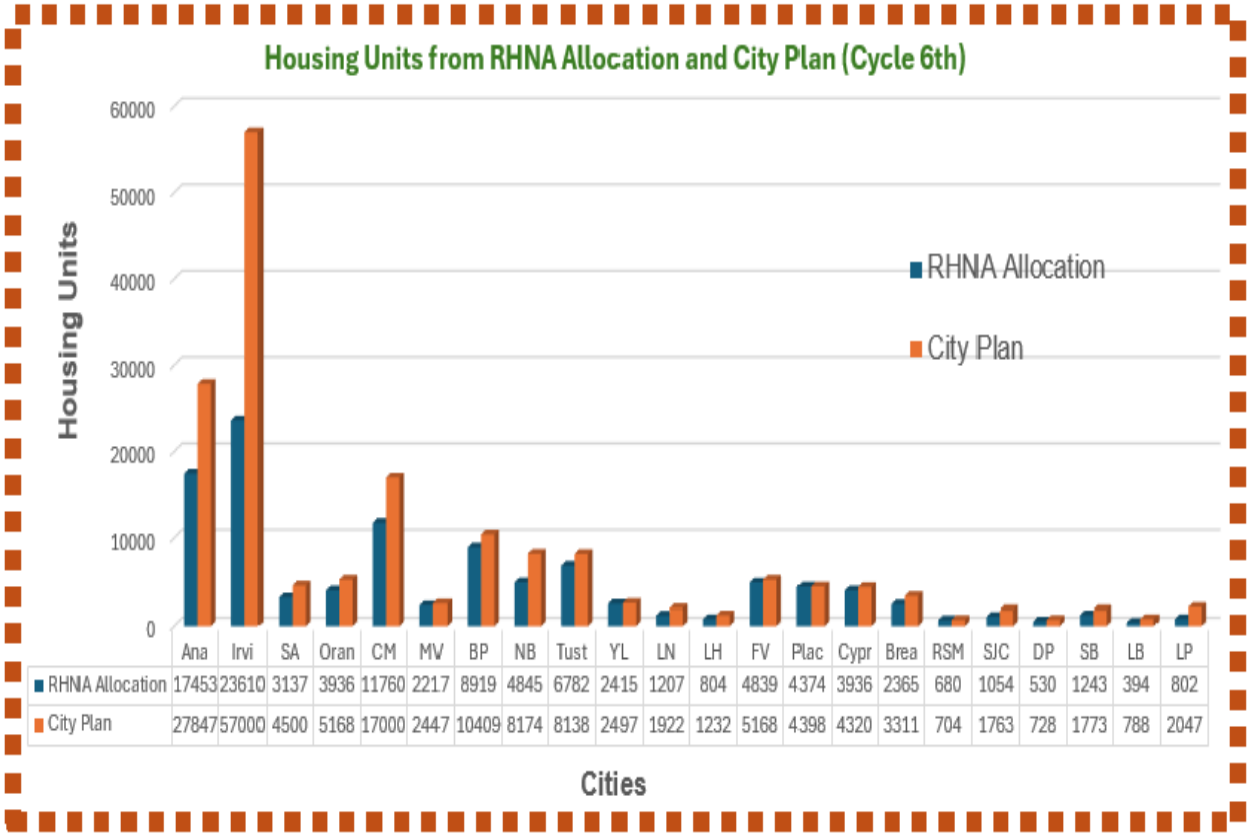
California's statewide Housing Mandates are intended to address a persistent and perceived shortage of housing.[62] However, the OCGJ found that the uniform statutory framework governing the RHNA process can function as a blunt instrument when applied across jurisdictions with widely differing conditions. City leadership consistently noted that a one-size-fits-all approach may not fully account for the unique character, environmental, infrastructural, economic, demographic, and geographic circumstances facing individual communities.

Several stakeholders noted that the RHNA process does not adequately differentiate among jurisdictions with varying levels of infrastructure capacity, longstanding physical or environmental constraints, or distinct development patterns. In particular, it fails to account for older, largely built-out cities—such as Garden Grove, Westminster, La Habra, and Fountain Valley, where available land is minimal and new housing can occur primarily through infill development. In these contexts, construction is typically more complex and costly, further challenging feasibility. As a result, some local governments face disproportionate burdens in accommodating housing allocations that do not fully reflect on-the-ground constraints and local conditions.

The OCGJ notes that perspectives on this issue varied considerably. Interviewees from fast-growing or infrastructure-rich areas were more likely to support uniform standards, arguing that consistent requirements prevent jurisdictions from avoiding their fair share of housing obligations. Others expressed the view that Housing Mandates are necessary to overcome decades of underproduction and local resistance to growth.

[62] California Department of Housing and Community Development | California Department of Housing and Community Development

Ultimately, comments on the adequacy and fairness of California's uniform approach depended heavily on local context and a jurisdiction's capacity to absorb additional housing.



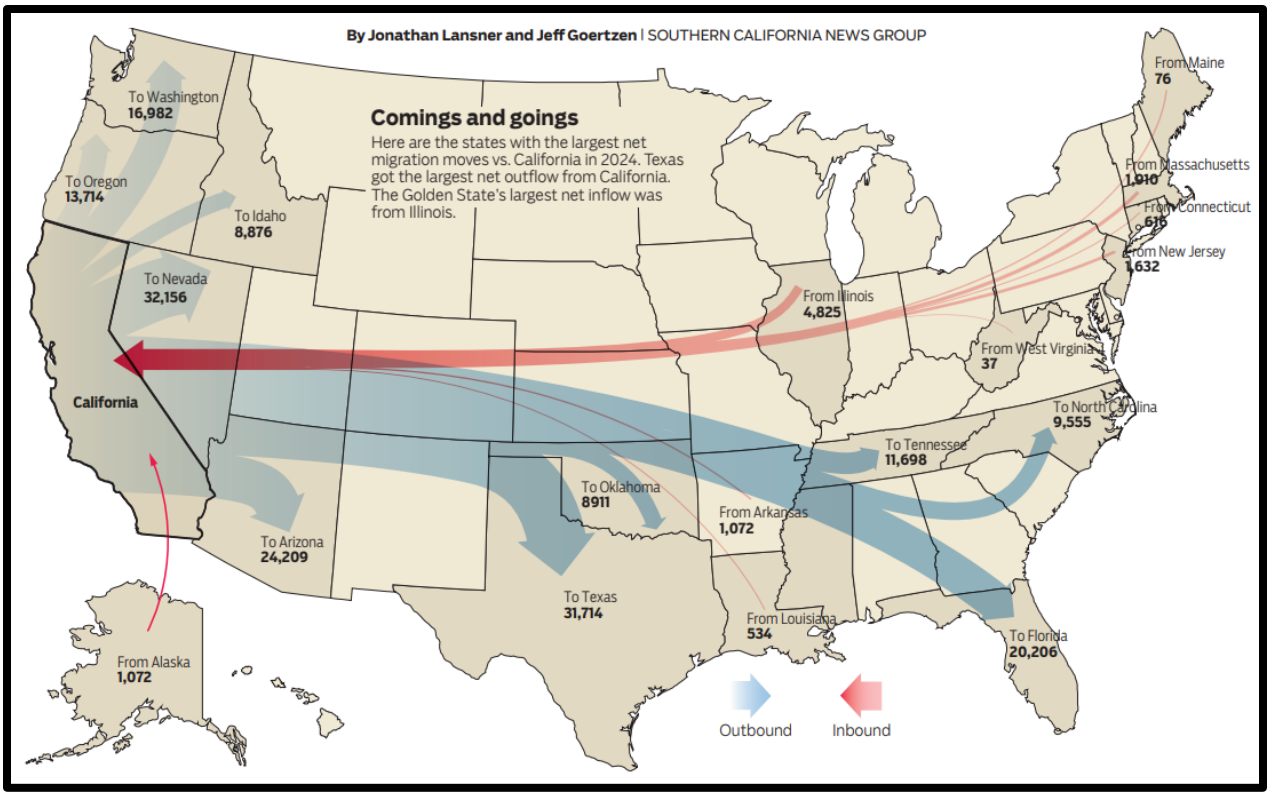
	Ana	Irvi	SA	Oran	CM	MV	BP	NB	Tust	YL	LN	LH	FV	Plac	Cypr	Brea	RSM	SJC	DP	SB	LB	LP
RHNA Allocation	17453	23610	3137	3936	11760	2217	8919	4845	6782	2415	1207	804	4839	4374	3936	2365	680	1054	530	1243	394	802
City Plan	27847	57000	4500	5168	17000	2447	10409	8174	8138	2497	1922	1232	5168	4398	4320	3311	704	1763	728	1773	788	2047

Data source: Cities' responses to the 2526 Grand Jury's survey

California and Orange County Population Trends

Over the past three decades, California has undergone a profound demographic shift. After more than a century of rapid population expansion (growing from under 20 million in 1970 to nearly 40 million by 2020) the State's growth has slowed dramatically, and in recent years has turned negative.[63] According to the Public Policy Institute of California, California lost 322,000 residents between July 2020 and July 2022 due largely to emigration, declining births, and reduced immigration.[64] And although modest growth resumed between 2022 and 2025, the overall trend remains flat and well below historical norms. As previously noted, this validates the California State Auditor's criticism of HCD, and its projections based on population.

[63] CSUF - Center for Demographic Research
[64] California's Population - Public Policy Institute of California



Source Orange County Register [65]

Historically, one of California's fastest-growing regions, Orange County, exhibits similar trajectories – population stagnation and decline. The U.S. Census Bureau has documented recent population decreases, noting that Orange County's long-standing growth pattern began to reverse in the early 2020's due in part, to an aging population, and reduced international migration and increased outmigration.[66] These trends challenge long-held assumptions about continuous growth in Orange County and suggest that future planning should incorporate demographic stabilization rather than expansion.

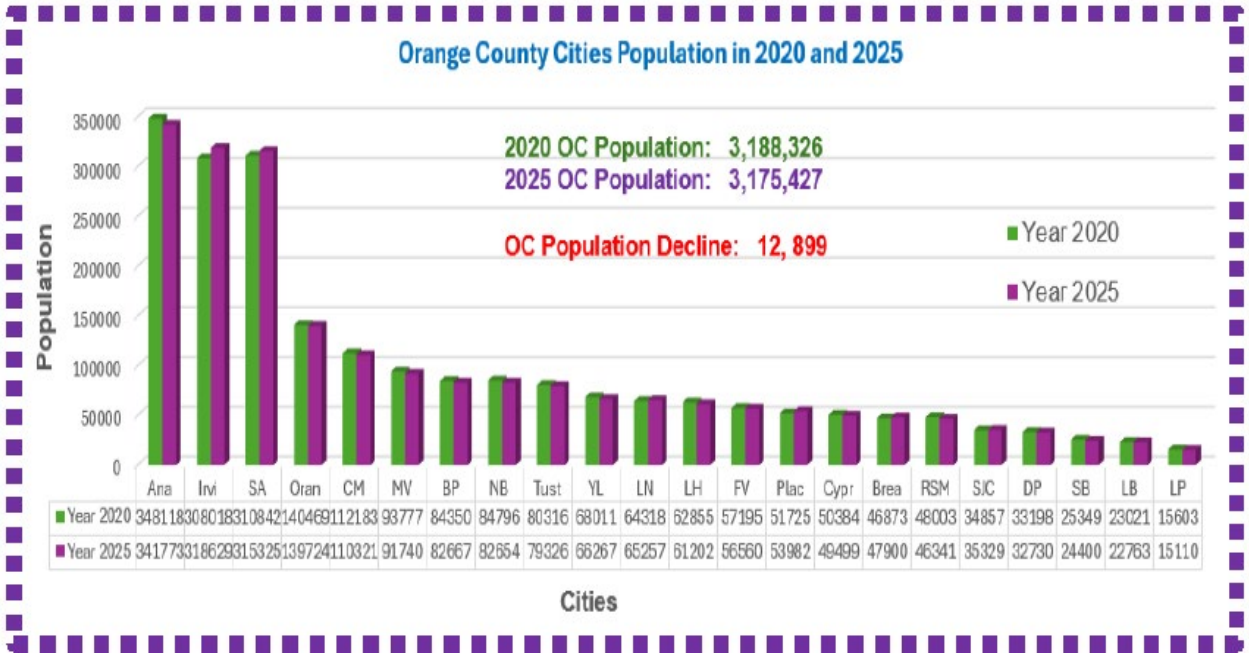
Despite these emerging realities, population projections used during the 6th Cycle (2021–2029) relied on pre-pandemic models that assumed continued growth.[67] HCD's 6th Cycle regional determination began with population forecasts from the Department of Finance and applied upward adjustments for overcrowding, cost burden, and vacancy—factors that significantly inflated the region's housing need calculation. However, by 2020–2025, many of these underlying drivers shifted in the opposite direction as

[65] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register
[66] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register

[67] Presentation: Overview of Regional Growth Forecasting, Modeling Task Force May 25, 2022 Meeting

California entered a period of population decline, raising questions about the accuracy of the assumptions embedded in the 6th Cycle projections. SCAG has acknowledged concerns from stakeholders regarding the appropriateness of the population and household growth assumptions used during the 6th Cycle and has initiated discussions with HCD to reform the methodology.[68]

Looking ahead to the 7th Cycle, California's demographic outlook is markedly different from the 6th Cycle. The Department of Finance's newest long-range projections (2024 baseline) show significantly slower statewide and county-level growth through 2070, with some regions, including Orange County, projected to experience prolonged stagnation or decline.[69] These updated projections, combined with post-2020 population losses, underscore the necessity for HCD and SCAG to recalibrate their methodologies so that the next RHNA Cycle reflects a more accurate and data-driven assessment of true housing need. Without incorporating the State's new demographic trajectory, RHNA risks overestimating future household growth and imposing planning obligations disconnected from both California's and Orange County's actual population realities.



Data source: Orange County Progress Report 2025

Notes: This chart includes only cities, who responded to the 2526 Grand Jury's survey.

6th Cycle (2021–2029) Housing Allocations in OC

California's Housing Element Law requires every city and county to plan for its share of regional housing need. For the 6th Cycle (October 2021–October 2029), SCAG

[68] PowerPoint Template for SCAG Presentations
[69] Projections | California Department of Finance

assigned the Orange County subregion a total of 183,861 housing units, allocated across four income categories: Very Low, Low, Moderate, and Above Moderate.[70]

While RHNA establishes the minimum number of units each jurisdiction must plan for, this OCGJ finds that cities seeking to meaningfully expand affordable housing production must adopt local housing targets that exceed their RHNA assignment. This is largely because the cost of constructing deed-restricted affordable units—often approaching $700,000 per unit—is rarely economically feasible without substantial public subsidy, layered financing, and other creative development strategies. As a result, cities increasingly rely on density bonus incentives, allowing developers to build additional market-rate units in exchange for providing affordable units, to help close funding gaps and meet lower-income housing obligations.

The RHNA process begins with the HCD determining the amount of housing needed for each region, including affordability levels, and continues with a regional agency (here, SCAG) dividing that need among counties and cities. SCAG's final 6th Cycle plan assigns Orange County jurisdictions a combined 183,861 total units for 2021–2029.[71]

SCAG's allocation plan further distributes Orange County's total to each city (and to the County's unincorporated area). The largest allocations go to major employment and population centers, with substantial totals assigned to, among others:

City	Units	City	Units
Irvine	23,610	Huntington Beach	13,368
Garden Grove	19,168	Costa Mesa	11,760
Anaheim	17,453	OC Unincorporated	10,340

These totals reflect the regional policy judgment—guided by state objectives—that jurisdictions must plan for additional housing capacity across income categories.

In summary, RHNA 6th Cycle allocations establish minimum planning obligations, but they do not, by themselves, overcome the structural feasibility barriers that constrain low-income housing delivery. This higher target is justified by (1) the anticipated attrition between zoning capacity and constructed projects, and (2) the necessity of leveraging private development to be incentivized to build affordable housing in a market where restricted rents cannot reliably support new construction without layered public assistance.

[70] Regional Housing Needs Assessment | Southern California Association of Governments
[71] Regional Housing Needs Assessment | Southern California Association of Governments

City Challenges

California's increasingly prescriptive Housing Mandates have placed substantial pressure on local governments in Orange County, requiring cities to plan for significantly higher levels of housing capacity. The cumulative effect has been added local government costs, uncertainty in interpreting evolving state requirements, inequities among jurisdictions, and escalating tension between state directives and the longstanding expectation of local control over planning and zoning.

While the State has articulated policy goals and methodology behind its Housing Mandates, the top-down framework often overlooks the essential role of local communities in electing officials to ensure that planning and zoning decisions reflect the values and priorities of the electorate—the very reason most cities incorporated in the first place. This disconnect has contributed to considerable tension, community frustration, and political instability in many Orange County cities, not to mention the constituents' lack of confidence that their elected officials are representing their interests.

To successfully meet the requirement of the Housing Mandates cities must file a Housing Element with HCD every eight years to meet the aggressive targets being mandated. Many local cities lack the internal expertise and staff time to draft such housing submissions and thus must hire costly external consultants to prepare appropriate legal documents. As previously noted, the costs to cities have been between $100,000 and over $1,000,000 for some of the larger cities. With 34 cities in Orange County and the County also required to provide a housing plan, the administrative costs are in the millions of dollars just to comply. With many local cities having budgetary challenges, this administrative burden is just another unfunded liability. These taxpayer dollars are spent to comply with the law and have no commensurate direct beneficial outcome for the community.

In Orange County, the Housing Mandates have substantially narrowed local land use discretion while increasing administrative, legal, and compliance risks for cities. Although framed as a planning requirement, the Housing Mandates have expanded residential density and embedded enforceable state oversight into what were traditionally local planning functions. As a result, compliance and enforcement mechanisms have begun to reshape municipal governance and materially influenced developmental patterns across the county. The result of these impacts in Orange County includes but are not limited to the following:

- Reduced local land-use authority
- Administrative and staffing burdens
- Financial expense
- Infrastructure limitations

- Increased legal exposure
- Political and community conflict
- Unfair RHNA housing allocations across the cities

Each city in Orange County has had a variety of challenges based upon differences in geography, fiscal capacity, land availability, funding availability, development interest and conditions, local policy decisions and community responses. The impact of the Housing Mandates has had dramatic impacts and cannot be ignored.

For example:

Anaheim: As the largest (population) city in Orange County, Anaheim has a strong fiscal base, including significant tourist-based revenue, and has already permitted and constructed a large number of housing units especially in light of their massive OC Vibe residential, retail and entertainment district. This is not to say, however, that they do not have their challenges with developers pushing to increase density within Anaheim Hills and the City's concern of density and building into a designated high-fire risk area. Due to its population of over 300,000, unlike most Orange County cities, Anaheim does have access to state and federal dollars~~,~~ to assist in meeting the affordable housing requirements.

Costa Mesa: Costa Mesa is one of only three Orange County cities still without a compliant Housing Element. Its continued effort to defend local regulations on sober living homes—rules that HCD does not formally recognize—has already cost the city access to certain state low-income housing funding. The situation worsened when one of the City's largest developers withdrew all of his properties from Costa Mesa's Housing Element inventory, slashing projected housing capacity from roughly 17,000 units to the bare minimum of about 11,750 units needed to meet state requirements.[72] This leaves the City with virtually no buffer to achieve compliance.

Fountain Valley: Fountain Valley is largely built out, with approximately 90% of its land already utilized. Limited available land and constrained financing capacity present major hurdles in Fountain Valley ever being able to meet the state requirements.

Huntington Beach: Huntington Beach has adopted a totally different strategy to address the Housing Mandates. They have aggressively pursued litigation in an effort as a "charter city" to preserve local land-use authority. This approach has resulted in substantial legal costs and financial exposure for the City for noncompliance. The City's

[72] Planning Commission Bombshell: Housing Element Update Crisis in Costa Mesa

legal challenges have all been denied including a final appeal to the US Supreme Court.[73] Consequences for non-compliance are pending.

Irvine: Irvine's response to the Housing Mandates differs from other Orange County cities. Being very progressive with available land currently under development, and two major developers active, the master planned community of Irvine has substantial flexibility. They have submitted to the State committing to build 56,000 additional units even though their allocation is approximately 26,000 units, the highest in Orange County. The original vision of Irvine being a residential community with commercial and residential balance runs the risk of being seriously eroded with high density apartments being vigorously constructed. This suggests Irvine might ultimately be more of an urban versus suburban community in the future. Residents are starting to be concerned as to the impact on traffic, parks, and schools. Furthermore, the current City council's recent move to rezone past open space commitments has created voter activism and resistance.

Newport Beach: Newport Beach has faced difficulty implementing the Housing Mandates due the concerns regarding community character, coastal constraints, and local values, contributing to resistance to higher density residential development. While elected officials worked hard at engaging and educating the community on the Housing Mandates, as development projects started to come on-line, major public resistance ensued. A recent ballot initiative was just approved to push back on the City's approved Housing Element.[74]

Mission Viejo: In March 2026, hundreds of Mission Viejo residents rallied in opposition to a proposed expansion of the Vista Del Lago apartment complex off Marguerite Parkway. The developer’s plan called for demolishing 68 existing units and replacing them with 418 new units, resulting in a net increase of 350 units, as well as constructing a new parking structure. The expansion would bring the total number of units on the 33-acre property to 958 units, dramatically increasing density in an area surrounded primarily by single-family homes.

After hours of heated public testimony and debate, the City Council voted 3–2 to advance the project. A majority of councilmembers stated they felt they had no choice but to approve the development due to the Housing Mandates, which require cities to zone and plan for significantly higher housing densities regardless of local neighborhood opposition.[75]

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[73] Attorney General Bonta Celebrates U.S. Supreme Court’s Denial of Huntington Beach’s Challenge to State Housing Laws | State of California - Department of Justice - Office of the Attorney General
[74] Newport Beach may dump state mandate as residents prep to vote on plan for far fewer housing units | LAist
[75] Editorial: Mission Viejo’s needless angst over apartments – Orange County Register

San Juan Capistrano: Due to its historical significance and geographic characteristics, the City has been challenged to meet the Housing Mandates. It is a tale of two communities – residents of great wealth and a large lower socioeconomic population requiring the need for more affordable housing. To date, City leadership appear to have built partnerships with low-income developers to build projects that maintain the community's heritage and meet the needs of the City. As high-end development takes place, a "fee in lieu" is assessed that generates funds for affordable housing. Superb planning and design have led to across-the-board community support for well designed, low-income redevelopment projects completed or underway.

Santa Ana: Santa Ana is already considered by HCDs' RHNA process to be a densely populated, lower socioeconomic community, and it has the lowest housing target in Orange County with only 3,137 units. Like Anaheim due to its population size, it has access to more federal and state housing dollars to meet its low-income housing compliance obligations.

The County of Orange: The County also has a RHNA requirement for its unincorporated areas. The County struggled to obtain certification of its Housing Element in 2025; it required multiple revisions due to the nature of small pockets of unincorporated areas it serves. Its largest development area in South Orange County, Rancho Mission Viejo of over 6,000 acres was entitled by the County before the Housing Mandates became law – few were affordable units. In addition, the largest track of undeveloped land is owned by the Federal Government (Cleveland National Forest) and not available for development.

The impacts of the Housing Mandates have disrupted governance and local control. In some communities it has created fierce resistance. The loss of local control impacts the traditions and norms within many Orange County cities. Community heritage, rightly or wrongly, is being seriously eroded.

The one-size-fits-all Housing Mandates has serious repercussions economically and politically only now coming into focus for the voters of Orange County as the implementation goes forward.

> *Community political activism has increased as housing projects move from approval to construction, but this engagement is often narrowly focused on individual developments rather than broader policy impacts. Cities should take a more proactive role in engaging residents in a comprehensive discussion about how RHNA implementation is affecting neighborhood character, infrastructure, and social cohesion. In addition, local elected officials have a responsibility to clearly communicate how state-directed housing policies, originating in Sacramento, shape local land-use decisions and limit municipal discretion.*

7th Cycle (2029-2037) Concerns

The 7th Cycle of the RHNA planning process has already started, addressing the period from 2029-2037. The OCGJ identified significant concerns related to transparency, data integrity, governance, and Orange County's ability to competitively represent itself within the broader SCAG region. These concerns stem from documented issues in the 6th Cycle, particularly the lack of clarity of the allocation methodology, the complexity of the decision-making structure, and inadequate procedural safeguards to ensure that Orange County's unique conditions are fully acknowledged.

The 6th Cycle methodology relied on numerous questionable inputs—including projected population, transit accessibility, job growth, vacancy adjustments, cost burden, and subjective social equity factors—derived from HCD and SCAG's adopted methodology.[76] These inputs were published but remained difficult for local jurisdictions to interpret due to their subjectivity, complexity and technical nature and the failure of HCD to clearly identify their methodology.[77]

Given these findings, Orange County cities face a recurring risk, because the statewide RHNA determination feeds directly into SCAG allocations, any methodological deficiencies at the state level immediately cascade into subregional planning and ultimately influence the allocations assigned to Orange County jurisdictions.

Experiences from the 6th Cycle highlight several issues that continue to shape Orange County's concerns heading into the 7th Cycle. The previous allocation process was marked by complexity, questionable data, late-stage modifications, and an overall lack of transparency. For example, SCAG's 6th Cycle allocation was adopted in March 2021 and then modified only a few months later[78], fueling confusion about how final numbers were determined. The process felt unfair to many local jurisdictions because the appeals window was extremely compressed, the methodology was difficult to replicate, and the relationship between data inputs—such as overcrowding, cost burden, or future transit accessibility—and final allocations was not easily understood. The appeals process was also futile and was not open to cities concerns.

Governance also played a role. SCAG and OCCOG rely on a large network of committees, working groups, and advisory bodies, which ensures broad participation but diffuses responsibility. With so many entities involved, accountability for data accuracy, timely inputs, and interpretation of the methodology becomes fragmented, making it difficult for any single entity to ensure the process is both rigorous and transparent.

[76] SCAG Final RHNA Methodology, March 5, 2020
[77] Best Practices for Allocating & Evaluating RHNA
[78] Regional Housing Needs Assessment | Southern California Association of Governments

The upcoming 7th Cycle is expected to be even more data-intensive.[79] New state guidance calls for clearer and more prescriptive methodology factors, improved appeals procedures, new income categories, and stronger alignment with greenhouse-gas and transportation planning.[80] Transit definitions are also being standardized statewide, meaning all Orange County Transportation Authority (OCTA) transit routes, frequencies, and hub locations must be fully validated and published early in the process. Without early coordination, the County risks being disadvantaged compared with regions that already have well-organized transit datasets.

Transparency remains a central concern. Orange County jurisdictions need access to all datasets used to calculate their allocations, ranging from growth projections to transit accessibility metrics, and must be able to replicate the calculations that lead to their assigned numbers. The California State Auditor has previously flagged gaps in how HCD documented its factors, reinforcing the need for a system that jurisdictions can audit and verify.

CONCLUSION

"We shape our buildings; thereafter they shape us." (Winston Churchill)

Housing Mandates and the RHNA allocation process are highly consequential for Orange County jurisdictions, particularly because the construction of low-income housing is rarely feasible without substantial subsidy. Interviewees consistently reported that funding streams to support deed-restricted housing remain limited, leaving cities responsible for planning large numbers of units that may never be financially viable without additional state or federal assistance. This gap between planning obligations and realistic development capacity has heightened local concern about the fairness and practicality of the current RHNA framework not to mention wasted tax dollars.

Against this backdrop, a recurring theme in interviews was the need for stronger regional coordination. Per the Joint Powers Agreement, OCCOG members pay dues to support operations, based on a 2009 adopted formula tied partly to each city's share of the county population. However, dues have not been adjusted in many years, leading several stakeholders to question whether current funding levels adequately support OCCOG's ability to coordinate subregional planning, respond to SCAG, and represent Orange County interests on matters as significant as RHNA. SCAG likewise uses population factors in its own dues structure, meaning jurisdictions with growing populations carry greater financial responsibility. Stakeholders noted that the overall

[79] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development
[80] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development

resource base may still be insufficient for the level of technical engagement required. Many jurisdictions expressed that increased support for OCCOG, both financial and participatory, would improve transparency around RHNA inputs and allow for more robust review of the assumptions that drive housing allocations.

The OCGJ believes that OCCOG is an underutilized regional asset that could play a significantly larger role in promoting equity, transparency, and public understanding of the RHNA process. Interviewees emphasized that consistent, proactive participation by city and county representatives in OCCOG and SCAG meetings is critical, especially early in the methodology-setting phase, when data inputs, assumptions, and distribution formulas are still in development. Without regular engagement, jurisdictions risk losing opportunities to influence decisions that later become binding obligations. Several interviewees suggested that cities consider enhancing their financial contributions so OCCOG can expand its analytical capacity, conduct independent research, and engage more effectively in SCAG's technical and policy committees and at the state level.

As work begins on the 7th Cycle, the need for collaboration is more urgent than ever. Cities cannot afford to be passive observers. Even if cities cannot directly change the final numbers issued by HCD or SCAG, their active involvement is essential to ensuring that Orange County's unique circumstances are understood and represented. Meaningful engagement can also help jurisdictions align their local planning strategies, clarify shared concerns, and coordinate responses to proposed methodological changes before they become final. A more empowered and better-resourced OCCOG would strengthen Orange County's collective voice, improve regional planning outcomes, and ensure local governments are not navigating the California's housing requirements in isolation.

Finally, the OCGJ notes that collaboration must extend beyond government agencies to the residents they serve. As Sacramento lawmakers continue to enact significant housing legislation, much of it with direct consequences for zoning, density, local control and neighborhood character development standards, the public must be informed and involved. Cities, working through OCCOG and SCAG, have an important role in educating residents about new laws, explaining their local impacts, and encouraging constituents to register their views with State Representatives. Improving public awareness not only strengthens transparency and trust but also ensures that community perspectives are included in shaping future housing policy.

> *By working together, jurisdictions, regional agencies, and the public, Orange County can more effectively navigate the challenges of Housing Mandates and advocate for a clearer, more equitable, and more locally responsive RHNA process.*

FINDINGS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the "Findings" presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation "California Housing Mandates" the 2025-2026 Orange County Grand Jury has arrived at 22 findings as follows:

F1 In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.

F2 Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.

F3 OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.

F4 Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.

F5 SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.

F6 RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.

F7 Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.

F8 California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

F9 The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.

F10 Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.

F11 Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.

F12 The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.

F13 The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.

F14 OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG.

F15 Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.

F16 The reliance on transit accessibility as a major RHNA consideration requires high-quality, early-released datasets from OCTA; however, these datasets are not currently consolidated or formally adopted for use in the 7th Cycle methodology.

F17 The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions.

F18 The City of Huntington Beach has been unsuccessful in its attempts to contest Housing Mandates. To date, Huntington Beach lacks an approved General Plan Housing Element related to RHNA Allocation.

F19 The City of Irvine has been progressive in submitting a housing plan that calls for twice the number of units mandated (56,000). However, this threatens the historical nature of a master plan community with substantial infrastructure challenges.

F20 Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.

F21 The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing laws.

F22 Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

RECOMMENDATIONS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the “Recommendations” presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following 20 recommendations:

R1 OCCOG should expand its technical-assistance and training programs, by September 30, 2026, to ensure that all Orange County jurisdictions understand RHNA methodology, statutory obligations, and the implications of noncompliance. (F1, F2, F3, F4)

R2 OCCOG should coordinate a countywide review of sites identified in local Housing Elements, by December 31, 2026, to evaluate whether each site meets state requirements for realistic capacity and development feasibility, supported by a standardized, version-controlled change log. (F3, F4)

R3 OCCOG should develop and publish a comprehensive RHNA Inputs Catalog, by April 30, 2027, prior to drafting the 7th Cycle methodology, documenting all datasets used, their sources, methodological assumptions, and a version-controlled record of changes. (F3, F4)

R4 OCCOG should create a public-facing RHNA Accountability Dashboard, by April 30, 2027, displaying deadlines, responsible agencies, dataset readiness, and upcoming SCAG decision points, to ensure transparency and timely action by jurisdictions. (F16)

R5 OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively. (F16)

R6 OCCOG should convene a 7th Cycle Technical Working Group, by December 31, 2026, composed of planners, data analysts, and transit experts to pre-evaluate methodology scenarios and deliver unified, countywide recommendations to SCAG. (F3, F6, F15)

R7 OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)

R8 By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)

R9 By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)

R10 By June 30, 2027, the Orange County Board of Supervisors should evaluate whether the County should pursue its own independent Metropolitan Planning Organization (MPO) designation for purposes of regional housing planning. (F5, F6, F7, F15)

R11 The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

R12 The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

R13 OCTA should provide an official, data-frozen countywide transit dataset (GTFS + GIS), by September 30, 2026, to meet OCCOG's analytical needs for 7th Cycle RHNA planning. (F17)

R14 By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)

R15 By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)

R16 By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)

R17 By September 1, 2026, the City of Huntington Beach should evaluate submitting an appropriate Housing Element to reduce potential exposure to HCD penalties. (F18)

R18 By September 1, 2026, the City of Irvine should ascertain the level of community support for its housing element submission and its impact on the character of its master plan. (F19)

R19 By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)

R20 By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

RESPONSES CODE

The following excerpts from California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury's report:

Penal Code §933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

***Penal Code §933.05**.*

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding; in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of

the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

RESPONSES

The Orange County Grand Jury requires (or, as noted, requests) the following responses:

OCCOG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17
Recommendations	R1, R2, R3, R4, R5, R6, R7, R9, R11, R13
County of Orange, Board of Supervisors	90 Day Response Required
Findings	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations	R7, R8, R9, R10, R11, R12, R14, R15, R16
OCTA	90 Day Response Required
Findings	F16
Recommendations	R13
SCAG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17, F20, F21, F22
Recommendations	R5, R11, R19, R20
City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Anaheim	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Brea	90 Day Response Required

Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F18
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R17
City of Irvine	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F19
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R18
City of La Habra	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of La Palma	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of Laguna Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Hills	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Niguel	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Woods	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Lake Forest	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Los Alamitos	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Mission Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Newport Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Orange	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Placentia	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Rancho Santa Margarita	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of San Clemente	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Tustin	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

GLOSSARY AND ACRONYMS

ADU	Accessory Dwelling Unit (ADU) is a secondary, independent housing unit located on the same lot as a primary residence. ADUs are sometimes called granny flats, in-law units, casitas, or backyard homes.
Builder's Remedy	Builder's Remedy is a provision in California's Housing Accountability Act (HAA) that limits a city or county's ability to deny certain housing projects when the jurisdiction does not have a State-compliant Housing Element.
Charter City	Charter City is a city governed by its own locally adopted charter rather than solely by California general law. Under the California Constitution, charter cities have greater authority over municipal affairs, including land use and zoning. However, this authority may be limited when the State determines that a matter, such as housing, is of statewide concern and subject to state law.
COG	Council of Governments (COG) is a regional planning body made up of elected officials from cities and counties within a defined geographic area.
Deed-Restricted	Deed-Restricted refers to a property that is subject to legally recorded limitations or conditions placed on its use, occupancy, or resale. In the housing context, deed restrictions are commonly used to ensure long-term affordability by limiting resale prices, rental rates, or eligible occupants based on income thresholds for a specified period, often several decades or longer.
Deed-in-Lieu	Deed-in-Lieu (of foreclosure) is a voluntary transaction in which a property owner transfers ownership of a property to a lender to satisfy a mortgage debt and avoid foreclosure. While commonly used in the private lending context, the term may appear in discussions of property disposition, distressed assets, or redevelopment-related transactions.
Density Bonus Incentives	Density Bonus Incentives are benefitting that California law (primarily Government Code § 65915) provides to housing developers in exchange for including affordable housing units within a residential or mixed-use project. These incentives make it easier and financially feasible to build affordable housing by allowing developers flexibility beyond local zoning limits.
Equity Component	Equity Component is the requirement that housing need to be allocated in a way that promotes socioeconomic equity, reduces

	segregation, and balances disproportionate household income distributions across jurisdictions.
Fee-in-Lieu	Fee-in-Lieu refers to a payment made as an alternative to fulfilling a low income housing requirements.
Federal Clean Air Act	Federal Clean Air Act (CAA) is the primary U.S. federal law that regulates air pollution to protect public health and the environment. It authorizes the federal government, principally the U.S. Environmental Protection Agency (EPA), to set and enforce standards that limit harmful air pollutants from industrial facilities, power plants, and motor vehicles.
GIS	Geographic Information System (GIS) is a type of software and data system used to map, analyze, and visualize geographic information. Examples: ArcGIS, QGIS which integrates layers of spatial information such as: Parcels, Zoning maps, Transit lines (often imported from GTFS), Flood zones, Environmental constraints, Income and demographic data, RHNA site inventories.
Grand Jury	Grand Jury (GJ) is a legal body empowered to conduct official proceedings to investigate potential criminal conduct and determine whether criminal charges should be brought.
Green State	Green State generally refers to a government or jurisdiction, often a U.S. state, that prioritizes environmental protection, sustainability policies, and climate-focused governance. The term is descriptive, not legal.
GTFS	General Transit Feed Specification (GTFS) is a standardized, machine-readable data format used to describe public transit systems, including Bus routes, Rail lines, Station and stop locations, Service schedules.
General Plan	In California, a city General Plan is a comprehensive, long-term policy document that serves as the legal and policy foundation for all local land-use and development decisions within a city. Adopted by the city council pursuant to California Government Code § 65300 et seq., the General Plan expresses the community's vision for physical development and conservation over time and guides zoning, public investment, and regulatory actions.
HAU	Housing Accountability Unit (HAU) is a specialized enforcement and oversight unit within the California Department of Housing and Community Development created to ensure local governments comply with state housing and homelessness laws and to hold

	jurisdictions accountable for meeting their Husing Element commitments.
HCD	Housing and Community Development (HCD) is California state agency responsible for housing policy, building standards, and the administration of affordable housing and community development programs. It operates under the California Business, Consumer Services and Housing Agency (BCSH).
Housing Element Law (65580-65589.11)	Housing Element Law is California's foundational land-use law requiring every city and county to plan for the housing needs of all economic segments of the community. It is part of each jurisdiction's General Plan and must be regularly updated on a state-mandated cycle.
Joint Powers Authority	A Joint Powers Authority (JPA) is a legal structure used in California (and some other states) that allows two or more public agencies to jointly exercise their powers through a separate, shared entity.
Layered Financing	Layered Financing (sometimes called capital stacking) is a funding approach in which a project—most commonly a real estate or affordable housing development—is financed through multiple sources of capital, each with different requirements, risk levels, repayment terms, and priorities.
Ministerial approval	Ministerial approvals are a type of land-use or development approval in which a government agency must issue the permit automatically once an application meets all the objective, pre-established standards. Because the approval is non-discretionary, officials do not exercise judgment or interpretation, hold public hearings, or evaluate subjective criteria such as neighborhood character or compatibility.
MPO	Metropolitan Planning Organization (MPO) is a regional transportation-planning agency required by federal law in every urbanized area with 50,000 or more people.
OCGJ	Orange County Grand Jury (OCGJ) refers 2025-2026 Orange County Grand Jury.
OCTA	Orange County Transportation Authority (OCTA) is the county transportation planning commission, responsible for funding and implementing transit and capital projects for a balanced and sustainable transportation system.
RHNA	Regional Housing Needs Allocations (RHNA) works with the California Department of Housing & Community Development (HCD) to allocate each jurisdiction's share of required housing across income levels.

RTP	Regional Transportation Plans (RTP) are utilized to coordinate regional transportation, land-use planning, and climate-related planning (e.g., reducing vehicle miles traveled). Data, forecasts, and long-range planning. They provide demographic forecasts, economic analyses, and collaborative regional policies.
State Housing Mandates	State Housing Mandates (Housing Mandates) are legal requirements specifically the Housing Element Law in California, obligating local governments (cities/counites) to adopt plans facilitating the construction of housing across all income levels. These mandates require compliance with Regional Housing Needs Allocation (RNHA) targets forcing localities to zone for rather than necessarily build.
SCS	In California, a Sustainable Communities Strategy (SCS) is a regional land-use, housing, and transportation planning framework prepared by a Metropolitan Planning Organization as part of its Regional Transportation Plan. Required by Senate Bill 375 (2008), the SCS is designed to integrate transportation investments, housing patterns, and land-use policies in a way that reduces greenhouse gas emissions from passenger vehicles while supporting economic development and public health.
Vacancy Factor Rates	Vacancy Factor Rates refer to the percentage of housing units within a defined geographic area that are assumed to be vacant at any given time. In state housing planning, vacancy rates are used as an analytical adjustment to account for normal turnover in the housing market and to ensure availability for new households. Assumed vacancy rates directly affect housing need calculations and can influence required housing production targets.
5th Cycle, 6th Cycle, 7th Cycle	The 5th, 6th, and 7th Cycles refer to sequential eight-year planning periods of the Regional Housing Needs Allocation (RHNA) process mandated by California housing law. • The 5th Cycle generally covered the period from 2013 to 2021 (with timing varying by region). • The 6th Cycle generally covers the period from 2021 to 2029 and includes significantly higher housing allocations statewide. • The 7th Cycle will be the next allocation period following the 6th Cycle and is expected to further shape long-term housing planning requirements for cities and counties. Each cycle establishes projected housing needs that jurisdictions must plan for through their Housing Elements.

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APPENDIX

APPENDIX A: Major Housing Laws & What They Tried to Do[81]

Surplus Land Act (1968; strengthened by AB 1486 in 2019)
Problem addressed: Local agencies often disposed of valuable public land without prioritizing affordable housing.
Solution: The Surplus Land Act requires local agencies to offer surplus sites to affordable housing developers first; AB 1486 (2019) expanded who must comply, added reporting, and created enforceable penalties. HCD now issues binding guidelines and may impose fines.
Role: A siting tool that converts public land near jobs/transit into affordable housing at scale (HCD reports thousands of units proposed/approved under SLA).

Housing Element Law & RHNA (1969; RHNA made mandatory by 1980 AB 2853; repeatedly strengthened)
Problem addressed: Cities historically under-planned for growth or zoned exclusionary, constraining supply across income levels.
Solution: Every city/county must adopt an 8-year Housing Element showing adequate, zoned sites to meet its RHNA allocation by income tier; HCD issues regional need determinations and certifies elements. Enforcement has tightened (HCD's Housing Accountability Unit; fines; referrals to the AG).
Role: The spine of California housing policy—other laws (HAA, SB 35, SB 330, AFFH) enforce or operationalize these plans.

Density Bonus Law (1979; expanded often, incl. AB 1287 in 2023)
Problem addressed: Mixed-income projects often do not pencil without zoning flexibility.
Solution: Grants extra units, incentives/waivers, and reduced parking in exchange for deed-restricted affordable homes; AB 1287 (2023) added a "stackable" bonus on top of the 50% base, enabling up to ~100% bonus with additional very-low/moderate units.
Role: A ubiquitous feasibility lever to deliver affordability in market-rate projects.

Housing Accountability Act (HAA) (1982; strengthened 2017–2019)
Problem addressed: Cities used subjective discretion (e.g., "neighborhood character") to deny otherwise compliant housing.
Solution: Limits denial, density reduction, or infeasible conditions for projects meeting objective standards, unless the city makes specific, evidence-based health/safety findings. 2017–2019 updates raised the burden of proof, added fees/attorney's fees, and clarified "objective standards."
Role: A litigation-backed guardrail ensuring code-compliant housing moves forward—the State's classic "anti-NIMBY" tool.

Redevelopment Agencies (RDAs): Termination and Loss of Local Affordable Housing Funds (2011–2012)
Problem addressed (pre-2012): RDAs used tax-increment financing with a 20% housing set-aside to fund affordable housing; the State later sought budget relief.
Solution: The Legislature passed ABx1 26 (2011); the California Supreme Court affirmed dissolution

[81] Housing Statutes were summarized Microsoft Co-Pilot May 2025 version

effective Feb 1, 2012, shifting property-tax increment, and creating successor agencies to wind down obligations.
Role: Ended a major local funding stream, increasing reliance on density bonus, public land, tax credits, and state programs.

SB 375 (2008) & SB 743 (2013; statewide VMT implementation 2020)
Problem addressed: Sprawl drove VMT and GHGs; CEQA's **Level of Service (LOS)** metric discouraged infill.
Solution: SB 375 requires Sustainable Communities Strategies (SCS) aligning land use and transportation to cut GHGs; SB 743 replaced LOS with VMT in CEQA, favoring infill and multimodal access, with statewide implementation by 2020.
Role: Climate + housing siting framework; housing near jobs/transit faces fewer CEQA hurdles than sprawl.

ADUs (2016–2025 waves): Legalizing "Gentle Density"
Problem addressed: Single-family-only rules and local barriers (parking, minimums) impeded backyard cottages/garage conversions near jobs.
Solution: Successive bills created 60-day ministerial approval, broad parking relief, and standardized rules; HCD's 2025 ADU Handbook consolidates guidance and updates.
Role: A distributed, lower-cost production engine—large, scalable homeowner-led supply statewide.

HCD Law §16884.01 (2017): Establishes Housing Element Compliance Consequences and State Enforcement Authority
Problem addressed: For decades, many cities and counties failed to adopt or maintain HCD-compliant Housing Elements, resulting in chronic under-production of housing, exclusionary zoning practices, and resistance to RHNA obligations. Prior housing law lacked clear, enforceable consequences for noncompliance, allowing jurisdictions to delay, obstruct, or ignore housing planning requirements with minimal risk. This undermined statewide housing policy, fair housing objectives, and public accountability.
Solution: HCD Law §16884.01 clarifies and operationalizes the legal consequences of Housing Element non-compliance, explicitly linking failure to adopt or implement a compliant Housing Element to loss of local land-use discretion and enhanced state oversight. The law affirms HCD's authority to make formal findings of noncompliance and triggers statutory remedies under related housing laws, including limits on down-zoning, exposure to the Housing Accountability Act, and eligibility for "builder's remedy" projects when required conditions are met. It strengthens the enforceability of Housing Element Law by making compliance legally consequential rather than aspirational.
Role: A state enforcement backbone for California's housing planning system, §16884.01 functions as a compliance-triggering provision that gives real effect to RHNA and Housing Element Law. It shifts housing policy from a negotiation-based model to a rule-of-law framework, ensuring that local governments that refuse to plan for housing face predictable, uniform consequences while compliant jurisdictions retain local control. The statute is central to California's modern "Yes In My Backyard" enforcement regime.

SB 35 (2017): Streamlined Ministerial Approval
Problem addressed: Lengthy discretionary review and CEQA litigation stalled production, especially where jurisdictions lagged RHNA.
Solution: Creates a ministerial (CEQA-exempt) pathway in cities not meeting RHNA progress for qualifying infill projects that meet objective standards, affordability, and labor provisions; HCD issued binding guidelines.

Role: A fast lane that translates zoning into approvals within 90–180 days; HCD publishes which jurisdictions are subject.

AB 686 (2018): Affirmatively Furthering Fair Housing (AFFH)

Problem addressed: Persistent segregation and unequal access to opportunity despite fair-housing statutes.

Solution: Requires all public agencies to affirmatively further fair housing and adds new Housing Element duties (analysis of segregation, access to opportunity, displacement risk, equitable siting).

Role: Embeds civil-rights obligations into RHNA/Housing Elements, pushing lower-income housing into high-opportunity areas.

SB 330 (2019; extended by SB 8 to 2030): Housing Crisis Act

Problem addressed: Moving goalposts (new subjective standards), downzoning, unlimited hearings, and loss of protected units increased entitlement risk.

Solution: Freezes new subjective design rules, caps hearings, creates preliminary application vesting, and requires replacement/relocation when protected units are impacted.

Role: Stabilizes entitlements, preserves capacity, and protects renters.

SB 9 (2021): Duplexes & Urban Lot Splits

Problem addressed: Large single-family parcels constrained capacity; owners lacked simple legal paths to add units.

Solution: Requires ministerial approval of up to two units on most single-family lots and allows urban lot splits (with guardrails). Implementation and litigation have been mixed, but SB 9 continues to operate statewide.

Role: Incremental densification in high-opportunity areas (uptake has been modest vs. ADUs).

SB 10 (2021): Local Rezoning for "Missing Middle" Housing

Problem addressed: CEQA-exposed rezonings and voter-approved limits made modest upzoning slow and risky.

Solution: Voluntary tool letting cities zone up to 10 units/parcel on transit-rich or urban infill sites with the rezoning action itself exempt from CEQA; may override local initiative restrictions with a 2/3 council vote.

Role: A local-option upzoning mechanism; note it does not streamline the project approvals that follow.

AB 2011 (2022): Affordable Housing and High Road Jobs Act

Problem addressed: Vast commercially-zoned land sat underused while housing faced discretionary review and CEQA.

Solution: Creates ministerial, CEQA-exempt approvals for qualifying multifamily on commercial corridors via two paths: 100% affordable or mixed-income meeting corridor, site, and labor standards. Effective July 1, 2023.

Role: A production-focused pathway converting retail/office/parking sites into housing statewide.

SB 6 (2022): Middle Class Housing Act (Companion to AB 2011)

Problem addressed: Housing often not allowed on commercial parcels absent a rezoning.

Solution: Allows residential use in many commercial zones (by right as a permitted use) with labor standards; not ministerial/CEQA-exempt on its own (but can combine with other tools). Effective July 1, 2023.

Role: Opens more sites to housing when AB 2011 is not available.

AB 2097 (2022): Eliminating Parking Minimums Near Transit
Problem addressed: Mandatory parking minimums near transit raised costs and reduced housing feasibility.
Solution: Prohibits minimum parking requirements for most projects within ½ mile of a major transit stop (with narrow exceptions); HCD issued a 2025 Technical Advisory for implementation.
Role: Lowers costs and removes a common barrier to infill housing.

SB 423 (2023): Extends & Expands SB 35 Through 2036
Problem addressed: SB 35's 2026 sunset and exclusions (e.g., much of the Coastal Zone) limited reach; many cities still failed RHNA or lacked certified elements.
Solution: Extends SB 35 to 2036, applies streamlining to more jurisdictions and sites (incl. parts of the Coastal Zone), ties eligibility to Housing-Element compliance, and updates affordability/labor standards; allows DGS to administer on State-owned land.
Role: A statewide production accelerator, making the SB 35 fast lane broader and longer-lived.

SB 131 + AB 130 (2025): CEQA & Housing Streamlining (Budget Trailer Bills)
Problem addressed: Infill housing still faced CEQA delays, litigation risk, and inconsistent timelines.
Solution: Establishes new CEQA exemptions for qualifying infill housing (e.g., up to 20 acres, or 5 acres for builder's-remedy sites), streamlined review, and—via the broader package—a temporary freeze on code updates to improve predictability. Effective June 30, 2025.
Role: A modernized CEQA framework that complements HAA/SB 330/SB 35 to speed compliant housing.

Builder's Remedy under HAA (codified/updated 2024–2025)
Problem addressed: Some cities delayed or adopted **non-compliant Housing Elements** to preserve restrictive zoning.
Solution: AB 1893 (2024) and AB 1886 (2024) formalize and clarify the Builder's Remedy: where a jurisdiction lacks a certified element, qualifying projects with required affordability may proceed (with new standards and protections effective Jan 1, 2025).
Role: A blunt enforcement backstop—if a city does not plan properly, it loses discretion to reject compliant affordable projects.

SB 79 (2025): Overrides Local Zoning to Enable Higher-Density Housing Near Transit
Problem addressed: Local zoning caps on height and density near transit stops prevented production of transit-oriented housing even in regions with extensive rail and bus networks.
Solution: Preempts local zoning within ½ mile of qualifying transit stops to legalize multi-story multifamily housing, allowing substantially greater height and density. Creates a statewide TOD framework that can be combined with SB 35, SB 330, the Housing Accountability Act, and the State Density Bonus Law to streamline approvals at lower affordability thresholds.
Role: A land-use preemption tool establishing "as-of-right" higher density near transit so state streamlining laws (e.g., SB 35) can actually deliver buildable transit-oriented projects. It operationalizes California's TOD objectives and supports pro-housing production goals.

AB 507 (2025): Establishes Adaptive Reuse as Use-by-Right With Streamlined Approval
Problem addressed: High commercial vacancy rates and slow, discretionary local approval processes made it difficult to convert underutilized office/retail buildings into housing—despite acute statewide housing shortages.

Solution: Declares adaptive reuse a use-by-right in all zones except non-residential industrial areas and provides ministerial, streamlined approval for eligible projects in existing buildings (generally <50 years old or meeting historic-preservation requirements). Requires income-restricted units (e.g., 8% very low + 5% extremely low, or 15% lower-income for rentals) and allows mixed-use conversions if ≥50% of floor area is residential. Waives parking for portions of buildings without existing on-site parking.
Role: A conversion-focused production tool enabling rapid, CEQA-bypassed adaptive reuse of commercial buildings into housing. Pairs with local incentive programs (e.g., tax-increment-funded Adaptive Reuse Investment Funds starting FY 26-27) to subsidize affordability and unlock large-scale urban reuse.

AB 648 (2025): Exempts Community College Housing from Local Zoning
Problem addressed: Community college districts (CCDs) face severe barriers building student, faculty, and staff housing because local zoning ordinances—unlike UC/CSU—block or delay projects, worsening housing insecurity for the 2M+ community college students, over half of whom experience housing instability.
Solution: Exempts CCD-built student, faculty/staff, and university housing projects on CCD-owned or leased property from local city/county zoning regulations. Requires certain projects with faculty/staff units to include extremely low- and lower-income affordable units. Declares the exemption a matter of statewide concern applying to all cities, including charter cities.
Role: A state-level preemption tool enabling rapid production of student and workforce housing on community college land, eliminating local zoning barriers and aligning CCD authority with UC/CSU to address student homelessness and workforce affordability.

AB 1021 (2025): Expands and Streamlines Workforce Housing on School District Property
Problem addressed: High housing costs prevent school districts from recruiting and retaining teachers and staff; thousands of acres of school-owned land remain underutilized due to zoning barriers, procedural hurdles, and limits on allowable uses.
Solution: Revises and expands the law deeming workforce housing an allowable use on any property owned by a local educational agency (LEA). Requires qualifying projects (≥10 units) to prioritize renting to school employees and the public under a set hierarchy, with a majority of units deed-restricted for lower- or moderate-income households. Applies Housing Accountability Act protections, enables density bonuses, and extends the program to 2036.
Role: A major workforce-housing production tool that cuts red tape, activates school district land for affordable educator housing, and strengthens school staffing stability—particularly in high-need communities where housing costs drive turnover.

AB 253 (2025): Creates a Private Pathway to Speed Up Residential Permit Plan-Checking
Problem addressed: Local building departments often take more than 30 days to complete residential plan checks, creating permitting backlogs that slow housing production, increase project costs, and leave small-scale infill projects stalled.
Solution: Establishes the *California Residential Private Permitting Review Act*, requiring cities/counties to publish residential permit fee schedules and provide applicants with estimated plan-check timelines. If the estimated timeframe exceeds 30 business days (or if no determination is provided within 30 days), applicants may hire a licensed private professional ("private professional provider") to perform the plan check. Applies to 1–10 unit projects ≤40 ft tall and allows private reviewers to certify compliance via affidavit.

Role: A post-entitlement acceleration tool that cuts through municipal bottlenecks by letting homeowners and builders use certified private reviewers, moving small-scale housing through permitting faster while maintaining local agency oversight.

AB 1308 (2025): Imposes an Inspection "Shot Clock" and Allows Private Inspectors

Problem addressed: Unpredictable and months-long delays in final inspections—framing, electrical, plumbing, final occupancy sign-off—prevent newly built or renovated homes from being occupied, increasing holding costs and slowing the delivery of small-scale housing.

Solution: Requires local building departments to conduct inspections for 1–10-unit projects (≤40 ft) within 10 business days after receiving notice of completion. If the estimated inspection window exceeds 30 days—or no inspection occurs within 30 days—applicants may hire a licensed private professional inspector to complete the inspection and submit an affidavit attesting to code compliance. Also requires cities/counties to post residential permit fee schedules.

Role: A post-entitlement enforcement and delivery tool that ensures housing is not delayed at the final inspection stage. Speeds up occupancy, adds accountability to local inspection offices, and allows builders to default to vetted third-party inspectors when jurisdictions are too slow.

AB 712 (2025): Strengthens Enforcement of State Housing Laws Against Noncompliant Cities

Problem addressed: Local agencies routinely delay, obstruct, or illegally deny housing projects despite state housing reform laws; enforcement is weak, costly for applicants, and slow, enabling jurisdictions to continue violating State Mandates without consequence.

Solution: Creates a robust enforcement framework requiring courts to award attorney's fees and costs to prevailing housing applicants and to impose mandatory fines on violating local agencies. Extends statutes of limitation by 60 days when applicants issue a notice of intent to sue, and bars agencies from requiring applicants to indemnify them for litigation arising from the agency's own violations. Defines "housing reform law" broadly to cover laws protecting housing applicants or limiting local discretion.

Role: A statewide compliance tool that finally gives housing applicants meaningful remedies—and gives local governments financial and legal consequences for ignoring state housing law, thereby enabling real enforcement of the State's pro-housing framework.

SB 808 (2025): Fast-Tracks Judicial Review of Housing Permit Denials

Problem addressed: Cities continue denying compliant housing projects, forcing applicants into a slow judicial review process where litigation delays—often lasting years—kill projects, escalate costs, or allow permits to expire.

Solution: Establishes an expedited writ-of-mandate process for housing permit denials. Requires:

- Local agencies to compile and certify the administrative record within 15 days.
- Courts to set hearings within 45 days and issue decisions within 30 days of submission (or 75 days from filing, whichever comes first).
- Priority scheduling for appeals.
  Allows the applicant, Attorney General, or HCD to file the petition; authorizes temporary judicial assignments to meet deadlines.

Role: A litigation-acceleration tool that prevents local agencies from using procedural delay to kill housing projects, ensuring that California housing laws have immediate, enforceable consequences. Complements AB 712 by enforcing housing rights on the judicial side.

SB 786 (2025): Clarifies Housing Element Law and Strengthens Court Remedies Against Noncompliant Cities

Problem addressed: Conflicts between General Plan elements, vague housing-element rules, and slow litigation processes create uncertainty for cities, courts, and developers—leading to delays, stalled rezoning, and litigation bottlenecks that block housing production.

Solution: Establishes clear hierarchy rules: when General Plan elements conflict—including quantified development standards—the most recently adopted, HCD-certified Housing Element controls. Tightens judicial timelines in Housing-Element challenges:

- Limits continuances to 60 days,
- Requires temporary relief whenever continuances occur,
- Requires HCD to conduct substantial-compliance reviews when local jurisdictions miss required Housing-Element deadlines,
- Extends rezoning compliance timelines to 120 days and mandates sanctions if jurisdictions fail to comply.
  Applies general-plan challenge rules to charter cities.

Role: A statewide governance-and-compliance tool ensuring that Housing Elements actually function as the controlling document, reducing litigation gamesmanship, and compelling jurisdictions to implement rezoning and Housing-Element obligations on enforceable timelines. Complements AB 712 and SB 808 as part of the Attorney General's statewide enforcement strategy.

SB 340 (2025): Expands Emergency Shelter Requirements in Housing Elements

Problem addressed: Emergency shelter planning requirements were outdated and limited, failing to reflect modern shelter models (e.g., navigation centers, recuperative care) and the full range of onsite supportive services needed for effective homelessness response.

Solution: Updates the definition of "emergency shelter" to require housing *with supportive services* (not minimal services) and requires Housing Elements to account for all onsite services consistent with written, objective standards. Imposes new obligations on cities/counties in shelter planning and broadens the Emergency Housing and Assistance Program definition.

Role: A homelessness-response modernization tool ensuring jurisdictions plan realistically for service-rich shelter models within their Housing Elements and zoning designations.

AB 610 (2025): Requires Disclosure of New Local Governmental Constraints in Housing Elements

Problem addressed: Cities and counties were adopting new land-use constraints (fees, ordinances, zoning rules) during Housing-Element cycles without disclosure, undermining RHNA compliance and increasing barriers to housing production.

Solution: Requires a governmental constraints disclosure statement in each Housing Element (7th Cycle onward), identifying all new or amended constraints adopted since the last Housing Element. Prohibits adoption of new constraints unless they were disclosed and the jurisdiction has completed all required programs to remove past constraints (except when mandated by state/federal law). Applies to charter cities.

Role: A transparency and anti-backsliding tool ensuring local governments cannot quietly increase barriers to housing once RHNA obligations are set.

AB 670 (2025): Allows Converted Affordable Units to Count Toward RHNA Reporting

Problem addressed: Cities lacked credit in their Annual Progress Reports (APRs) for preserving or converting multifamily buildings into long-term deed-restricted affordable housing, despite this being a major preservation strategy.

Solution: Expands APR reporting starting in 2027 to allow units converted to affordable housing—with 55-year covenants for low, very low, extremely low, or acutely low income households—to count toward a jurisdiction's RHNA-creditable progress, if they meet specified criteria. Includes detailed new reporting requirements for demolitions, replacement units, and affordable conversions.
Role: A preservation-credit tool aligning RHNA reporting with long-term affordable housing conversion strategies, encouraging cities to preserve expiring-affordability stock.

AB 726 (2025): Allows Cities to Count Substantial Rehabilitation of Affordable Units in APRs
Problem addressed: Deeply affordable older units (often 15+ years old) need major rehabilitation but cities receive *zero RHNA/APR credit* for investing in repairs—causing cities to prioritize new construction instead of preserving aging stock.
Solution: Allows jurisdictions to include substantially rehabilitated deed-restricted affordable units (≥15 years old, ≤45% AMI average affordability, ≥$60k local investment per unit) in APRs. These units cannot be counted toward eligibility for streamlining under SB 35. Updates references to the Office of Land Use and Climate Innovation.
Role: A preservation-incentive tool enabling cities to earn APR credit for rehabilitating deeply affordable units, helping maintain long-term housing quality and prevent affordable-stock losses.

AB 1275 (2025): Extends RHNA Timelines and Aligns Housing Needs with Transportation Plans
Problem addressed: Regional Housing Needs Determinations (RHND) were rushed due to tight timelines (2-year lead time), leading to disputes, insufficient data review, and disconnects between transportation planning and housing allocations.
Solution: Extends RHND timeline from 2 to 3 years before a Housing-Element update (with special rules for 2027–2029 cycles), requires earlier consultation between HCD and councils of governments (COGs), and mandates that RHNA methodology be informed by Sustainable Communities Strategy (SCS) patterns in regional transportation plans. Strengthens integration of job-housing balance, mobility patterns, and fair housing objectives.
Role: A regional-planning alignment tool ensuring RHNA allocations better reflect transportation, climate, and job-housing realities, improving the planning accuracy of future housing cycles.

SB 233 (2025): Requires Earlier State–Regional Consultation for RHNA Determinations
Problem addressed: During prior RHNA cycles, HCD provided regional housing need numbers too late (26-month timeline), leaving councils of governments (COGs) and cities with insufficient time to plan, contributing to widespread late Housing-Element adoption.
Solution: Requires HCD to meet and consult with each COG at least 38 months before a Housing-Element revision (one year earlier than prior law), with special rules for the 7th Cycle. Ensures earlier agreement on RHNA assumptions, methodologies, and data inputs.
Role: A regional-planning coordination tool that expands the planning window for local governments, reducing delays, improving RHNA accuracy, and increasing likelihood of timely Housing-Element compliance.

AB 920 (2025): Requires Centralized Online Portals for Housing Permit Applications
Problem addressed: Local permitting processes were opaque, slow, and inconsistent across cities; applicants could not easily track housing development permits, resulting in delays, confusion, and high administrative burdens.
Solution: Requires cities/counties with populations ≥150,000 to create a centralized online application portal for housing development projects, allowing electronic submissions and real-time status tracking.

Jurisdictions may delay implementation until 2030 only if they begin procurement by 2028. Applies to charter cities.
Role: A statewide digital-permit modernization tool that increases transparency, reduces processing delays, and standardizes how applicants navigate housing approvals.

SB 358 (2025): Reduces Traffic Impact Fees for Transit-Oriented Housing
Problem addressed: Traffic impact fees—often 20% of project cost—were applied using outdated auto-trip assumptions, inflating costs for infill and transit-oriented housing that generates fewer vehicle trips.
Solution: Reforms the Mitigation Fee Act to:

- Require at least 50% fee reductions for qualifying transit-oriented housing,
- Update eligibility criteria (parking maximums, proximity to ≥3 amenities, transit-priority locations),
- Require fee-denial findings to be supported by substantial evidence,
- Remove outdated convenience-retail requirements and proportional-fee provisions.

Role: A cost-reduction and TOD-incentive tool that aligns traffic fees with actual impacts, supporting infill and climate-oriented housing production.

AB 752 (2025): Makes Child Daycare Centers in Multifamily Housing a Use-by-Right
Problem addressed: Cities treated daycare centers co-located with multifamily housing as commercial uses—triggering zoning barriers, business license fees, CEQA review, and inconsistent local requirements, reducing childcare capacity near where families live.
Solution: Makes daycare centers co-located with multifamily housing or community amenities a residential use by right; prohibits business license fees; exempts such centers from CEQA; bars stricter standards on them than those applied to the co-located housing or amenity. Maintains all California licensing and safety requirements.
Role: A childcare-access and land-use integration tool that reduces barriers to collocated daycare centers, supporting housing-adjacent amenities and family-serving communities.

SB 415 (2025): Refines Statewide Warehouse & Logistics Development Standards
(Not a housing production bill but affects land-use and zoning environments related to freight-adjacent communities.)
Problem addressed: AB 98 (2024) established statewide warehouse standards but included ambiguous definitions and inconsistent requirements, creating confusion for local governments, developers, and environmental-justice communities in logistics-heavy regions.
Solution: SB 415 clarifies key definitions (“logistics use development,” “sensitive receptor”), narrows exemptions, updates siting and truck-route standards, refines buffer requirements, and ensures 21st-century warehouses meet applicable sustainable-design standards at permit issuance. Also clarifies where warehouse concentration regions apply.
Role: A land-use-governance and environmental-mitigation tool improving clarity and enforceability of statewide logistics-facility regulations—reducing conflicts between freight operations, housing, and community health.

AB 98 (2024–2025): Establishes Statewide Design, Siting & Environmental Standards for Logistics Facilities
Problem addressed: Warehouse and logistics developments—especially in the Inland Empire—were producing severe air-quality, noise, traffic, and public-health impacts on nearby residential areas, schools, and other sensitive receptors, while local regulations were inconsistent or ineffective.

Solution: Creates California's first statewide design, siting, and operational standards for logistics facilities, including:

- Mandatory buffers (500–900 feet) from sensitive receptors,
- Truck-route and loading-bay orientation requirements,
- Anti-idling measures and cold-storage plug-ins,
- Title 24–level building efficiency standards (solar, EV-readiness),
- 2:1 replacement requirement for recently occupied affordable units demolished,
- Applicability to large new facilities and expansions ≥20% of floor area.
  Compliance required for applications submitted after Sept. 30, 2024, with most standards fully effective Jan. 1, 2026.

Role: A statewide environmental-mitigation and freight-land-use tool aimed at protecting communities while aligning logistics growth with sustainability and public-health goals. AB 98 is foundational to later cleanup legislation (SB 415).

AB 1007 (2025): Cuts Responsible-Agency Permit Deadlines in Half

Problem addressed: Even after cities approved housing projects, state and regional "responsible agencies" (e.g., air districts, water boards) could take months to issue secondary permits, causing ballooning timelines and costs. Shot-clocks for these agencies (90 days) were much longer than those for lead agencies.

Solution: Amends the Permit Streamlining Act to require responsible agencies to approve/disapprove residential, mixed-use, supportive, or farmworker housing permits within 45 days of project approval or application completeness—cutting the prior 90-day deadline in half. Applies statewide, including charter cities.

Role: A permitting-acceleration tool ensuring faster post-entitlement approvals and reducing interagency delays that frequently stall housing construction.

AB 1050 (2025): Allows Removal of Private Covenants Blocking Housing on Commercial Properties

Problem addressed: Commercial parcels often have old CC&Rs and reciprocal easement agreements (REAs) that prohibit residential uses or limit density, preventing commercial-to-housing adaptive-reuse projects—even when allowed under State housing laws like AB 2011.

Solution: Expands existing restrictive-covenant-modification law (previously limited to affordable housing) to **all** qualifying housing developments located on commercial sites, allowing developers to:

- Invalidate covenants that restrict residential use, density, unit count, or occupancy,
- Apply the process to REA**s** as well as CC&Rs,
- Record a Restrictive Covenant Modification Document after county counsel review.

Does not authorize projects inconsistent with state housing laws.

Role: A statewide barrier-removal tool enabling adaptive reuse of commercial corridors and shopping centers into housing by preempting private land-use restrictions.

SB 92 (2025): Closes Loopholes in the Density Bonus Law for Mixed-Use Projects

Problem addressed: Developers exploited the Density Bonus Law to exceed commercial FAR and build oversized hotel-heavy or visitor-serving mixed-use projects with minimal housing (e.g., San Diego "Project Vela").

Solution: Reforms Density Bonus Law by:

- Limiting commercial FAR increases under DBL to **≤2.5×** base zoning,
- Prohibiting incentives/waivers for transient lodging (hotels, motels, B&Bs) except residential hotels,

- Requiring ≥2/3 of mixed-use square footage to be residential to qualify,
- Maintaining full affordability thresholds for bonus eligibility.
  Effective Jan. 1, 2026 (with grandfathering for pre-application projects).

Role: A guardrail tool ensuring Density Bonus Law is used to build actual housing—not oversized hotel or commercial space leveraged through affordable-unit "tokenism."

AB 87 (2025): Prevents Density Bonus Incentives for Hotel Components of Mixed-Use Projects
Problem addressed: Developers were using DBL concessions (height, FAR, parking waivers) to benefit hotel components of mixed-use projects, diluting the State's housing incentives and enabling visitor-serving developments that undermined local zoning.
Solution: Clarifies that DBL incentives may not be applied to hotel/motel/visitor-serving portions of a mixed-use project. Makes parallel conforming amendments to align with SB 92 if both bills are enacted. Applies statewide, including charter cities.
Role: A housing-priority tool reinforcing that density bonuses are for residential production—not for hospitality or tourism development.

APPENDIX B: Orange County Housing Mandate Survey Questions

Q1 What is your city's 6th-cycle RHNA allocation, and does your Housing Element plan exceed that number? If so, by how much, and what factors influenced the decision to exceed the allocation?
Q2 If the RHNA mandate were not in place, how would your housing plan differ? Would it still meet the demand for low-income housing?
Q3 What strategies has your city used to inform and engage residents about the state housing mandate? How do you measure the effectiveness of these outreach efforts?
Q4 What are the implications of recent state legislation on R-1 single-family zoning for your city's land-use policies and community character?
Q5 What are the most significant challenges your city faces in meeting RHNA requirements? In what ways has OCCOG supported your efforts to overcome these challenges?
Q6 Do you anticipate achieving your approved Housing Element goals by the end of the 6th cycle in 2030? What factors will most influence your success or shortfall?
Q7 What additional information would you like to provide us regarding this topic?

APPENDIX C: Responsibilities

Responsibilities of OCCOG

Mission Statement:

The Orange County Council of Governments (OCCOG) convenes jurisdictions throughout Orange County to collaboratively address land use, housing, mobility, energy, air quality, and water issues, and to ensure that Orange County is effectively represented in regional and state decision-making. Through sound governance, impartial analysis, and regional coordination, OCCOG delivers value to its member agencies and the residents of Orange County.
Core Responsibilities:

1. Sub-Regional Planning and Coordination
   a. Serves as Orange County's official sub-regional planning organization within the six-county SCAG region.

   b. Leads the preparation of required regional and sub-regional planning documents that allow Orange County jurisdictions to compete for state and federal funding. [occog.com], [occog.com]
2. Regional Representation and Advocacy
   a. Ensures Orange County's interests are represented in regional policy development by coordinating the county's representation on the SCAG Regional Council and committees.
   b. Works to align countywide perspectives on policy issues affecting transportation, housing, sustainability, and infrastructure.
3. Housing, Transportation, and Sustainable Communities Planning
   a. Supports housing and transportation planning coordination, including RHNA-related activities and implementation discussions.
   b. May serve as the lead agency for a sub-regional Sustainable Communities Strategy if Orange County elects to pursue one under SB 375, consistent with SCAG's Regional Transportation Plan.
4. Technical Analysis, Studies, and Data Support
   a. Conducts countywide and sub-regional studies, prepares technical reports, and provides data-driven analysis to support policymaking by member agencies.
   b. Develops best-practice guidance (e.g., Complete Streets, mobility and infrastructure tools) for voluntary adoption by cities and the County.
5. Intergovernmental Collaboration and Consensus-Building
   a. Functions as a forum for cooperation among cities, the County, and special districts on issues of shared concern.
   b. Facilitates coordination on funding strategies, infrastructure planning, and policy alignment without supplanting local land-use authority.[82]

Responsibilities of SCAG

Mission Statement

The Southern California Association of Governments (SCAG) serves as the regional planning agency for Southern California, coordinating among local, regional, state, and federal partners to advance transportation, housing, land-use, and environmental planning that supports sustainable growth, economic vitality, social equity, and improved quality of life for the region's diverse communities.

SCAG's mission is to lead collaborative regional planning by developing and implementing integrated transportation, housing, and sustainability strategies; allocating regional housing needs; ensuring compliance with state and federal planning requirements; and providing data, technical assistance, and policy guidance to its member jurisdictions to address Southern California's long-term growth challenges.[83]

Responsibilities of HCD

Mission Statement (Primary)

The California Department of Housing and Community Development (HCD) works to ensure safe, affordable, and sustainable housing opportunities for Californians by administering housing programs,

[82] Orange County Council of Governments
[83] Home | Southern California Association of Governments

shaping statewide housing policy, and enforcing housing laws to promote equity, environmental quality, and community stability across the state.

HCD's mission is to lead and implement California's housing policy by determining regional housing needs, reviewing and enforcing Housing Element compliance, administering state and federal housing funds, and holding local jurisdictions accountable for fulfilling their obligations under state housing law.[84]

[84] California Department of Housing and Community Development

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

FROM: Ann Eifert, Director of Financial Services/City Treasurer

SUBJECT: RESOLUTION OF COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) AUTHORIZING THE ANNUAL LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27

Recommended Action:

Adopt a Resolution of the City Council, acting as the legislative body of Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) (the "CFD"), authorizing the annual levy of special taxes for fiscal year 2026-27.

Fiscal Impact:

The approval of the CFD special tax levy for FY 2026-27 will provide approximately $2,013,209 required to pay annual debt service on outstanding Special Tax Bonds, administrative expenses of the CFD, and cash flow contingency for anticipated delinquent Special Taxes.

Background:

The CFD was formed by the City on March 16, 2005 for the purpose of financing the acquisition and/or construction of certain public improvements to be owned by the City, the County of Orange and Moulton Niguel Water District required as conditions of approval of the development of property within the CFD. On the same date, the qualified electors of the CFD voted to authorize to levy the special tax pursuant to the rate and method of apportionment thereof and to authorize the issuance of bonds for the CFD in a principal amount not to exceed $37,500,000 to be secured by such special taxes to finance such public improvements. At the request of Shea Homes Limited Partnership, the City conducted proceedings to modify the rate and method of apportionment of special taxes authorized to be levied within the CFD. On November 1, 2006, City Council approved the Modified RMA. On December 6, 2007, the CFD issued Bonds in the amount of $34,070,000 to finance the authorized facilities (the “2007 Bonds”).

On February 13, 2014, the CFD issued the 2014 Special Tax Refunding Bonds (the "2014 Bonds") for the purpose of refunding the outstanding 2007 Bonds to achieve lower interest rates and provide annual special tax savings to the property owners within the CFD.

On December 5, 2023, the CFD issued the 2023 Special Tax Refunding Bonds for the purpose of refunding the outstanding 2014 Bonds to achieve lower interest rates and provide annual special tax savings to the property owners within the CFD.

Discussion:

To meet the financial requirements of the CFD in FY 2026-27, special taxes are proposed to be levied on Developed Property as defined in the Modified Rate and Method of Apportionment ("Modified RMA") at approximately sixty-six and 71/100 (66.71%) of the authorized maximum special tax rates. The proposed FY 2026-27 special tax rates are listed in Exhibit "A" of the Resolution. Developed Property are parcels for which building permits were issued and represent 458 units of taxable residential property within the CFD (excludes one parcel for whom the parcel owner fully prepaid their special tax obligation). Building permits have been issued for all planned residential units within the CFD; therefore, the CFD is considered fully developed.

FY 2026-27 is the 20th year the CFD will levy special taxes. Special taxes will be levied on Developed Property in FY 2026-27 in an aggregate amount of approximately $2,013,209 to fund the FY 2026-27 net financial requirements of the CFD. The FY 2026-2027 financial requirements total $2,139,342 and include payment of debt service on the Bonds, administrative expenses, and anticipated delinquencies. The difference of $126,133 between the proposed levy and the net financial requirements will be taken from available contingency funds.

In order to levy the special tax for FY 2026-27, the City Council must adopt the Resolution authorizing the annual special tax levy.

Attachment:

1. Resolution

RESOLUTION 2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2005-01 (GLENWOOD AT ALISO VIEJO) AUTHORIZING THE ANNUAL LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026/2027

WHEREAS, the City Council of the City of Aliso Viejo, ("City"), previously undertook proceedings under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, to form Community Facilities District No. 2005-01 (Glenwood at Aliso Viejo) (hereinafter referred to as the "District"), to authorize the levy of special taxes upon land within the District to finance certain facilities.

WHEREAS, this City Council, by Ordinance No. 2006-086 as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said District, and this City Council is desirous to establish the specific rate of the special tax for the District to be collected for the next fiscal year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1: That the above recitals are all true and correct.

SECTION 2**:** That in accordance with the Act and Ordinance, there is hereby levied upon all parcels within the District which are not otherwise exempt from taxation under the Act or the Ordinance the special taxes for fiscal year 2026/2027 at the rates set forth in the attached referenced and incorporated Exhibit "A". Koppel & Gruber Public Finance is hereby directed to prepare and file with the City Clerk a list of the exact amount of the special tax for each lot or parcel of land in accordance with this Resolution (the "2026/2027 Roll").

SECTION 3: That the rate determined and as set forth above does not exceed the amount as previously authorized by Ordinance of this City Council, and is not in excess of that as previously approved by the qualified electors of the District, and meets the requirements of Proposition 218 that added Articles XIIIC and XIIID to the State Constitution.

The City agrees to defend, indemnify and hold harmless the County of Orange, the Board of Supervisors, the Auditor-Controller, its officers and employees, from litigation over whether the requirements of Proposition 218 were met with respect to such assessment(s).

If any judgement is entered against any indemnified party as a result of not meeting the requirements of Proposition 218 for such assessment(s), the City agrees that County may

offset the amount of any judgement paid by an indemnified party from any monies collected by the County on the City's behalf, including property taxes, special taxes, fees, or assessments.

SECTION 4: That the proceeds of the special tax shall be used to pay, in whole or in part, the costs of the following:

A. Fund authorized public facilities, including the costs of the construction and engineering design of facilities to be owned, operated and maintained by the City, the Moulton Niguel Water District, and the County of Orange (the "Facilities"); and

B. Payment of incidental expenses of the District, including costs incurred to determine the amount of and collection of special taxes and costs otherwise incurred in order to carry out the authorized purposes of the District.

The proceeds of the special taxes shall be used as set forth above, and shall not be used for any other purpose.

SECTION 5: The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6: All monies above collected shall be paid into the District funds, including any reserve fund.

SECTION 7: The City Clerk is hereby authorized to transmit a certified copy of this Resolution to the County of Orange ("County") Office of the Auditor-Controller ("County Auditor"). The County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected the installment of the special tax, and for the exact rate and amount of said tax, reference is made to the attached Exhibit "A".

SECTION 8**:** This Resolution relating to the levy of the special tax shall take effect immediately upon its final passage in accordance with the provisions of Government Code Section 53340, as amended.

PASSED, APPROVED AND ADOPTED this 15th day of July, 2026.

_____
Max Duncan
Mayor

APPROVED AS TO FORM:

_____
Scott C. Smith, City Attorney

ATTEST:

_____
Maria Kendig, City Clerk

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

I, Maria Kendig, City Clerk of the City of Aliso Viejo, California, DO HEREBY CERTIFY that the foregoing is the original of Resolution No. 2026-__ duly passed and adopted by the City Council of the City of Aliso Viejo at their regular meeting held on the 15th day of July, 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
MARIA KENDIG
CITY CLERK

(SEAL)

EXHIBIT "A"

COMMUNITY FACILITIES DISTRICT NO. 2005-01
(Glenwood at Aliso Viejo)

FISCAL YEAR 2026/2027
SPECIAL TAX RATES

ZONE 1

Land Use Class	Description	Residential Floor Area	Special Tax Rate
1	Residential Property	< 1,901	$2,844.84 per unit
2	Residential Property	1,901 – 2,350	$4,113.64 per unit
3	Residential Property	2,351 – 2,800	$4,401.08 per unit
4	Residential Property	2,801 – 3,250	$5,070.18 per unit
5	Residential Property	3,251 – 3,700	$5,739.28 per unit
6	Residential Property	3,701 – 4,150	$5,828.48 per unit
7	Residential Property	4,151 – 4,600	$6,651.20 per unit
8	Residential Property	> 4,600	$6,789.98 per unit
NA	Undeveloped Property	NA	$0.00 per Acre

ZONE 2

Land Use Class	Description	Residential Floor Area	Special Tax Rate
1	Residential Property	< 1,901	$1,090.36 per unit
2	Residential Property	1,901 – 2,350	$1,189.50 per unit
3	Residential Property	2,351 – 2,800	$1,288.60 per unit
4	Residential Property	2,801 – 3,250	$1,982.48 per unit
5	Residential Property	3,251 – 3,700	$2,626.78 per unit
6	Residential Property	3,701 – 4,150	$2,775.46 per unit
7	Residential Property	4,151 – 4,600	$3,528.82 per unit
8	Residential Property	> 4,600	$3,667.58 per unit
NA	Undeveloped Property	NA	$0.00 per Acre

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

FROM: Lizzy Mendoza, Recreation & Community Services Manager

SUBJECT: COOPERATIVE AGREEMENT EXTENSION WITH ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) FOR MEASURE M2 SENIOR MOBILITY PROGRAM

Recommended Action:

Approve and authorize the City Manager to execute a five-year cooperative agreement extension with the Orange County Transportation Authority (OCTA) to continue participation in the Senior Mobility Program and receive associated funding for senior transportation services.

Fiscal Impact:

The five-year agreement will provide the City with approximately $260,000 in grant funds and will require a 20% General Fund match of approximately $52,000 through fiscal year (FY) 2030-31. Funds are included in the annual budget accordingly.

For FY 2026-27 approximately $50,000 is budgeted in Measure M2 funds and $10,000 in the General Fund for the Senior Mobility Grant Program.

Background:

The Senior Mobility Program is designed to help Orange County cities provide transportation services tailored to the needs of senior residents. Established by the Orange County Transportation Authority (OCTA) Board of Directors in October 2001, the program supports locally oriented, personalized, and flexible transportation options for residents age 60 and older.

The City of Aliso Viejo entered into a cooperative agreement with OCTA in September 2013, formally establishing the City's participation in the SMP. The agreement included options for extension, and in 2021, the City entered into a new five-year cooperative agreement with an option for an additional five-year term. Approval of the recommended action will extend the current agreement through June 30, 2031.

Funding for the Senior Mobility Program is provided through Measure M2, Orange County's voter-approved one-half cent transportation sales tax measure. Specifically, Project U within Measure M2 allocates funding for senior and disabled transportation programs, including the Senior Mobility Program. Pursuant to OCTA Ordinance No. 3, one percent of net Measure M2 revenues is dedicated to continuing and expanding senior mobility services throughout the county. These funds are distributed annually to all Orange County cities and the County of Orange based on a formula reflecting each jurisdiction's proportionate share of residents age 60 and older.

To participate in the program, cities and eligible agencies must provide a minimum 20 percent local match toward total annual program expenditures, while the remaining funding is supported through Measure M2 revenues.

Discussion:

Through the cooperative agreement with OCTA, the City provides transportation services for residents age 60 and older, supporting access to senior programs, community resources, and essential services.

The City currently provides Senior Mobility Program transportation services through a contract with Orange County Yellow Cooperative, Inc. (formerly California Yellow Cab). Transportation is provided on a curb-to-curb, on-demand basis, Monday through Friday from 9:00 a.m. to 4:00 p.m., excluding holidays. Service destinations include the Sea Country Senior and Community Center in Laguna Niguel, Florence Sylvester Senior Center in Laguna Hills, Iglesia Park Community Center, Aliso Viejo City Hall, Aliso Viejo Library, and Aliso Viejo Ranch.

As part of the agreement extension, the program will expand eligibility to include non-emergency medical transportation trips within Orange County, further enhancing mobility options and access to critical services for eligible senior residents.

Approval of the recommended action will authorize the City Manager to execute a five-year cooperative agreement extension with OCTA, allowing the City to continue participation in the Measure M2 Senior Mobility Program through June 30, 2031. Continued participation will ensure ongoing transportation services and mobility support for Aliso Viejo's senior residents.

Attachment:

1. OCTA Cooperative Agreement

AMENDMENT NO. 1 TO

COOPERATIVE AGREEMENT NO. C-1-3226

BETWEEN

ORANGE COUNTY TRANSPORTATION AUTHORITY

AND

CITY OF ALISO VIEJO

FOR

SENIOR MOBILITY PROGRAM

THIS AMENDMENT NO. 1 is made and entered into this ____ day of _____, 2026 ("Effective Date"), by and between the Orange County Transportation Authority (hereinafter referred to as "AUTHORITY"), and City of Aliso Viejo (hereinafter referred to as "CITY").

WITNESSETH:

WHEREAS, by Cooperative Agreement No. C-1-3226 dated December 14, 2021, AUTHORITY and CITY entered into a contract for the Senior Mobility Program (SMP) concerning senior transportation services; and

WHEREAS, AUTHORITY requires a change to AUTHORITY's point of contact name; and

WHEREAS, AUTHORITY, at its sole discretion elects to exercise the Option Term of this Cooperative Agreement up to an additional five (5) years, commencing July 1, 2026, through June 30, 2031; and

WHEREAS, AUTHORITY's Board of Directors approved this Amendment No. 1 on June 22, 2026;

NOW, THEREFORE, it is mutually understood and agreed by AUTHORITY and CITY that Agreement No. C-1-3226 is hereby amended in the following particulars only:

1. Amend **ARTICLE 3. RESPONSIBILITIES OF CITY**, Page 5 of 9, line 14, to delete "Associate Contract Administrator's Name, Luis Martinez," and in lieu thereof insert "Contract

Administrator's name, Dara Doeum."

2. Amend **ARTICLE 4. TERM OF AGREEMENT**, Page 5 of 9, line 22, to delete "June 30, 2026 (Initial Term)" as the expiration date of the Agreement and in lieu thereof insert "June 30, 2031 (Option Term)."

3. Amend **ARTICLE 5. NOTICES**, Page 6 of 9, lines 9 through 16, to delete in their entirety and in lieu thereof insert the following:

"To CITY:	**To AUTHORITY:**
City of Aliso Viejo	Orange County Transportation Authority
12 Journey, Suite 100 Aliso Viejo, CA 92656	550 South Main Street P. O. Box 14184 Orange, CA 92863-1584
Attention: Lizzy Mendoza Recreation & Community Services Manager Tel: (949) 425-2553 Email: lmendoza@avcity.org	Attention: Dara Doeum Contract Administrator Tel: (714) 560-5767 Email: ddoeum@octa.net"

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The balance of said Cooperative Agreement remains unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 1 to Cooperative Agreement No. C-1-3226 to be executed as of the date of the last signature below.

CITY OF ALISO VIEJO

By: _____
Brett Channing
City Manager

ATTEST:

By: _____
Maria Kendig
City Clerk

APPROVED AS TO FORM

By: _____
Scott Smith
City Attorney

ORANGE COUNTY TRANSPORTATION AUTHORITY

By: _____
Darrell E. Johnson
Chief Executive Officer

APPROVED AS TO FORM:

By: James M. Donich (Jul 1, 2026 17:04:32 CDT)
James M. Donich
General Counsel

APPROVED:

By: Johnny Dunning (Jul 6, 2026 09:11:58 PDT)
Johnny Dunning, Jr.
Chief Operating Officer

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

FROM: Brett Channing, City Manager
Reid Gibson, Division Chief, Orange County Fire Authority

SUBJECT: RESPONSE TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT TITLED "WILDFIRES HIT HOME"

Recommended Action:

Approve and authorize the Mayor and City Clerk to submit the City of Aliso Viejo's response to the Orange County Grand Jury report entitled "Wildfires Hit Home."

Fiscal Impact:

There is no anticipated fiscal impact with the implementation of the recommendations outlined in the grand jury report.

Background:

On May 19, 2026, a 2025-2026 Orange County Grand Jury report entitled "Wildfires Hit Home" was released by the Orange County Grand Jury (Attachment 1). The Grand Jury's report requires the Orange County Fire Authority (OCFA) and all 34 Orange County cities to respond to the report's findings and recommendations within ninety (90) days, meaning responses are due no later than August 19, 2026.

The report aims to (1) identify the shared responsibilities of local governments and fire service agencies, communities and homeowners to reduce the risk of wildfire in the wildland-urban interface, (2) investigate the status of actions taken by the California legislature and Department of Insurance to provide relief to policyholders, and (3) inform communities and homeowners on home hardening, defensible space, insurance risk reduction, and wildfire safety awareness.

DISCUSSION:

OCFA provides fire safety and emergency response services for the City. On June 25, 2026, the OCFA Board approved and shared their response to all cities. The City's response is consistent with OCFA's approved response.

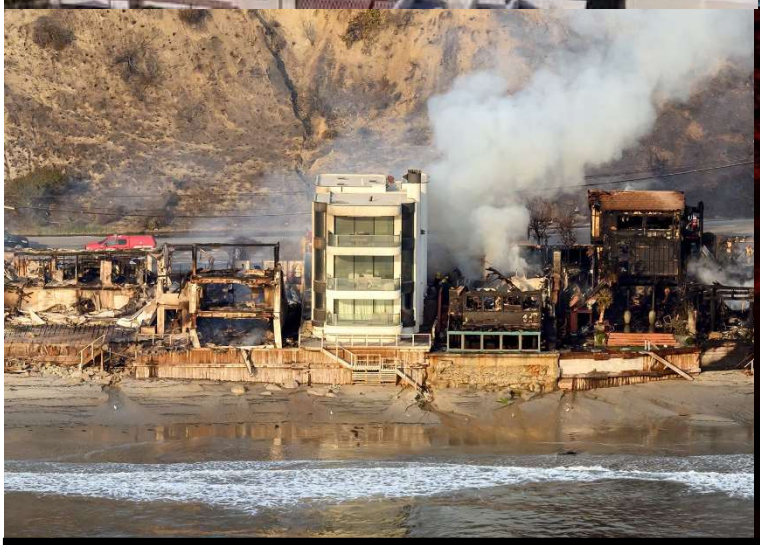
In accordance with California Penal Code §933 and §933.05, Staff prepared comments on each of the findings and recommendations (Attachment 2). If approved by the City Council, the Mayor will be authorized to sign the letter, which will be submitted to Sheila F. Hason, Presiding Judge of the Superior Court.

Attachment:

1. Orange County Grand Jury Report: “Wildfires Hit Home”
2. Response Letter to Grand Jury Report









Wildfires Hit Home

Orange County Grand Jury 2025-2026

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SUMMARY

Wildfires have become a fact of life in California. Persistent drought conditions and accelerated warming have led to an increase in wildfires throughout the state. Of the twenty most destructive wildfires in California history, fifteen have occurred in the last ten years (see Appendix A). From the Camp Fire, also referred to as the Paradise Fire, in Northern California to the Palisades and Eaton Fires in Los Angeles and the Airport Fire in Orange County, the tragic loss of life and the destruction of thousands of homes and structures have upended homeowners' lives and rocked the insurance industry with billions of dollars in claims just in the last few years. These conditions have made home insurance unaffordable or unavailable for many Orange County residents. The State of California has attempted over recent years to mitigate the impact on ratepayers and insurers and has provided tougher regulations for hardening homes and property. Both the California legislature and the California Department of Insurance have issued recent laws and regulations to address these issues. Significant for this report are Safer from Wildfires (2022), California Fair Access to Insurance Requirements (FAIR) Plan (1968, revised 2025), Assembly Bill 888 (2025) and California Wildland-Urban Interface Code (2025).

The California FAIR Plan was established in 1968 to provide basic insurance for property owners who could not obtain fire coverage through the traditional insurance market due to being in high-risk fire areas. The FAIR Plan is not a state agency, and it receives no taxpayer funding. It is a syndicated fire insurance pool made up of all insurers licensed to write property/casualty insurance in the state. The FAIR Plan is intended to be the insurer of last resort and is meant to be a temporary safety net helping property owners until they can transition back to the traditional insurance market. The numerous fires over the last few years coupled with private insurers leaving the California market or no longer insuring homes in high-risk areas, have resulted in the FAIR Plan being financially strained with the number of policies more than doubling since September 2023.[1] The State Legislature and Department of Insurance both responded with strategies to rebalance this problem requiring insurers to increase the number of policies issued in high-risk areas and to change the way rates are established, however, insurance companies, using loopholes in the legislation, have so far largely avoided meeting the goals set for them.[2]

The Safer from Wildfires regulation was issued by the Insurance Commissioner after development in partnership with California Department of Forestry and Fire Protection (CAL FIRE) and the Governor's Office of Emergency Services. The regulation mandates

[1] Key Statistics & Data. The California FAIR Plan. https://www.cfpnet.com/key-statistics-data/
[2] The New York Times, *California Promised Insurance Relief, But Delivered Loopholes*, Nov. 2, 2025.

that insurance companies provide rate discounts for various actions that property owners take to create defensible space and harden their homes against wildfires (see Appendix B).

AB888, the California Safe Homes Grant Program, aims to reduce wildfire losses, improve insurability and resilience of vulnerable communities, and support home hardening efforts to help residents qualify for insurance premium incentives. It provides grants to aid qualifying residents and communities to complete wildfire risk mitigation measures.

The California Wildland-Urban Interface Code (CWUIC) refers to the California Building Standards Code, Title 24, Part 7. Effective in January 2026, the CWUIC requires fire-resistant and ignition-resistant construction in Fire Hazard Severity Zones or the wildland-urban interface. Requirements were also established for vegetation and hazard mitigation in the same areas. Studies have definitively shown that implementing these home hardening and defensible space requirements, including retrofitting existing homes, will greatly reduce ignition and fire spread, thereby reducing damage and resulting claims. Compliance with the 2015 International Wildland-Urban Interface Code (IWUIC) could save $4 for every $1 invested and retrofitting structures to the IWUIC could provide from $2 to as much as $8 in benefits for each $1 invested.[3] Home hardening and defensible space measures that align with wildland-urban interface codes and Safer from Wildfires regulations will help save homeowners and insurance companies from catastrophic loss.

The 2025-2026 Orange County Grand Jury found evidence that clearly shows Safer from Wildfires home hardening and defensible space measures protect homes and communities, saving homeowners, local governments, and fire authorities as well as insurance companies from catastrophic loss while also providing discounts for homeowners' insurance premiums.

BACKGROUND

California's Wildfire Crisis and Insurance Impact

California faces an escalating wildfire crisis fueled by accelerated warming, prolonged droughts, increasingly windy conditions, and expanded development into fire-prone areas. Between 2015 and 2025, 15 of the 20 most destructive wildfires in state history

[3] National Institute of Building Science, *Natural Hazard Mitigation Saves.* 2019. https://nibs.org/wp-content/uploads/2025/04/NIBS_MMC_MitigationSaves_2019-1.pdf. Accessed March 3, 2026.

occurred, including the Palisades and Eaton Fires in 2025. These events have caused loss of life, devastated communities, destroyed thousands of homes, and resulted in billions in insured losses (see Appendix A).

The Eaton Fire in January 2025, spread through the suburbs of Pasadena destroying 9,413 structures and burning 14,021 acres. It became Los Angeles County's most destructive and second deadliest fire with 19 fatalities (see Appendix A).

On the same day in January 2025, the Palisades Fires swept through Pacific Palisades, Topanga, and Malibu, consuming 6,833 homes and 23,707 acres. It became Los Angeles County's third-most destructive fire and third deadliest with 12 fatalities (see Appendix A). Both fires were fueled by strong Santa Ana winds of between 80-100 mph, extremely dry conditions, and dense vegetation, creating what officials called a "perfect storm" for wildfire spread.[4,5]

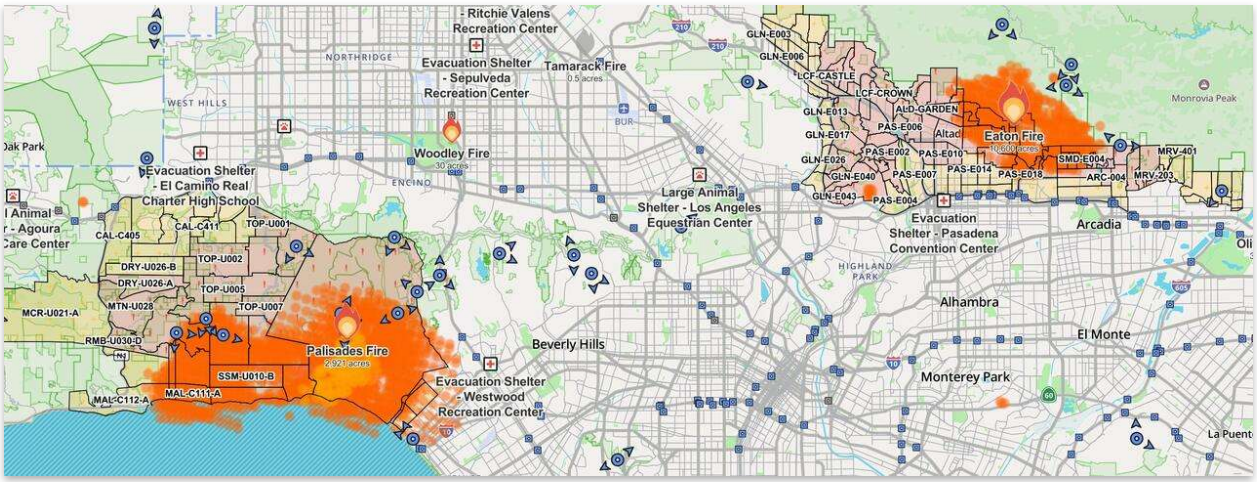


Figure 1 Map of Eaton and Palisades Fires in January 2025

The most destructive California wildfire listed by CAL FIRE is the November 2018 Camp Fire in Butte County which burned 153,336 acres, destroyed 18,804 structures, and resulted in 85 deaths. The CAL FIRE list of the Top 20 Most Destructive California Wildfires can be viewed in detail in Appendix A. Data for Orange County wildfires for the period 2008 through 2024 can be viewed in Appendix A.

Orange County's 2024 Airport Fire that started in Trabuco Canyon burned 23,500 acres and destroyed 160 structures. The fire raged for nearly a month, prompting a state of

[4] Andrea Thompson, *How the Ferocious Santa Ana Winds are Fueling the Palisades Fire*, Scientific American, Accessed January,8, 2026, http://www.scientificamerican.com
[5] Julia Jacobo and Ginger Zee, A perfect storm of weather and climate conditions led to the severity of the California fires, ABC News, Accessed January 8, 2026, http://www.abcnews.com/US/perfect-storm-weather-climate-conditions-severity-california-fires/story?id=117468072

emergency and millions of dollars in claims. This fire and others not only caused property loss, but also damaged ecosystems, water resources, and impacted air quality. Post-fire soil degradation and the expansion of invasive, non-native plants has further hindered recovery.[6]

In California, wildfires have strained the private insurance market. Many insurers, facing frequent and unsustainable financial exposure and constraints on rate hikes caused by Proposition 103 have withdrawn from high-risk areas, or stopped issuing new policies altogether. Some insurers have even withdrawn from the state completely.

California homeowners in high-risk wildfire areas report premiums ranging from $5,000 to $12,000 annually.[7] Orange County, California's fifth most expensive housing market as of the 4th quarter 2025,[8] faces challenges that are different than the statewide market. With an average home price of $1.2 million,[9] rising insurance costs further threaten housing affordability. A recent survey found that 43% of Orange County seniors worry most about housing costs and financial security.[10] Among the hardest hit by insurance premium increases and policy nonrenewal are retirees, renters, and owners of condominiums, townhomes, and mobile homes.

The Safer from Wildfires regulation requires insurers to offer discounts to homeowners who take proactive steps to reduce wildfire risk. Discounts are based on both achieving community-level designations, which assess the collective mitigation efforts of neighborhoods, and property-level improvements such as installing fire-resistant roofing, ember-resistant vents, and clearing defensible space.[11]

Reducing wildfire risk in the wildland-urban interface helps ensure that insurance coverage remains accessible. California's wildfire and insurance crisis demands coordinated action from local governments and fire authorities, communities, and homeowners to reduce risk of wildfire.

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[6] Mashall A. Hayrikian, *Engineering and Environmental Implications of the LA wildfires: Eaton and Palisades Fire*, Marshall Geoscience – Geotechnical Engineering, Laboratory Services, http://www.marshallgeo.com/geotechnical-engineering/engineering-and-environmental-implications-of-la-wildfires-eaton-palisades-fires/

[7] Merlin Law Group. *Fire Insurance in California: A Complete Guide*. https://www.merlinlawgroup.com/fire-insurance-california-guide/. Accessed March 6, 2026.

[8] California Association of Realtors®, *Median Prices of Existing Single Family Homes*. Accessed March 8, 2026. https://www.car.org/marketdata/data/housingdata

[9] O.C. CA Real Estate and Property Data, ATTOM, October 2025

[10] Gabriel San Roman, *New report on aging in Orange County outlines key concerns among seniors*, Los Angeles Times, June 21, 2024, https://www.latimes.com/socal/daily-pilot/entertainment/story/2024-06-21/aging-in-orange-county-report

[11] California Code of Regulations, Title 10, Section 2644.9, Consideration of Mitigation Factors; Wildfire Risk Models. https://regulations.justia.com/states/california/title-10/chapter-5/subchapter-4-8/article-4/section-2644-9/

REASON FOR STUDY

Wildfires have become an increasingly severe threat to residential communities in Orange County, particularly those in high-risk fire zones. The frequency and intensity of wildfires has escalated due to prolonged droughts, rising temperatures, and development encroachment into wildland-urban interface areas. Catastrophic losses from these wildfires have resulted in a continuing insurance crisis.

This study aims to (1) identify the shared responsibilities of local governments and fire service agencies, communities and homeowners to reduce the risk of wildfire in the wildland-urban interface, (2) investigate the status of actions taken by the California legislature and Department of Insurance to provide relief to policyholders, and (3) inform communities and homeowners on home hardening, defensible space, insurance risk reduction, and wildfire safety awareness.

METHOD OF STUDY

The investigation reviewed the efforts of Orange County local governments, local fire departments, and homeowner associations to better understand and provide an independent look at the above concerns and possible solutions. To achieve a clear picture of the wildfire problem in the Orange County wildland-urban interface and its impact on insurance rates, the 2025-2026 Grand Jury has done the following:

- Reviewed studies and academic papers
- Issued a Fire Hazard Severity Zone survey to all Orange County cities
- Examined the 2025 California Wildland-Urban Interface Code
- Observed a demonstration at a Yorba Linda Water District Heli-Hydrant™
- Visited Firewise USA Site designated communities
- Conducted literature review of previous statewide Grand Jury reports
- Interviewed California Department of Insurance staff, reviewed Department website and pertinent regulations
- Visited Orange County Fire Authority facilities to better understand their training, procedures, and preparedness
- Conducted multiple interviews with city, county, and fire officials, as well as homeowners association staff and residents regarding wildland-urban interface wildfire risk reduction



Orange County Fire Authority helicopter approaching Yorba Linda Water District Heli-Hydrant™
Source: Orange County Grand Jury 2025-2026

INVESTIGATION AND ANALYSIS

The 2025-2026 Grand Jury investigated the risk of wildfire in Orange County wildland-urban interface areas, the insurance industry's response to this risk, actions taken by fire prevention authorities to reduce the risk of damage and destruction of homes by wildfire, and the state legislature and California Department of Insurance (CDI) response to the insurance crisis. The Grand Jury also investigated actions homeowners should take to share the responsibility to reduce community wildfire risk, and by doing so, potentially reduce their insurance costs.

The Grand Jury investigation included evaluation of CDI initiatives, the Safer from Wildfires insurance regulation,[12] and other regulations related to wildfire and insurance risk reduction. The investigation also included examination of recent changes to Fire Hazard Severity Zone mapping, the 2025 CWUIC, and pending amendments to the ember-resistant Zone 0 regulations that comprise defensible space requirements.

Shared Responsibility for Reduction of Wildfire and Insurance Risk

There is a broad scope of shared responsibility for risk reduction in wildland-urban interface areas. State legislators, CDI, state and local fire prevention authorities, counties and cities, community-level organizations, and homeowners all share responsibility for taking actions necessary to prevent wildfires in wildland-urban interface areas and thereby reduce insurance risk and policy rates. Figure 2 below illustrates the shared responsibility.

[12] California Code of Regulations, Title 10, Section 2644.9

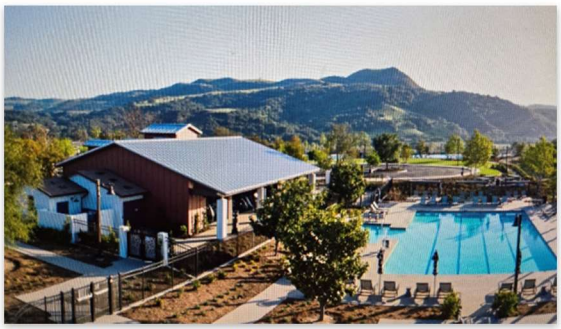


Figure 2 Shared responsibility for risk reduction in wildland-urban interface areas

The conclusion of this report focuses on the responsibilities of local governments and fire prevention authorities to provide homeowners the information and guidance needed to reduce property-level wildfire and insurance risk and thereby reduce these risks across entire communities.

Wildland-Urban Interface

Wildland-urban interface (WUI) is where urban development meets or intermixes with undeveloped natural areas. The term "wildland-urban interface" refers most often to areas where houses are located within or adjacent to relatively larger areas of natural vegetation. The U.S. Forest Service refers to WUI simply as "areas where human development meets natural landscapes.[13] WUI is at greatest risk of wildfire in



Source: RanchoMissionViejo.com

[13] Forest Service, U.S. Department of Agriculture. Wildland-Urban Interface. https://research.fs.usda.gov/nrs/fire/wui. Accessed January 12, 2026.

California, where we have led the nation in both WUI growth and wildfires for 30 years.[14]

The Wildland-Urban Interface Fire Problem

The current National Fire Protection Association (NFPA) Firewise USA program was developed out of the 1986 Wildfire Strikes Home conference principally organized by the U.S. Forest Service and the NFPA. This initiative was the initial fire management response to the home destruction problem related to wildfires nationally recognized in 1985 which has since become known as the WUI fire problem.[15]

By the middle of this century, many Orange County residents may have a dramatic experience with wildfire due to increasingly drier, hotter conditions. Research that examined wildfires during the period from 1959 through 2009 predicts that in the next 25 years Southern California will see increased wildfires during months when fall winds occur and also during the warmer, summer months. It is estimated that by the mid-21st century there will be a 64% increase in acreage burned during higher intensity fall winds, and a 77% increase during summer winds due to warmer and drier climate. A greater concern is the estimated 20% increase in structures destroyed due to fires during fall winds and estimated 74% increase in structures destroyed due to fires during summer winds in warmer, drier conditions.[16]

Orange County development that continues into the WUI should expect to face these predictions. This Orange County Grand Jury report focuses on the implications for increased wildfire and insurance risk and our concern that most homes in WUI areas are not prepared to resist ignition and destruction by wildfire.

Wildland-Urban Interface Fire Disaster and Suburban Conflagration

WUI fire disasters and suburban conflagrations occur during extreme fire conditions when numerous houses ignite and burn simultaneously, overwhelming the capabilities of firefighting resources.[17] If enough homes are ignition-resistant, many homes do not ignite during extreme fire conditions and fire protection is not overwhelmed by the

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[14] Center for Critical Urban and Environmental Studies. University of California, Santa Cruz. *Wildland Urban Interface (WUI) Research for Resilience: Addressing California's Climate, Conservation & Housing Crises*. https://criticalurbanenvironments.ucsc.edu/projects/wildland-urban-interface-wui-research-for-resilience/

[15] Jack Cohen. *The Wildland-Urban Interface Fire Problem: A Consequence of the Fire Exclusion Paradigm.* Forest History Today. Fall 2008: 20-26. https://www.fs.usda.gov/rm/pubs_other/rmrs_2008_cohen_j002.pdf. Accessed March 25, 2026.

[16] Yufang Jin, et al. *Identification of two distinct fire regimes in Southern California; implications for economic impact and future change*. Environmental Research Letters, Volume 1, Number 9. IOP Science, September 8, 2015. https://iopscience.iop.org/article/10.1088/1748-9326/10/9/094005. Accessed January 9, 2026.

[17] Cohen, *The Wildland-Urban Interface Fire Problem*, 22.

homes that do ignite; the ignition-resistant homes can survive without firefighter protection, and an extreme wildfire can occur without becoming a WUI fire disaster[18] or suburban conflagration.

Suburban conflagrations occur when fire spreads from the wildlands into the WUI and suburban environment. Suburban conflagration follows the conceptual WUI fire chain of events in Figure 3.[19] Once a structure in a community ignites, the probability of its complete destruction is high and the risk to the rest of the community increases as the burning structure produces significant heat and embers.[20] Effective prevention of structure ignitions through home hardening and defensible space measures can break the WUI fire chain of events.



Figure 3 WUI and suburban conflagration fire disaster chain of events.[21]

Home Ignition Zone and Home Ignition Potential

The home ignition zone refers to a home and its immediate surroundings within 100 to 200 feet. The home ignition zone principally determines the potential for WUI fire disasters. Research shows that a home's ignition potential during extreme wildfires is determined by the characteristics of its exterior materials and design, their response to

[18] Cohen, *The Wildland-Urban Interface Fire Problem*, 23.
[19] Ian M. Gammanco, et al. *The Return of Conflagration in Our Built Environment.* Insurance Institute for Business and Home Safety. September 2023. https://ibhs.org/wp-content/uploads/Suburban_Wildfire_Conflagration_WhitePaper.pdf. Accessed March 20, 2026.
[20] Gammanco, *The Return of Conflagration,* 22.
[21] Gammanco, *The Return of Conflagration,* 14.

burning objects within 100 feet, and their response to embers. Most destroyed homes in residential areas ignite from smaller flames and firebrands (lofted embers), not surrounding vegetation.[22] Reducing home ignition potential is the key to preventing WUI fire disaster.

Reducing Home Ignition Potential Can Prevent Wildland-Urban Interface Fire Disaster and Suburban Conflagration

During extreme WUI fires, homes ignite and burn and sustain the requirements for combustion both indirectly and directly: Indirectly from radiation and convection heating from flames, and directly from ember spot ignitions on a house. Computational modeling and laboratory and field experiments show that large flames of burning shrubs and tree canopies must be within 100 feet to ignite a home's wood exterior, while most destroyed homes ignite from smaller flames and directly from burning embers.[23] These research results suggest that addressing the conditions in the home ignition zone to significantly reduce home ignition potential can prevent WUI fire disaster. Reducing home ignition potential means addressing the ignitability of the structure rather than the immediate surroundings.



Source: Patrick T. Fallon / Agence France-Presse / Getty Images

An analysis of CAL FIRE data and Butte County property records shows that about 51% of the 350 single-family homes built after 2008 in the path of the Camp Fire were undamaged. By contrast, only 18% of the 12,100 homes built prior to 2008 escaped damage.[24] The homes built after 2008 were required to conform to 2008 Title 24, Chapter 7A of the California Building Standards Code which focused on construction of new buildings located within WUI and Fire Hazard Severity Zones. These 2008 wildfire risk mitigation requirements for new homes included materials such as fire-resistant

[22] Cohen, *The Wildland-Urban Interface Fire Problem*, 23.
[23] Cohen, *The Wildland-Urban Interface Fire Problem*, 24.
[24] Dale Kasler and Phillip Reese. *In Camp Fire, Newer Houses Were Much Less Damaged.* The Sacramento Bee. April 11, 2019, updated January 9, 2024. https://www.kqed.org/science/1940012/newer-%D8%8Cuses-much-less-damaged-in-camp-fire. Accessed March 4, 2026.

roofs and siding, and construction methods for exterior wildfire protection. These wildfire risk mitigation requirements for new construction directly reduce home ignition potential and help homes constructed to the new standards survive undamaged.

Benefits of Reducing Home Ignition Potential Can Exceed Costs

The benefits of reducing home ignition potential through compliance with new construction requirements can exceed costs, with 90% of the benefits estimated from reduced property losses and insurance costs. The benefit-cost ratio (BCR) for complying with the 2015 International Wildland-Urban Interface Code (IWUIC) has been calculated by the National Institute of Building Science for a number of representative counties with moderate to extreme fire risk. Total benefits were calculated at $3 billion and total costs at $800 million, suggesting a BCR of approximately 4:1 or $4 saved for every $1 of additional construction and maintenance cost.[25]

A national average BCR for retrofitting typical 2,000 square-foot existing homes plus nearby non-residential buildings (stores, schools, etc.) to 2018 IWUIC ignition-resistant construction and defensible space was also calculated. Benefits of retrofit exceed costs, with 93% of the benefits estimated from reduced property losses. Total benefits were calculated at $430 billion and total costs at $240 billion, equivalent to a national average BCR of 2:1 or $2 saved for every $1 of retrofit and maintenance costs.[26] The per-house retrofit cost is highly uncertain. The lowest average per-house retrofit cost would imply a much higher benefit-cost ratio, perhaps as high as 8:1, equivalent to an average of $8 saved for every $1 of retrofit cost.[27]

Office of the State Fire Marshal Fire Hazard Severity Zone Mapping

California laws now require Fire Hazard Severity Zone (FHSZ) mapping.[28,29,30] The need for FHSZ mapping arose from repeated occurrence of major destructive fires. The FHSZ maps are developed using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. There are three levels of hazard score: Moderate, High, and Very High. Many factors are

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[25] National Institute of Building Science, *Natural Hazard Mitigation Saves.* 63
[26] National Institute of Building Science, *Natural Hazard Mitigation Saves,* 114.
[27] National Institute of Building Science, *Natural Hazard Mitigation Saves,* 115.
[28] California Public Resources Code 4201-4204. https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-1/article-9/
[29] California Government Code 51175-89. https://law.justia.com/codes/california/code-gov/title-5/division-1/part-1/chapter-6-8/section-51175/
[30] California Code of Regulations Title 14, Section 1280. https://regulations.justia.com/states/california/title-14/division-1-5/chapter-7/subchapter-3/article-1/section-1280/

considered such as fire history, existing and potential fuel (natural vegetation), predicted flame length, blowing embers, terrain, and typical fire weather for the area. FHSZ maps evaluate hazard, not risk. “Hazard” is based on the physical conditions that create a likelihood and expected fire behavior over a 30- to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts. “Risk” is the potential damage that a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.[31]

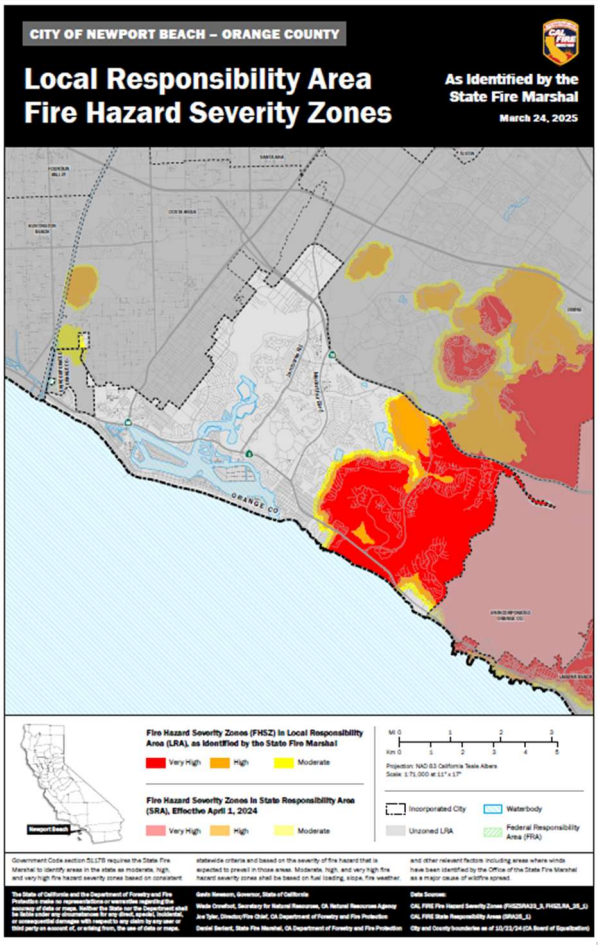


Figure 4 Example of an Orange County City LRA Fire Hazard Severity Zone Map

FHSZ mapping began with the State Responsibility Area (SRA), defined as a designated area in California where the state has primary responsibility for fire prevention and suppression. The SRA FHSZ mapping went into effect in April 2024. Since then, the Office has also been mapping Local Responsibility Areas (LRA), defined as a portion of land where local agencies, such as city or county fire departments, are responsible for wildfire protection. All Orange County FHSZ maps are accessible at the CAL FIRE website.[32] Figure 4 shows an example of an Orange County city FHSZ map. Appendix C shows a screenshot of Orange County FHSZs using the CAL FIRE Find Your Fire Hazard Severity Zone viewer accessible at this CAL FIRE web address:[33]

[31] CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones. Explore Fire Hazard Severity Zones. . https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 20, 2026.
[32] CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones in Local Responsibility Area. Phase 4. Orange County. https://calfire.app.box.com/s/wahuw9ny7cgn89xpxh7092ur50r1pwvj/folder/312669458215. Accessed March 12, 2026.
[33] CAL FIRE. Office of the State Fire Marshal. Fire Hazard Severity Zones. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 12, 2026.

https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9. Homeowners can enter their address in this viewer to find whether their property is located within a specific FHSZ.

How Fire Hazard Severity Zone Maps Impact Homeowners

FHSZ maps have no direct impact on insurance coverage. The CDI states that the FHSZ maps are intended to drive local planning decisions, not insurance decisions, and that FHSZ maps have nothing to do with insurance rating.[34]

Though not used directly for insurance rating, FHSZ mapping does have significant indirect impacts. Properties located in High or Very High FHSZs are subject to certain legal requirements. New state building code requirements effective January 2026 for homes within a FHSZ or a WUI area include fire-resistant materials and construction methods. Buildings in these areas are subject to defensible space requirements. If you sell a home located in these areas, you are required to disclose fire risk and compliance to potential buyers using a specific form.

These regulations are in place to increase fire-resistance of communities and ensure property owners are aware of the risks involved in living in a wildfire-prone area.

California Wildland-Urban Interface Code Effective January 1, 2026

Title 24, Part 7 of the California Building Standards Code, also referred to as the 2025 California Wildland-Urban Interface Code (CWUIC),[35] became effective January 1, 2026.

Title 24, Part 7, Chapter 5, Special Building Construction Regulations establishes minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.[36] Chapter 5 requirements for construction within a FHSZ or a WUI area include:

- Specifications for fire-resistance-rated construction and non-combustible materials
- Ignition-resistant construction and material
- Replacement or repair of roof coverings

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[34] California Department of Insurance. CAL FIRE Hazard Maps Do Not Affect Insurance Rates or Availability. https://www.insurance.ca.gov/0400-news/0102-alerts/2025/CAL-FIRE-hazard-maps-do-not-affect-insu.cfm. Accessed March 6, 2026.
[35] 2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. https://codes.iccsafe.org/content/CAWUIC2025P2. Accessed January 22, 2026.
[36] 2025 California Wildland-Urban Interface Code, Title 24, Part 7, 2024 IWUIC Amended, Effective Date: Jan 01, 2026. https://codes.iccsafe.org/content/CAWUIC2025P2. Accessed January 22, 2026.

Defensible Space Requirements and the New Ember-Resistant Zone 0

The State Board of Forestry and Fire Protection is responsible for the existing defensible space regulations[37] for buildings or structures located in the SRA or in Very High FHSZ in the LRA. If you have a home or building in the SRA or in the Very High FHSZ in the LRA, you are responsible for ensuring that your property complies with defensible space requirements to protect structures from wildfire. The Board of Forestry and Fire Protection webpages include an illustration of existing Defensible Space Zones 0, 1, and 2 (Figure 5), and links to Zones 0, 1, and 2 resources.[38]

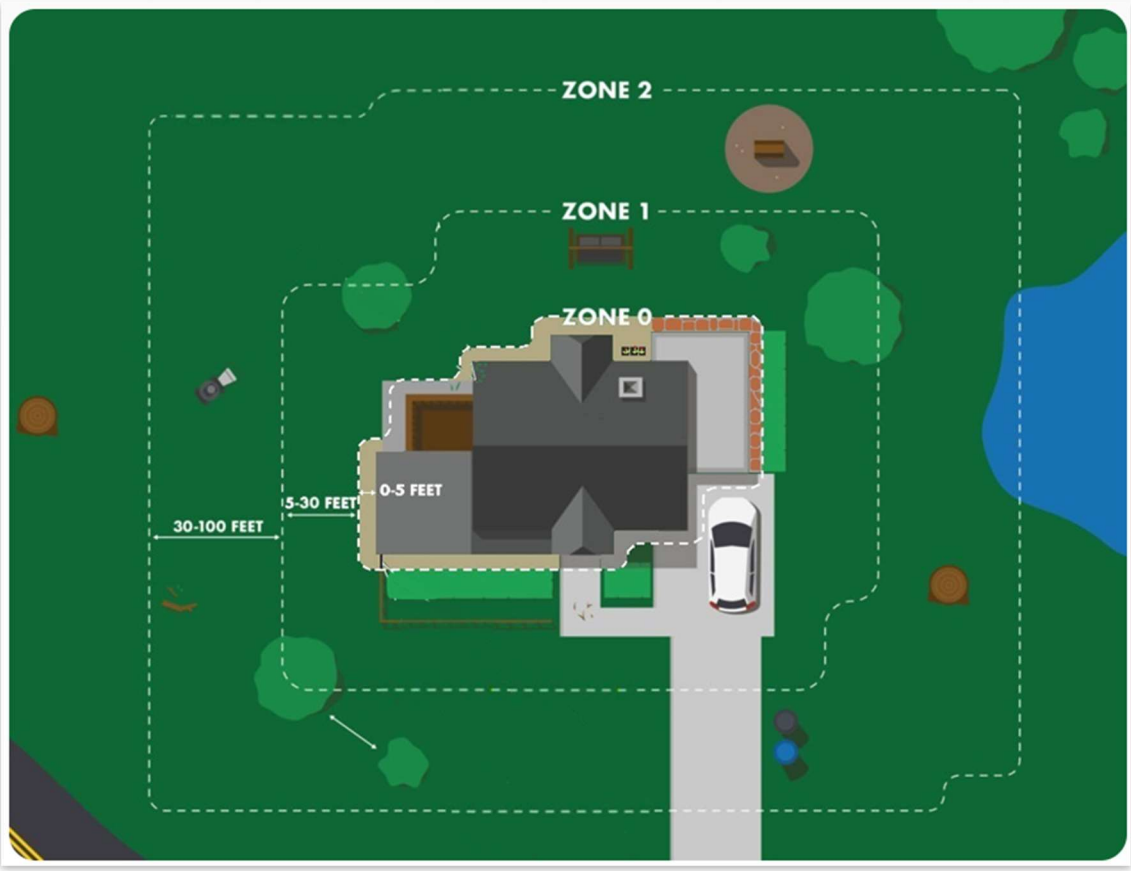


Figure 5 Board of Forestry and Fire Protection Defensible Zones 0, 1, and 2

It is important to note that “ember-resistant Zone 0” does not mean all vegetation, including trees, within 0-5 feet must be removed. New ember-resistant Zone 0

[37] California Public Resources Code Division 4 - Forests, Forestry and Range and Forage Lands Part 2 - Protection of Forest, Range and Forage Lands Chapter 3 - Mountainous, Forest-, Brush- and Grass-Covered Lands Section 4291. https://law.justia.com/codes/california/code-prc/division-4/part-2/chapter-3/section-4291/. Accessed January 14, 2026.
[38] State of California Board of Forestry and Fire Protection. https://bof.fire.ca.gov/projects-and-programs/defensible-space-zones-0-1-and-2. Accessed January 14, 2026.

vegetation options will be finalized later in 2026. The next public workshop meeting is scheduled for April 23, 2026. New ember-resistant Zone 0 requirements enhance existing defensible space requirements in High and Very High FHSZs in the LRA to create an ember-resistant zone within 0 to 5 feet of a building. [39] Compliance with existing or enhanced defensible space requirements addresses home ignition potential and reduces home ignitability. Reducing the ignitability of enough homes can break the WUI fire chain of events and help more homes escape destruction or survive undamaged.

AB38 Defensible Space Compliance Documentation and Disclosure

AB38 became effective in 2021, requiring sellers of property located in a High or Very High FHSZ to provide buyers with documentation stating the property complies with state defensible space requirements or local vegetation management ordinances, as applicable. The law provides that if documentation demonstrating compliance cannot be obtained by the close of escrow, a written agreement may be executed showing that the buyer agrees to obtain documentation of compliance within one year of the close of escrow. [40]

The law also requires a Defensible Space Disclosure be provided by sellers of property located in a High or Very High FHSZ to buyers of homes constructed before January 1, 2010. The Disclosure must include specified information and a copy of a final inspection report, or information on where the report may be obtained. A sample Defensible Space Disclosure notice is reproduced at Appendix D.

California Homeowners Insurance Crisis

Devastating property losses and casualties resulting from numerous wildfires in California WUI areas and other natural disasters beginning in 2018 have precipitated a continuing homeowners insurance crisis. Beginning in 2022 and 2023, insurers began dramatically raising California homeowners fire insurance premiums in what were considered wildfire risk areas, and some insurers began to stop issuing policies in high-risk areas or withdraw from the California homeowners' insurance market altogether. Like many homeowners throughout the state that are severely impacted by the insurance crisis, many Orange County homeowners are also impacted.

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[39] Board of Forestry and Fire Protection. Summary of October 2025 Draft Zone 0 Regulation Language. https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/bof-website/projects-and-programs/defensible-space-zones-0-1-2/october-zone-0-summary-and-rule-plead.pdf?rev=927f9551dc7b4f15b8263671cca15ef2&hash=F80F2C5451370BB3C855E38CCCC516D4. Accessed February 17, 2025.

[40] Assembly Bill 38, Wood. Fire safety: low-cost retrofits: regional capacity review: wildfire mitigation. Approved October 2, 2019. California-2019-AB38-Chaptered

Actions have been taken by the state legislature and the CDI during the last three years to strengthen the property insurance market, increase insurer commitments to write more policies in wildfire-distressed areas, and provide a framework to support homeowners in securing premium reductions from insurers when they take specific actions to reduce their community- and property-level wildfire risk.[41] Despite these actions, many homeowners remain vulnerable to dramatic policy premium increases, nonrenewal, or the inability to secure traditional insurance coverage.

A recent New York Times article[42] cites a 2023 California Association of Realtors survey wherein "nearly 7 percent of realtors surveyed…said that they had deals fall out of escrow that year because buyers couldn't find adequate, affordable coverage." As further cited in the article: "The percentage of realtors reporting that they had deals fall through for lack of insurance has more than doubled since 2023, to 16.6 percent."

Unabated Growth of the California FAIR Plan

The continuing statewide insurance crisis is further demonstrated by the unabated growth in California FAIR Plan residential insurance policies. The FAIR Plan provides basic fire insurance coverage for eligible high-risk properties when such coverage is demonstrated by the applicant to be unavailable in the traditional insurance market.[43] FAIR Plan coverage is limited, relatively expensive, and is the insurer of last resort for these properties. During the period from September 2023 to September 2025, the number of FAIR Plan residential dwelling policies in force (PIF) increased from 320,581 to 625,033 as shown at

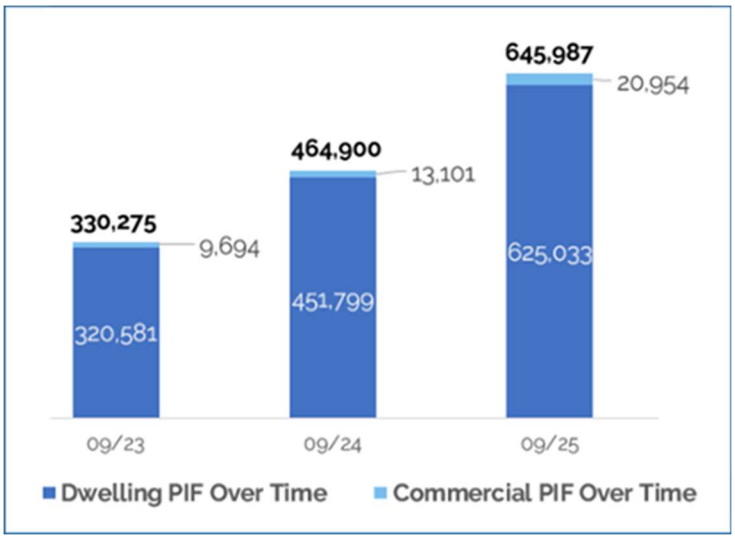


Figure 6 Total FAIR Plan Dwelling and Commercial Policies Have Increased, September 2023 to September 2025

[41] California Department of Insurance. Sustainable Insurance Strategy. https://ains.assembly.ca.gov/system/files/2023-12/insurance-commissioner-ricardo-lara-california-sustainable-insurance-strategy-presentation-to-assembly-insurance-committee-12-13-2023.pdf. Accessed January 29, 2026.

[42] New York Times.*California Promised Insurance Relief, But Delivered Loopholes*. November 1, 2025. https://www.nytimes.com/2025/11/01/us/los-angeles-california-fire-insurance-regulations.html. Accessed March 25, 2026.

[43] The California FAIR Plan. https://www.cfpnet.com/. Accessed March 25, 2026.

Figure 6.[44] FAIR Plan data for Orange County residential policies in 2022 is shown in Appendix E.

The FAIR Plan is a syndicated fire insurance pool comprised of all insurers licensed to conduct property and casualty business in California. The FAIR Plan was established by statute[45] in August 1968 as an insurance placement facility and all licensed property/casualty insurers that write basic property insurance are required to be members of the FAIR Plan. The FAIR Plan issues policies on behalf of its member companies, and each member company participates in the profits, losses, and expenses of the FAIR Plan in direct proportion to its market share of business written in the state. The FAIR Plan is not a state agency or public entity; it does not receive public or taxpayer funding. As the total number of FAIR Plan policies continues to grow unabated, so does the financial strain on the overall FAIR Plan fire insurance pool.

Insurance Relief for Homeowners: Safer from Wildfires Insurance Regulation

The first of the wildfire safety regulatory incentives was the Safer from Wildfires regulation enacted in fall 2022.[46] Safer from Wildfires requires insurers to offer premium discounts based, in part, on mandatory factors including community-level wildfire risk mitigation designations and property-level wildfire risk mitigation efforts. Every action taken under Safer from Wildfires qualifies applicants and policyholders for insurance discounts.

Safer from Wildfires: Community-Level Wildfire Risk Mitigation

There are two examples of community-level wildfire risk mitigation designations listed in the Safer from Wildfire regulation: 1) Fire Risk Reduction Community Listing[47] approved by the Board of Forestry and Fire Protection, and 2) Firewise USA Site Designation[48] approved by the National Fire Protection Association. Other examples of community-level wildfire risk mitigation designations include local Fire Safe Council supported by the California Fire Safe Council, Community Wildfire Protection Plan supported by the

[44] Key Statistics & Data. The California FAIR Plan. https://www.cfpnet.com/key-statistics-data/. Accessed March 25, 2026.
[45] California Insurance Code sections 10090 et seq. https://law.justia.com/codes/california/code-ins/division-2/part-1/chapter-9/section-10090/. Accessed April 21, 2026.
[46] California Code of Regulations, Title 10, Section 2644.9
[47] Fire Risk Reduction Community listed by the Board of Forestry and Fire Protection pursuant to Public Resources Code Section 4290.1. https://bof.fire.ca.gov/projects-and-programs/fire-risk-reduction-community-list. Accessed February 10, 2026.
[48] Firewise USA program managed by National Fire Protection Association (NFPA). https://www.nfpa.org/Education-and-Research/Wildfire/Firewise-USA. Accessed April 21, 2026.

U.S. Fire Administration, and the Wildfire Prepared Neighborhood™ Pilot Program[49] being launched by the Insurance Institute for Business & Home Safety (IBHS).

Safer from Wildfires: Property-Level Wildfire Risk Mitigation

Safer from Wildfires also requires insurers to offer premium discounts based, in part, on the reduced wildfire risk resulting from each and every property-level wildfire risk mitigation action. These individual property-level wildfire risk mitigation efforts include measures addressing the immediate surroundings of a building and building hardening. The IBHS offers homeowner guidance based on its research,[50] and a property-level Wildfire Prepared Home™ designation[51] that recognizes mitigation measures addressing both immediate surroundings and home hardening.

Safer from Wildfires: Property-Level Measures Addressing Immediate Surroundings - Defensible Space

The following measures are specified in Safer from Wildfires to address the immediate surroundings of a building. Each of these actions qualifies for insurance discount:

a. Clearing of vegetation and debris from under decks
b. Clearing of vegetation, debris, mulch, stored combustible materials, and any and all movable combustible objects from the area within five (5) feet of the building
c. Use of only noncombustible materials in any improvements to the property, including fences and gates situated within five (5) feet of the building
d. Removal or absence of combustible structures, including sheds and other outbuildings, from the area within thirty (30) feet of the building or as much of such area as is under the control of the applicant or policyholder
e. Whether the property upon which the building is situated complies with state or local defensible space requirements, as applicable

Safer from Wildfires: Property-Level Building Hardening Measures

The following building hardening measures are specified in Safer from Wildfires. Each of these actions qualifies for insurance discount:

a. Class-A fire rated roof
b. Enclosed eaves

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[49] Institute for Business & Home Safety. Wildfire Prepared Neighborhood Pilot Program. https://wildfireprepared.org/wildfire-prepared-neighborhood-pilot-program/. Accessed March 19, 2026.
[50] IBHS Research. *Wildland Fire Embers and Flames: Home Mitigations That Matter*. April 2023. https://ibhs1.wpenginepowered.com/wp-content/uploads/Home-Mitigations-that-Matter-FINAL.pdf. Accessed February 10, 2026.
[51] Institute for Business & Home Safety. Wildfire Prepared Home: Take Proven Steps to Reduce Your Risk. https://wildfireprepared.org/. Accessed March 19, 2026.

c. Fire-resistant vents
d. Multipane windows, including dual pane windows, or functional shutters, which when closed, cover the entire window and do not have openings
e. At least six (6) inches of noncombustible vertical clearance at the bottom of the exterior surface of the building, measured from the ground up

Safer from Wildfires: Optional Factors

The Safer from Wildfires regulation also incorporates other optional factors that are substantially related to risk of wildfire loss. These optional factors may include, but are not limited to: fuel, slope, access, aspect, structural characteristics, wind, and other community-level or property-level mitigation efforts, or designations as recommended by a state or local fire safety agency or organization as reducing wildfire risk.

Reducing Wildfire and Insurance Risk: AB888 The California Safe Homes Grant Program

AB888 established the California Safe Homes Grant Program in October 2025 to be developed and administered by the Department of Insurance for the purpose of achieving the following goals:

(1) Reducing local and statewide wildfire losses
(2) Improving insurability and resilience of vulnerable communities
(3) Home hardening of insurable properties to mitigate wildfire risk and enable consumers to get access to insurance premium incentives offered by insurance companies and in alignment with the department's rules.

Eligible California Safe Home Grant Program applicants include qualifying individuals and qualifying cities, counties, and special districts. For individuals, grant funds may be awarded if the following criteria are met:

(1) The property of the applicant is covered by an admitted insurer or the California FAIR Plan
(2) The property of the applicant is in a ZIP Code that overlaps with a High or Very High FHSZ.
(3) The income of the applicant is no higher than the low-income limit for the county in which they reside

As of January 1, 2026, the Department of Insurance was developing the grant application portal and planned to begin accepting California Safe Homes Grant applications in spring 2026.[52]

Our Shared Responsibilities

Orange County Fire Authority (OCFA)

OCFA serves all unincorporated areas of Orange County and its 23 Orange County member cities. The OCFA Board of Directors is made up of elected officials from the County and its member cities. The 11 Orange County cities that are not served by OCFA have their own city fire departments, i.e., their own fire service agencies having jurisdiction. The list of OCFA member cities and other Orange County fire service agencies is included at Appendix F.

OCFA education and outreach programs are comprehensive. Online materials and event scheduling is accessible at their website. and a staff of seven community education specialists and a community education supervisor are available to coordinate and attend events. The Wildfire Preparedness[53] webpages cover multiple topic areas including:

- Ready, Set, Go!
- Home Assessment
- Defensible Space Disclosure Inspection
- Pest Control (tree pests management)
- Immediate Zone
- FHSZ Maps
- Insurance
- Contractors (specializing in wildfire preparedness)

OCFA takes a systematic approach to mitigating risk through its Community Risk Reduction Department (formerly Fire Prevention). OCFA Community Risk Reduction (CRR) staff identifies community risks, collaborates with developers, agencies, and residents to build and maintain safe communities.[54] In addition to the extensive Wildland Preparedness webpages, the CRR department webpages include a section on Wildland & Vegetation with specific information for homeowners in wildland interface areas. The CRR department supports homeowners' risk reduction efforts by providing an online

[52] CalMatters. California homeowners could qualify for grants for new roofs and fire safety. January 1, 2026. https://calmatters.org/economy/2026/01/california-safe-homes-grants/. Accessed February 17, 2026.
[53] Orange County Fire Authority. Wildfire Preparedness. https://ocfa.org/ready-set-go/. Accessed February 24, 2026.
[54] Orange County Fire Authority. About Us. Departments. https://ocfa.org/about-us/departments/community-risk-reduction/. Accessed February 24, 2026.

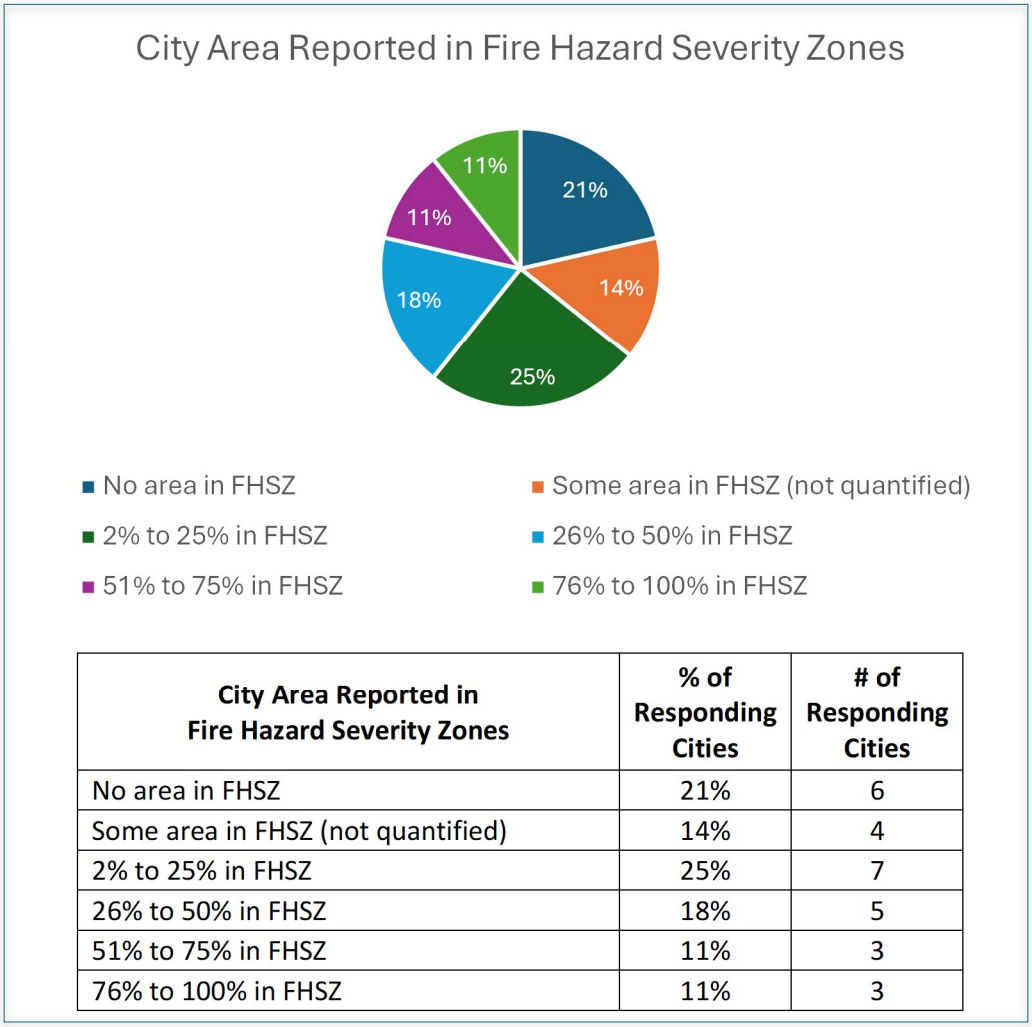
home assessment tool[55] that covers the basics of both home hardening and defensible space principles. The online assessment tool guides the homeowner through a series of questions and ends with the opportunity to receive an emailed report providing recommendations for fire mitigation strategies. Before beginning the online questionnaire, homeowners are given the option to request an in-person home assessment with an OCFA Fire Prevention Specialist.

Fire Hazard Severity Zone Survey Results - Local Governments and Fire Service Agencies

This investigation included a survey of Orange County cities to gather information about their efforts to reduce risk of wildfire in WUI areas and their outreach programs for homeowners. The Grand Jury invited 34 Orange County cities to respond to the survey and received 28 responses. Of these 28 responses, 20 were from various city departments, and eight were from city fire departments.

The Orange County cities that responded to the survey reported having from zero to 100% of their city land area within Moderate, High, or Very-High FHSZs. Reported land areas may not match each individual city's FHSZ map. A summary of the survey results for city area reported in FHSZs are shown at Figure 7:

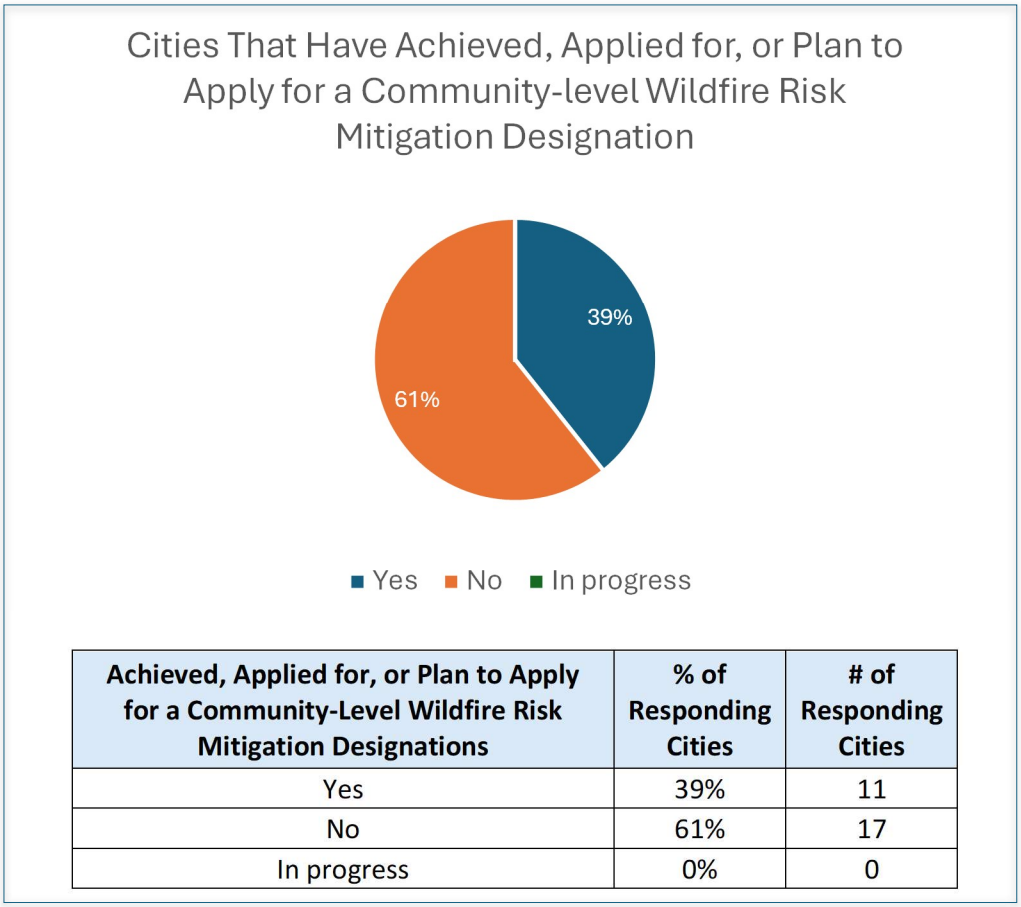
[55] Orange County Fire Authority. Home Assessment Tool. https://ocfa.org/ready-set-go/home-assessment/. Accessed February 24, 2026.



City Area Reported in Fire Hazard Severity Zones	% of Responding Cities	# of Responding Cities
No area in FHSZ	21%	6
Some area in FHSZ (not quantified)	14%	4
2% to 25% in FHSZ	25%	7
26% to 50% in FHSZ	18%	5
51% to 75% in FHSZ	11%	3
76% to 100% in FHSZ	11%	3

Figure 7 City Area Reported in Fire Hazard Severity Zones

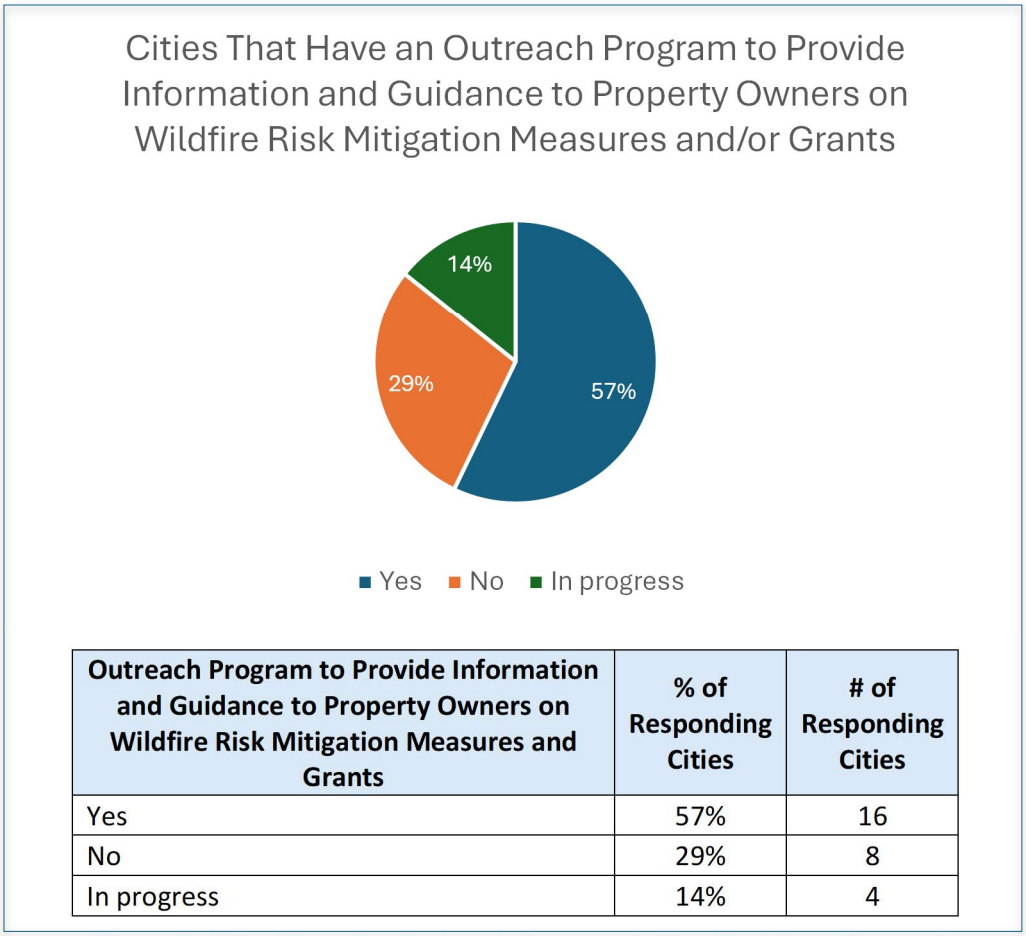
11 of 28 responding cities reported having achieved or have applications pending approval for community-level wildfire risk mitigation designations. Achievement of community-level wildfire risk mitigation designations is a significant way local governments, local fire departments, unincorporated areas, and special districts can reduce wildfire and insurance risk for their residents. A summary of the survey results for cities that have achieved or applied for community-level wildfire risk mitigation designation are shown at Figure 8.



Achieved, Applied for, or Plan to Apply for a Community-Level Wildfire Risk Mitigation Designations	% of Responding Cities	# of Responding Cities
Yes	39%	11
No	61%	17
In progress	0%	0

Figure 8 Cities Reporting Achieved, Applied for, or Plan to Apply for a Community-Level Wildfire Risk Mitigation Designation

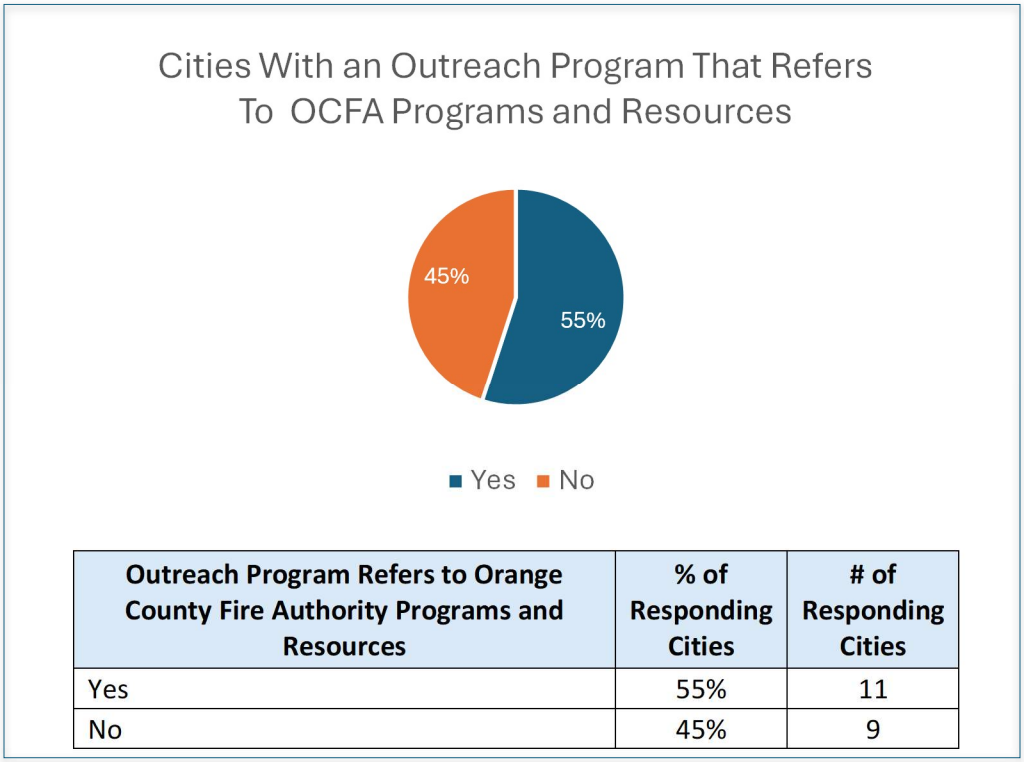
16 of 28 responding cities reported having an outreach program that provides information and guidance to property owners on wildfire risk mitigation measures and grant programs. A summary of the survey results on cities reporting whether they have these outreach programs in place are shown at Figure 9. These outreach programs are needed to help homeowners achieve awareness and ability to plan and take actions required to reduce individual and community wildfire and insurance risk.



Outreach Program to Provide Information and Guidance to Property Owners on Wildfire Risk Mitigation Measures and Grants	% of Responding Cities	# of Responding Cities
Yes	57%	16
No	29%	8
In progress	14%	4

Figure 9 Cities Reporting Outreach Program to Provide Information and Guidance to Property Owners on Wildfire Risk Mitigation Measures and/or Grants

11 of the 16 cities reported having their own outreach programs, are Orange County Fire Authority (OCFA) member cities, and referred to one or more of OCFA's comprehensive programs and resources (see Figure 10). While OCFA member cities' use of OCFA outreach programs and resources is efficient and beneficial to their residents, the availability of a direct local contact at the city who is knowledgeable and can provide even a minimum of information and guidance on wildfire mitigation resources would help remove barriers to homeowners' actions to reduce wildfire risk.



Outreach Program Refers to Orange County Fire Authority Programs and Resources	% of Responding Cities	# of Responding Cities
Yes	55%	11
No	45%	9

Figure 10 Cities Reporting Their Outreach Program Refers to Orange County Fire Authority Outreach Programs and Resources

Orange County Homeowners Associations Play an Important Role

According to the California Community Managers Association, there are 4,927 homeowners associations (HOA) in Orange County, and 82% of Orange County residents live in HOAs.[56] These HOAs communicate directly with their residents, and thus have the ability to mobilize people and resources to effectively achieve and maintain community-level wildfire risk mitigation designations and reduce their residents' homeowner insurance premiums.

HOAs are the local contact for their residents, and through their architectural and landscape standards can effectively communicate information on home hardening and defensible space requirements. HOAs often host community leaders and local fire service agencies for fire prevention workshops and other outreach events for HOA residents. Their local contact function can also provide information and organize opportunities to volunteer and support local fire prevention overall through activities such as Citizens Brigade[57] and Bike Brigade.[58] These HOA-hosted workshops, outreach

[56] California Association of Community Managers. Estimated number of residents living in HOAs based on average of 2010-2014 Census reports of 3.04 persons per household. www.cacm.org.
[57] *Weathered: After the LA Firestorm.* PBS, KCET, 2026.
[58] Ellis, Rebecca. Los Angeles Times. January 10, 2026. *Topanga Canyon felt abandoned. So residents are banding together to fight fire.* https://www.latimes.com/california/story/2025-01-10/topanga-canyon-felt-abandoned-so-*residents*-are-banding-together-to-fight-fire. Accessed March 6, 2026.

events, and local contact functions are effective means to help homeowners achieve awareness and ability to plan and take actions necessary to reduce wildfire and insurance risk.

HOAs often have significant responsibility for large open space areas of Orange County that can total hundreds of acres of fuel modification zones. The HOAs' collaborative role with local fire service agencies in managing these fuel modification zones is as important as their role with HOA residents in the shared responsibilities for wildfire and insurance risk reduction.

Homeowners are Responsible for Reducing Home Ignition Potential

Fire science research has demonstrated that ignition-resistant homes can survive wildfire without firefighter protection.[59] Where there are enough ignition-resistant homes, the WUI fire chain of events can be broken to prevent fire disasters, and these homes can escape destruction or survive undamaged. Taking the actions necessary to make homes ignition resistant to windborne embers is the responsibility of homeowners. The role of the homeowner is critical in the shared responsibilities for reducing wildfire and insurance risk in WUI areas.

Homeowners need support from local governments and fire service agencies to achieve the awareness and ability to plan and take actions necessary to make homes ignition resistant. This support is most effectively delivered through local outreach programs; effective communications in outreach programs have been found to be the more local, personalized efforts such as one-on-one consultation with fire experts, townhall events, small workshops, tours, and demonstrations.[60] For example, provision of in-person or online home assessments that result in written recommendations to homeowners for specific wildfire risk mitigation actions. Documentation of the recommended actions taken can then be presented to homeowners' insurers for the insurance discounts required by Safer from Wildfires.

Safer from Wildfires home hardening and defensible space measures protect homes and communities, save homeowners, local governments, and fire authorities as well as insurance companies from catastrophic loss while also providing discounts for homeowners' insurance premiums.

Reducing wildfire risk in the wildland-urban interface helps ensure that insurance coverage remains accessible. California's wildfire and insurance crisis demands coordinated action from local governments and fire authorities, communities, and homeowners to reduce risk of wildfire.

[59] Cohen, *The Wildland-Urban Interface Fire Problem*, 23.
[60] Gammanco, *The Return of Conflagration,* 34.

FINDINGS

In accordance with California Penal Code Sections 933 and 933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency affected by the findings presented in this section. The responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation “Wildfires Hit Home” the 2025-2026 Orange County Grand Jury has arrived at the following six findings:

F1 More frequent and severe wildfires driven by increasingly hotter, drier, and windier conditions in the Orange County wildland-urban interface are escalating impacts on financial and non-financial resources. Among the financial costs are dramatic increases in homeowners’ insurance premiums, nonrenewals, and inabilities to obtain insurance.

F2 Actions that address conditions in the home ignition zone to significantly reduce ignition potential can prevent a community wildland-urban interface fire disaster or suburban conflagration.

F3 Expanded engagement with the community to raise awareness and provide support regarding home hardening and defensible space will increase effectiveness of wildfire risk mitigation and insurance risk reduction efforts.

F4 Achievement of community-level and property-level wildfire risk mitigation designations (such as Firewise USA Site, Fire Risk Reduction Community or Insurance Institute for Business and Home Safety certification) lessens wildfire risk and helps reduce insurance premium costs.

F5 All county residents should be made aware that Safer from Wildfire regulation requires insurers to provide discounts to homeowners and communities that implement home hardening and defensible space measures regardless of whether a property is located within a Fire Hazard Severity Zone.

F6 AB888, California Safe Homes Grant Program, provides financial assistance to eligible homeowners, cities, counties, and special districts for home hardening and defensible space measures. Applying for and using these grant funds will reduce wildfire losses and improve insurability and resilience of vulnerable communities.

RECOMMENDATIONS

In accordance with California Penal Code Sections 933 and 933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency affected by the recommendations presented in this section. The responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following recommendations:

R1 By December 31, 2026, the Orange County Board of Supervisors should plan to host a county-wide annual wildfire prevention fair for the County and all cities and fire service agencies, including Orange County Fire Authority, to showcase respective wildfire outreach programs, and for the first annual wildfire prevention fair to be scheduled no later than December 31, 2027. [F1, F2, F3, F4, F5, F6]

R2 By December 31, 2026, cities and fire service agencies, including Orange County Fire Authority should commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs. [F1, F2, F3, F4, F5, F6]

R3 By December 31, 2026, cities, unincorporated areas, special districts, and fire service agencies in High and Very-High Fire Hazard Severity Zones should initiate planning activities to achieve community-level wildfire risk mitigation designations and/or establish a local Fire Safe Council within one year. [F4, F5, F6]

R4 By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information, develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs. [F1, F2, F3, F4, F5, F6]

COMMENDATIONS

Yorba Linda Water District

The 2025-26 Orange County Grand Jury extends its special thanks to the Yorba Linda Water District (YLWD) for providing two tours of its facilities, including their non-portable Heli-Hydrants™. The YLWD with foresight and planning installed three Heli-Hydrant™ facilities. One of the tanks was the first to be installed in Southern California. These innovative tanks enable fire department helicopters to access water more quickly and efficiently, improving helicopter firefighting capabilities in areas where wildland vegetation and human development intersect, such as in the Yorba Linda service area.



Source: 2025-2026 Grand Jury

Newport Beach Fire Department

The 2025-2026 Orange County Grand Jury acknowledges and recognizes the Newport Beach Fire Department for their outstanding and continuing efforts to lead the Southern California region in dedication and adherence to the highest level of fire protection and safety. They are a role model for other cities in Orange County and elsewhere. In 2024, the Insurance Services Office honored Newport Beach Fire Department as a Top Tier Class 1 fire agency through its Public Protection Classification Program Newport Beach Fire Department shares the Top Tier Class 1 designation with only about 1% of the top fire departments nationwide.

The Grand Jury particularly commends Newport Beach Fire Prevention leadership, who generously dedicated time and expertise to share insights from their extensive knowledge of fire science.

REQUIRED RESPONSES

California Penal Code Section 933 requires the governing body of any public agency which the Grand Jury has reviewed, and about which it has issued a final report, to comment to the Presiding Judge of the Superior Court on the findings and recommendations pertaining to matters under the control of the governing body. Such comment shall be made no later than 90 days after the Grand Jury publishes its report (filed with the Clerk of the Court). Additionally, in the case of a report containing findings and recommendations pertaining to a department or agency headed by an elected County official (e.g., District Attorney, Sheriff, etc.), such elected County official shall comment on the findings and recommendations pertaining to the matters under that elected official's control within 60 days to the Presiding Judge with an information copy sent to the Board of Supervisors.

The following excerpts from the California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury report:

§933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All of these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

§933.05.

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons, therefore.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation, therefore.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

The Orange County Grand Jury requires the following responses:

Orange County Board of Supervisors	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R1, R2, R3

Orange County Fire Authority Board of Directors	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3
City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Anaheim	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Brea	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4

City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Irvine	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of La Habra	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of La Palma	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Laguna Beach	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Laguna Hills	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Laguna Niguel	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Laguna Woods	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Lake Forest	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Los Alamitos	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4

City of Mission Viejo	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Newport Beach	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Orange	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Placentia	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Rancho Santa Margarita	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of San Clemente	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Tustin	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R4
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6
Recommendations:	R2, R3, R4

Acronyms

AB	Assembly Bill
B	Brush
BCR	Benefit Cost Ratio
CAL FIRE	California Department of Forestry and Fire Protection
CAL OES	California Governor's Office of Emergency Services
CC	Contract Counties
CDI	California Department of Insurance
CRR	Community Risk Reduction
CWUIC	California Wildland-Urban Interface Code
FAIR	Fair Access to Insurance Requirement
FEMA	Federal Emergency Management Agency
FHDS	Fire Hardening and Defensible Space
FHSZ	Fire Hazard Severity Zone
G	Grass
HOA	Homeowners Association
IBHS	Insurance Institute for Business & Home Safety®
IWUIC	International Wildland-Urban Interface Code
LRA	Local Responsibility Area
NFPA	National Fire Protection Association
OCFA	Orange County Fire Authority
P&C	Property and Casualty
PIF	Policies in Force
SB	Senate Bill
SRA	State Responsibility Area
USDA	United States Department of Agriculture

USFS	United States Forest Service
WRAP	Wildfire Risk Reduction and Asset Protection
WUI	Wildland-Urban Interface
YLWD	Yorba Linda Water District

Glossary

Aspect	Compass direction that a slope or terrain surface faces, influencing sunlight exposure, temperature, and vegetation.
Catastrophic loss	A sudden, severe, and often, widespread event resulting in extreme financial, loss of life, or permanent injury.
Class-A roof	Highest fire resistance classification for a roof assembly, signifying its effectiveness against severe fire exposure.
Conflagration	A particularly large and destructive fire; in the built environment, this may describe a fire that spreads via structure to structure.
Defensible space	Buffer zone created and managed between buildings and surrounding wildland area to protect buildings from embers, flames, or heat, slow or stop wildfire spread, and help ensure safety of firefighters.
Ember	Small piece of burning or glowing fragment from a fire.
Ember-resistant	Refers to features that reduce the risk of ignition from embers.
Ember spot ignition	Refers to one of the principal ways homes can ignite during extreme WUI fires, by embers directly on a house.
Firebrands	Refers to airborne embers; pieces of burning wood.
Firewise USA	Program administered by NFPA® and co-sponsored by the USDA Forest Service and the National Association of State Foresters.
Fuel modification zone	Designated area where vegetation is managed to reduce wildfire risk for protection of homes and communities.
Fuel reduction	Management of vegetation to reduce risk of wildfires.
Heli-Hydrant™	Patented rapid-fill water tank system for helicopter firefighting operations.
Home hardening	Utilizing building materials, construction methods and maintenance practices to increase resistance to ignition from fire exposure.
Home ignition potential	Susceptibility of a home and its immediate surroundings within 100 feet (thirty meters) to ignite during a wildfire.
Home ignition zone	A home and its immediate surroundings within 100 feet (thirty meters).

Ignition	Process leading to the onset of a sustained combustion reaction; “start of a fire.”
Ignition-resistant	Refers to materials and construction methods designed to resist ignition or sustained flaming combustion; difficult to catch fire when exposed to direct flame or heat.
Wildland fuels	Burnable plant materials that can act as fuel during wildfires, including grasses, shrubs, trees, dead leaves, and fallen pine needles.
Zone 0	Ember-resistant defensible space within the first five feet around a structure, required for properties in State Responsibility Area or Very High Fire Hazard Severity Zone in the Local Responsibility Area.

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Appendix A

CAL FIRE Wildfire Data

Top 20 Deadliest California Wildfires

	FIRE NAME *(CAUSE)*	DATE	COUNTY	ACRES	*STRUCTURES*	DEATHS
1	**CAMP FIRE** *(Powerlines)*	November 2018	Butte	153,336	18,804	**85**
2	**GRIFFITH PARK** *(Unknown)*	October 1933	Los Angeles	47	0	**29**
3	**TUNNEL - Oakland Hills** *(Rekindle)*	October 1991	Alameda	1,600	2,900	**25**
4	**TUBBS** *(Electrical)*	October 2017	Napa & Sonoma	36,807	5,643	**22**
5	**EATON** *(Under Investigation)**	January 2025	Los Angeles	14,021	9,413	**19**
6	**NORTH COMPLEX** *(Lightning)*	August 2020	Butte, Plumas, & Yuba	318,935	2,352	**15**
7	**CEDAR** *(Human Related)*	October 2003	San Diego	273,246	2,820	**15**
8	**RATTLESNAKE** *(Arson)*	July 1953	Glenn	1,340	0	**15**
9	**PALISADES** *(Under Investigation)**	January 2025	Los Angeles	23,707	6,833	**12**
10	**LOOP** *(Unknown)*	November 1966	Los Angeles	2,028	0	**12**
11	**HAUSER CREEK** *(Human Related)*	October 1943	San Diego	13,145	0	**11**
12	**INAJA** *(Human Related)*	November 1956	San Diego	43,904	0	**11**
13	**IRON ALPS COMPLEX** *(Lightning)*	August 2008	Trinity	105,855	10	**10**
14	**REDWOOD VALLEY** *(Power Lines)*	October 2017	Mendocino	36,523	544	**9**
15	**HARRIS** *(Undetermined)*	October 2007	San Diego	90,440	548	**8**
16	**CANYON** *(Unknown)*	August 1968	Los Angeles	22,197	0	**8**
17	**CARR** *(Human Related)*	July 2018	Shasta County, Trinity	229,651	1614	**8**
18	**LNU Lightning Complex** *(Lightning/Arson)*	August 2020	Napa/Sonoma/Yolo/Stanislaus/ Lake	363,220	1,491	**6**
19	**ATLAS** *(Powerline)*	October 2017	Napa & Solano	51,624	781	**6**
20	**OLD** *(Human Related)*	October 2003	San Bernardino	91,281	1,003	**6**

** Fires with the same death count are listed by most recent. Several fires have had 4 fatalties, but only the most recent are listed.
***This list does not include fire jurisdiction. These are the Top 20 regardless of whether they were state, federal, or local responsibility.

7/25/2025

Source: CalFire Redbook Data

Figure 11 Top 20 Deadliest California Wildfires

Top 20 Most Destructive California Wildfires

	FIRE NAME *(CAUSE)*	DATE	COUNTY	ACRES	*STRUCTURES*	DEATHS
1	**CAMP** *(Powerlines)*	November 2018	Butte	153,336	**18,804**	85
2	**EATON** *(Under Investigation)**	January 2025	Los Angeles	14,021	**9,413**	19
3	**PALISADES** *(Under Investigation)**	January 2025	Los Angeles	23,707	**6,833**	12
4	**TUBBS** *(Electrical)*	October 2017	Napa & Sonoma	36,807	**5,636**	22
5	**TUNNEL - Oakland Hills** *(Rekindle)*	October 1991	Alameda	1,600	**2,900**	25
6	**CEDAR** *(Human Related)*	October 2003	San Diego	273,246	**2,820**	15
7	**NORTH COMPLEX** *(Lightning)*	August, 2020	Butte, Plumas, & Yuba	318,935	**2,352**	15
8	**VALLEY** *(Electrical)*	September 2015	Lake, Napa & Sonoma	76,067	**1,955**	4
9	**WITCH** *(Powerlines)*	October 2007	San Diego	197,990	**1,650**	2
10	**WOOLSEY** *(Electrical)*	November 2018	Ventura	96,949	**1,643**	3
11	**CARR** *(Human Related)*	July 2018	Shasta County, Trinity	229,651	**1,614**	8
12	**GLASS** *(Undetermined)*	September 2020	Napa & Sonoma	67,484	**1,520**	0
13	**LNU LIGHTNING COMPLEX** *(Lightning/Arson)*	August 2020	Napa, Solano, Sonoma, Yolo, Lake, & Colusa	363,220	**1,491**	6
14	**CZU LIGHTNING COMPLEX** *(Lightning)*	August 2020	Santa Cruz, San Mateo	86,509	**1,490**	1
15	**NUNS** *(Powerline)*	October 2017	Sonoma	54,382	**1,355**	3
16	**DIXIE** *(Powerline)*	July 2021	Butte, Plumas, Lassen, & Tehama	963,309	**1,311**	1
17	**THOMAS** *(Powerline)*	December 2017	Ventura & Santa Barbara	281,893	**1,063**	2
18	**CALDOR** *(Under Investigation)*	September 2021	Alpine, Amador, & El Dorado	221,774	**1,003**	1
19	**OLD** *(Human Related)*	October 2003	San Bernardino	91,281	**1,003**	6
20	**JONES** *(Undetermined)*	October 1999	Shasta	26,200	**954**	1

"Structures" include homes, outbuildings (barns, garages, sheds, etc) and commercial properties destroyed.
This list does not include fire jurisdiction. These are the Top 20 regardless of whether they were state, federal, local or tribal responsibility.
*Numbers not final *DINS Disclaimer: These numbers are preliminary based on aerial assessments dedicating heat sources which can include chicken coops, outbuildings, sheds, water containers, etc. *Validated inspections are currently being ground-verified by Damage Assessment Teams.

7/25/2025

Source: CalFire Redbook Data

Figure 12 Top 20 Most Destructive California Wildfires

Incident #	County	Fire Name	Date		Direct Protection Area	Acres Burned	Vegetation Type	Cause	Structures		Fatalities	
			Start	Contained					Destroyed	Damaged	Firefighters	Civilians
ORC-127883	ORANGE RIVERSIDE	AIRPORT	9/9/24	10/5/24	CC	23,526	B, G	EQUIPMENT	160	34		
CNF-405	ORANGE	JIM	3/2/22	3/9/22	USFS	553	B, G	HUMAN				
ORC-136890	ORANGE	BOND	12/2/20	12/11/20	CC	6,686	B, G	STRUCTURE	31	21		
ORC-121612	ORANGE	BLUE RIDGE	10/26/20	11/7/20	CC	13,694	B, G	UNDETERMINED	1	12		
ORC-121364	ORANGE	SILVERADO	10/26/20	11/7/20	CC	12,466	B, G	UNDER INVESTIGATION	5	11		
CNF-2664	ORANGE RIVERSIDE	HOLY	8/6/18	9/14/18	USFS	23,025	B, G	ARSON	24	18		
ORC-110494	ORANGE	CANYON 2	10/9/17	10/17/17	CC	9,217	B, G	MISCELLANEOUS	25	55		
ORC-1478	ORANGE	CANYON	9/25/17	10/3/17	CC	2,662	B, G	MISCELLANEOUS	7			
CNF-2873	ORANGE	SILVERADO	9/12/14	9/20/14	USFS	985	B	UNDETERMINED				
ORC-045067	ORANGE	CARBON CANYON	7/7/11	7/8/11	CALFIRE/CC	508	B	UNDETERMINED				

Notes:
B = Brush
G = Grass
CC = Contract Counties
USFS = United States Forest Service
Source: CalFire Redbook Data

Figure 13 Large Fires 300 Acres and Greater - State and Contract Counties Direct Protection Area

Year	County	Fire Name	Total	A < 0.25 Acres	B 0.26 - 9.99 Acres	C 10 - 99 Acres	D 100 - 299 Acres	E 300 - 999 Acres	F 1000 - 4999 Acres	G > 5000 Acres
2024	Orange	Airport	39	31	5	1	1	0	0	1
2023	Orange	-	28	18	10	0	0	0	0	0
2022	Orange	Jim	30	23	4	0	2	1	0	0
2021	Orange	-	7	5	2	0	0	0	0	0
2020	Orange	Bond, Blue Ridge, Silverado	45	33	7	2	0	0	0	3
2019	Orange	-	46	36	7	2	1	0	0	0
2018	Orange	Holy	57	49	5	0	2	0	0	1
2017	Orange	Canyon, Canyon 2	71	56	12	1	0	0	1	1
2016	Orange	-	42	33	4	5	0	0	0	0
2015	Orange	-	3	2	1	0	0	0	0	0
2014	Orange	Silverado	8	6	1	0	0	1	0	0
2013	Orange	-	13	12	1	0	0	0	0	0
2012	Orange	-	19	16	2	1	0	0	0	0
2011	Orange	Carbon Canyon	10	9	0	0	0	1	0	0
2010	Orange	-	7	1	5	1	0	0	0	0
2009	Orange	-	10	6	0	3	1	0	0	0
2008	Orange	-	8	6	2	0	0	0	0	0
2008 - 2024	Annualized	-	26.1	20.1	4.0	0.9	0.4	0.2	0.1	0.4

Yellow highlight signifies named fires including fires that span both Orange and Riverside counties
Source: CalFire Redbook Data

Figure 14 Orange County Wildfires by Size

Appendix B

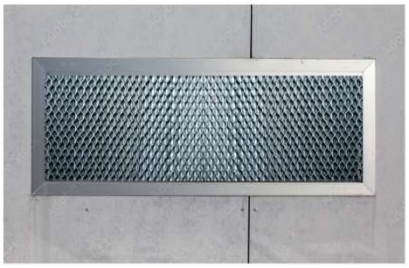
Safer from Wildfires Flyer



Figure 15 Safer from Wildfires Flyer, Page 1

3 Ways to Get Started with Safer from Wildfires

Don't know where to start? Here are 3 low-cost steps you can take today.



Keep embers out
Installing 1/16 to 1/8 inch noncombustible, corrosion-resistant metal mesh screens over attic vents can keep wind-blown embers out of your house.



Clear the first 5 feet
Removing greenery and replacing wood chips with stone or decomposed granite 5 feet around your home prevents fire from getting a foot in the door.



Be safer together
With Firewise USA, communities as small as 8 dwelling units or as big as 2,500 can create an action plan and start being safer together. Firewise USA is a nationally recognized program with proven results, sponsored by the National Fire Prevention Association.

Do more, save more

Every action under Safer from Wildfires will qualify you for an insurance discount. By doing more, you can save more.

- Class A fire-rated roof
- 5-foot ember-resistant zone around the structure
- Noncombustible 6 inches at the bottom of walls
- Ember- and fire-resistant vents
- Double pane windows or added shutters
- Enclosed eaves
- Cleared vegetation and debris from under decks
- Move sheds and outbuildings at least 30 feet away
- Trim trees and remove brush in compliance with state and local defensible space laws
- Neighborhoods can form a Firewise USA community
- Cities, counties, and local districts can become certified as a Fire Risk Reduction Community

Scan to find more resources

Figure 16 Safer from Wildfires Flyer, Page 2

Appendix C

Fire Hazard Severity Zone Map of Orange County

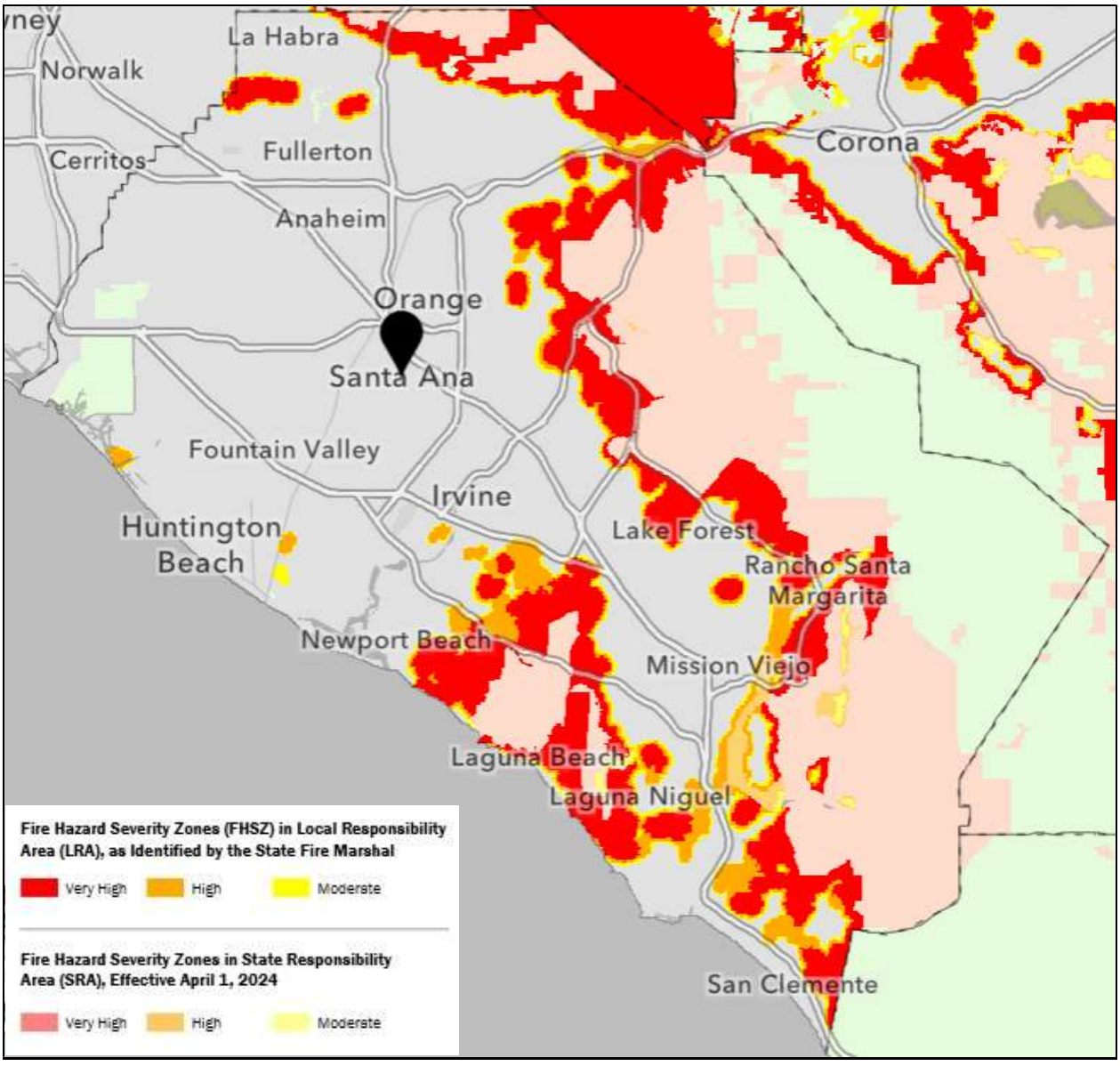


Figure 17 Fire Hazard Severity Zone Map of Orange County

Appendix D

CALIFORNIA ASSOCIATION OF REALTORS®

FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

(C.A.R. Form FHDS, Revised 6/25)

This is a disclosure and addendum to the Purchase Agreement, OR ☐ Other _____ ("Agreement"), dated _____, on property known as _____ ("Property"), in which _____ is referred to as Buyer, and _____ is referred to as Seller.

1. **LAW APPLICABILITY:** If this property does not meet the conditions stated in **paragraph 1A** or **1B**, there is no requirement to complete the subsequent applicable paragraphs.
   A. **Home Fire Hardening Disclosure:** The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); **(iii)** the Property is located in either a **high or very high** fire hazard severity zone; and **(iv)** the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B AND 2C**.
   B. **Defensible Space Compliance:** The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Transfer Disclosure Statement (C.A.R. Form TDS or MHTDS); and **(iii)** the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.
   C. **Fire Hazard Severity Zone Status:** It may be possible to determine if a property is in a **high or very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on Cal Fire's website at **https://www.fire.ca.gov/dspace/**.

2. **FIRE HARDENING DISCLOSURE (☐ Property is built on or after January 1, 2010. Paragraphs 2B and 2C do not have to be completed):**
   A. **FIRE HARDENING STATUTORY NOTICE:** "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE HTTP://WWW.READYFORWILDFIRE.ORG".
   B. **FIRE HARDENING VULNERABILITIES: Are you** (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers (Seller is not obligated to explain or clarify their responses to questions **2B(1)-2B(6)**, whether they answer "yes" or "no." Voluntary explanation/clarification is permitted but not required).
      (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant..... ☐ Yes ☐ No
      (2) Roof coverings made of untreated wood shingles or shakes..... ☐ Yes ☐ No
      (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck..... ☐ Yes ☐ No
      (4) Single pane or non-tempered glass windows..... ☐ Yes ☐ No
      (5) Loose or missing bird stopping or roof flashing..... ☐ Yes ☐ No
      (6) Rain gutters without metal or noncombustible gutter covers..... ☐ Yes ☐ No

      Explanation/Clarification: _____
   C. **LIST OF LOW COST RETROFITS:** The following is a list of low cost retrofits developed and listed by the California Department of Forestry and Fire Protection (CAL FIRE) and the California Governor's Office of Emergency Services (OES). More information on home hardening is available at readyforwildfire.org. A list of low cost retrofits with dynamic links can be found at https://readyforwildfire.org/wp-content/uploads/2025/04/Low-Cost-Retrofit-Flyer-Handout-.pdf.

      Have you (Seller) completed any of the following low-cost retrofits during the time you have owned the property? (If the retrofit was partially completed or only applied to a portion of the identified feature, or if similar work was performed, or if your response below needs clarification, provide the explanation/clarification below. If you are unsure if the retrofit item was completed or satisfied the conditions specified, check "No",and provide any explanation/clarification below.)
      (1) Roof replaced with Class A fire-rated roof..... ☐ Yes ☐ No
      (2) Spaces between roof covering and sheathing blocked with non-combustible materials (bird stops)..... ☐ Yes ☐ No
      (3) Installation of noncombustible gutter cover on gutters to prevent the accumulation of leaves and debris in the gutter..... ☐ Yes ☐ No
      (4) Covered chimney and stovepipe outlets with a noncombustible corrosion-resistant metal mesh screen (spark arrestor), with 3/8 inch to ½ inch openings..... ☐ Yes ☐ No
      (5) Install ember and flame-resistant vents..... ☐ Yes ☐ No
      (6) Caulk and plug gaps greater than 1/8-inch around exposed rafters and blocking to prevent ember intrusion into the attic or other enclosed spaces..... ☐ Yes ☐ No
      (7) Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than 1/8-inch in siding and replace any damaged boards, including those with dry rot..... ☐ Yes ☐ No
      (8) Install weather-stripping to gaps greater than 1/8-inch between garage doors and door frames to prevent ember intrusion. The weather-stripping must be compliant with UL Standard 10C..... ☐ Yes ☐ No
      (9) Replace windows with multi-paned windows that have at least one pane of tempered glass..... ☐ Yes ☐ No
      (10) Replace siding or deck using compliant noncombustible, ignition-resistant, or other OSFM Wildland Urban Interface (WUI) Products..... ☐ Yes ☐ No

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Buyer's Initials _____/_____ Seller's Initials _____/_____
EQUAL HOUSING OPPORTUNITY

DRAFT

Figure 18 Fire Hardening and Defensible Space Disclosure, Page 1

(11) Cover openings to operable skylights with a noncombustible metal mesh screen with openings in the screen not to exceed 1/8 inch.....☐ Yes ☐ No
(12) Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall at the deck-to-wall intersection to protect the combustible siding material.....☐ Yes ☐ No

Explanation/Clarification: _____

3. **DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met; the Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**
   A. **LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ **IS,** ☐ **is NOT)** subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)
   B. **SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:
      (1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.
      OR (2) ☐ Property **IS** in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last. If this paragraph is checked, also check **paragraph 3C(5)** below.
      OR (3) ☐ Property **is NOT** in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or _____) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last.
   C. **BUYER AND SELLER AGREEMENT** REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:
      (1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.*
      OR (2) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
      OR (3) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,* or if applicable comply with the local requirement after Close Of Escrow.
      OR (4) ☐ **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain documentation of compliance prior to the time for Buyer's final verification of condition.
      OR (5) ☐ **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;
      OR (6) ☐ **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN STATE COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.
   D. The local agency from which a copy of the documentation in **paragraph 3B(2)**, **3B(3)**, **3C(4)**, **3C(5),** or **3C(6),** as applicable, may be obtained is _____, which may be contacted at _____.

   * The requirement to provide documentation of compliance with State defensible space requirements only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Defensible Space Inspector").

4. ☐ **FINAL INSPECTION REPORT DISCLOSURE:** The Property was newly constructed, or was rebuilt following damage by a fire and the construction required a permit, and Seller has obtained a final inspection report addressing compliance with home fire hardening recommended building standards as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or ☐ Seller does not have a copy of the report and Buyer may obtain a copy at _____.

Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature below, and the answers on paragraph 2C are accurate. Seller acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Seller _____ Date _____
Seller _____ Date _____

By signing below, Buyer acknowledges that they have received a copy of this Fire Hardening and Defensible Space Disclosure and Addendum, and they have read and understand the form and agree to the terms in paragraph 3C.

Buyer _____ Date _____
Buyer _____ Date _____

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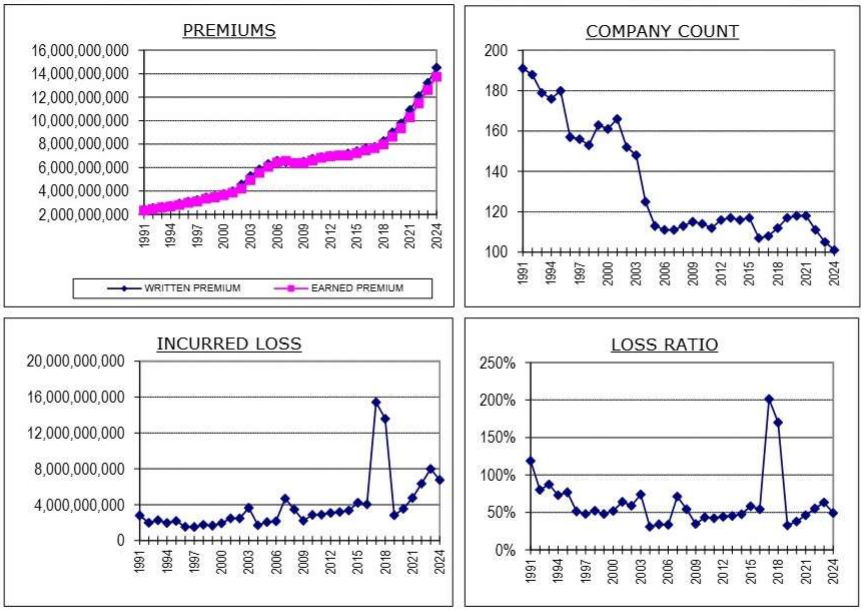
Figure 19 Fire Hardening and Defensible Space Disclosure, Page 2

Appendix E

California Department of Insurance Data

1991-2024 CALIFORNIA P&C HISTORICAL PREMIUM AND LOSS
Line of Business: HOMEOWNERS MULTIPLE PERIL [04]

YEAR	WRITTEN PREMIUM	% Chg.	Co.Count	EARNED PREMIUM	INCURRED LOSS	LOSS RATIO
1991	2,398,651,496		191	2,349,924,901	2,791,008,371	118.77%
1992	2,555,745,940	6.5%	188	2,468,835,484	1,980,200,380	80.21%
1993	2,669,536,350	4.5%	179	2,588,229,132	2,260,932,154	87.35%
1994	2,757,073,066	3.3%	176	2,688,902,970	1,957,548,203	72.80%
1995	2,934,990,317	6.5%	180	2,828,528,558	2,170,026,959	76.72%
1996	3,090,172,058	5.3%	157	2,992,922,532	1,536,204,414	51.33%
1997	3,219,673,063	4.2%	156	3,128,673,253	1,493,329,331	47.73%
1998	3,445,849,365	7.0%	153	3,358,899,095	1,758,775,892	52.36%
1999	3,560,100,595	3.3%	163	3,476,827,465	1,663,998,077	47.86%
2000	3,740,477,538	5.1%	161	3,676,266,079	1,908,291,220	51.91%
2001	3,992,960,925	6.8%	166	3,866,932,308	2,474,244,352	63.98%
2002	4,565,626,156	14.3%	152	4,211,592,936	2,476,270,849	58.80%
2003	5,296,194,308	16.0%	148	4,935,892,774	3,647,291,668	73.89%
2004	5,843,429,606	10.3%	125	5,560,574,064	1,715,301,749	30.85%
2005	6,305,176,422	7.9%	113	6,065,178,507	2,063,072,529	34.02%
2006	6,591,912,516	4.5%	111	6,436,870,073	2,147,266,579	33.36%
2007	6,453,088,200	-2.1%	111	6,568,857,449	4,675,914,725	71.18%
2008	6,355,980,869	-1.5%	113	6,386,251,776	3,452,898,028	54.07%
2009	6,513,371,686	2.5%	115	6,391,096,439	2,209,791,955	34.58%
2010	6,758,183,845	3.8%	114	6,612,865,838	2,870,059,793	43.40%
2011	6,896,796,197	2.1%	112	6,832,454,959	2,890,230,414	42.30%
2012	7,018,043,553	1.8%	116	6,962,824,501	3,076,419,837	44.18%
2013	7,033,097,194	0.2%	117	7,038,071,457	3,189,727,981	45.32%
2014	7,202,319,845	2.4%	116	7,031,937,018	3,351,846,286	47.67%
2015	7,409,994,305	2.9%	117	7,248,990,918	4,230,850,026	58.36%
2016	7,645,677,515	3.2%	107	7,475,784,553	4,047,329,931	54.14%
2017	7,761,932,830	1.5%	108	7,664,490,935	15,418,577,650	201.17%
2018	8,266,332,994	6.5%	112	7,983,075,132	13,577,455,112	170.08%
2019	9,004,847,173	8.9%	117	8,631,287,540	2,818,562,833	32.66%
2020	9,767,233,243	8.5%	118	9,362,270,255	3,539,955,749	37.81%
2021	10,912,068,287	11.7%	118	10,298,463,872	4,753,166,698	46.15%
2022	12,084,613,385	10.7%	111	11,480,004,192	6,333,910,318	55.17%
2023	13,218,555,040	9.4%	105	12,615,427,773	7,990,111,685	63.34%
2024	14,516,380,112	9.8%	101	13,749,361,196	6,760,543,067	49.17%



Note: This report includes only California licensed companies with written premium greater than zero.

California Department of Insurance

Rate Specialist Bureau - April 30, 2025

Figure 20 California Property and Casualty Insurance Company Homeowners Premium and Loss

Zip Code	Fire Hazard Severity Zone	CDI Wildfire Distress Area	City	Vanity City or Location	Residential Dwellings Insured by Voluntary Market	Residential Dwellings Insured by FAIR Plan	Percentage of Residential Dwellings Insured by FAIR Plan
90620	None		Buena Park		10,826	20	0.2%
90621	VH, H, M, None		Buena Park	Los Coyotes CC	3,863	19	0.5%
90623	None		La Palma		3,701	7	0.2%
90630	None		Cypress		10,692	22	0.2%
90631	VH, H, M, None		La Habra	Westridge CC	12,999	274	2.1%
90680	None		Stanton		3,591	9	0.3%
90720	None		Los Alamitos		5,821	4	0.1%
90740	None		Seal Beach		4,741	6	0.1%
90742	None		Huntington Beach	Sunset Beach	303	4	1.3%
90743	None		Seal Beach	Surfside	139	2	1.4%
92602	VH, H, M, None		Irvine	Loma Ridge	5,755	23	0.4%
92603	VH, H, M, None		Irvine	Turtle Rock, Shady Canyon	4,115	20	0.5%
92604	None		Irvine		4,660	3	0.1%
92606	None		Irvine		3,195	1	0.0%
92610	VH, H, M, None		Lake Forest	Foothill Ranch	2,996	41	1.4%
92612	H, M, None		Irvine	William R. Mason Regional Park	1,574	1	0.1%
92614	None		Irvine		3,102	4	0.1%
92617	M, None		Irvine	UCI	993	0	0.0%
92618	VH, H, M, None		Irvine	Laguna Altura, Borrego Canyon	9,789	17	0.2%
92620	VH, H, M, None		Irvine	Stonegate	12,171	11	0.1%
92624	H, M, None		Dana Point	Capistrano Beach	2,255	4	0.2%
92625	VH, H, M, None		Newport Beach	Corona Del Mar	4,423	7	0.2%
92626	None		Costa Mesa		8,817	4	0.0%
92627	H, M, None		Costa Mesa	Talbert Regional Park	9,748	14	0.1%
92629	VH, H, M, None		Dana Point	Crown Valley Pkwy.	7,229	8	0.1%
92630	VH, H, M, None		Lake Forest	Saddleback Church	14,090	24	0.2%
92637	VH, H, M, None		Laguna Woods	Laguna Canyon	545	0	0.0%
92646	None		Huntington Beach		14,923	11	0.1%
92647	None		Huntington Beach		11,451	14	0.1%
92648	None		Huntington Beach		8,997	6	0.1%
92649	H, M, None		Huntington Beach	Brightwater Dr., Oceanridge Dr.	8,363	6	0.1%
92651	VH, H, M, None		Laguna Beach		8,760	459	5.0%
92653	VH, H, M, None		Laguna Hills	North Laguna Hills	6,266	13	0.2%
92655	None		Unincorporated OC	Midway City	1,408	1	0.1%
92656	VH, H, M, None		Aliso Viejo	Wood Canyon Dr.	7,537	37	0.5%
92657	VH, H		Newport Beach	Newport Coast	3,133	100	3.1%
92660	H, M, None		Newport Beach	Newport Ridge Clubhouse	7,209	15	0.2%
92661	None		Newport Beach	Balboa Peninsula	1,683	4	0.2%
92662	None		Newport Beach	Balboa Island	1,367	1	0.1%
92663	M, None		Newport Beach	Canyon Park	5,479	10	0.2%
92672	VH, H, M, None		San Clemente		8,901	37	0.4%
92673	VH, H, M, None		San Clemente		7,804	42	0.5%
92675	VH, H, M, None		San Juan Capistrano		8,415	58	0.7%
92676	VH	Yes	Unincorporated OC	Silverado	156	550	77.9%
92677	VH, H, M, None		Laguna Niguel	Pacific Island Dr., Salt Creek Open Space	14,861	112	0.7%
92678	VH	Yes	Unincorporated OC	Trabuco Canyon	16	15	48.4%
92679	VH, H, M		Unincorporated OC	Trabuco Canyon, Coto de Caza, Dove Canyon	8,019	1,052	11.6%

Note: P. O. Boxes are excluded from this list. Data is for calendar year 2022 and includes homeowners (excluding condominium), mobile home, dwelling fire owner- and tenant-occupied insuring structures with four or less units.

Source: California Department of Insurance

Figure 21 FAIR Plan Data for Orange County Zip Codes 90620 - 92679

Zip Code	Fire Hazard Severity Zone	CDI Wildfire Distress Area	City	Vanity City or Location	Residential Dwellings Insured by Voluntary Market	Residential Dwellings Insured by FAIR Plan	Percentage of Residential Dwellings Insured by FAIR Plan
92683	None		Westminster		16,837	20	0.1%
92688	VH, H, M, None		Rancho Santa Margarita		7,872	52	0.7%
92691	VH, H, M, None		Mission Viejo	Wilderness Glen Park	11,920	10	0.1%
92692	VH, H, M, None		Mission Viejo		12,832	26	0.2%
92694	VH, H, M, None		Unincorporated OC	Ladera Ranch	7,453	42	0.6%
92697	None		Irvine	UCI	0	0	0.0%
92698	None		Aliso Viejo		0	0	0.0%
92701	None		Santa Ana		3,818	77	2.0%
92703	None		Santa Ana		7,396	97	1.3%
92704	None		Santa Ana		10,533	82	0.8%
92705	VH, H, M, None		Santa Ana	Cowan Heights, Peters Canyon	9,699	34	0.3%
92706	None		Santa Ana		5,507	6	0.1%
92707	None		Santa Ana		7,554	77	1.0%
92708	None		Fountain Valley		13,293	9	0.1%
92780	None		Tustin		7,315	2	0.0%
92782	VH, H, M, None		Tustin	Pioneer Road Park	4,483	12	0.3%
92801	None		Anaheim		6,802	20	0.3%
92802	None		Anaheim		4,421	15	0.3%
92804	None		Anaheim		11,474	22	0.2%
92805	None		Anaheim		8,715	24	0.3%
92806	None		Anaheim		5,357	11	0.2%
92807	VH, H, M, None		Anaheim	Walnut Canyon Reservoir	9,178	67	0.7%
92808	VH, H, M, None		Anaheim	Anaheim Hills	4,648	34	0.7%
92809	None		Anaheim		0	0	0.0%
92821	VH, H, M, None		Brea		8,838	64	0.7%
92823	VH, H, M, None		Brea	Carbon Canyon Rd.	1,380	55	3.8%
92831	VH, H, M, None		Fullerton	Panorama Nature Preserve	5,326	11	0.2%
92832	None		Fullerton		3,846	7	0.2%
92833	VH, H, M, None		Fullerton	Ralph B. Clark Park	10,168	22	0.2%
92835	VH, H, M, None		Fullerton	Rolling Hills Park, Laguna Lake Park	6,157	11	0.2%
92840	None		Garden Grove		8,946	6	0.1%
92841	None		Garden Grove		6,013	2	0.0%
92843	None		Garden Grove		6,064	9	0.1%
92844	None		Garden Grove		2,763	1	0.0%
92845	None		Garden Grove		4,808	1	0.0%
92861	VH, H, M, None		Villa Park		1,964	2	0.1%
92862	VH, H, M, None		Unincorporated OC	Black Star Canyon	6	0	0.0%
92865	None		Orange		4,257	10	0.2%
92866	None		Orange		3,048	1	0.0%
92867	VH, H, M, None		Orange	Santiago Oaks Regional Park	9,943	12	0.1%
92868	None		Orange		2,776	3	0.1%
92869	VH, H, M, None		Orange	El Modena Open Space	8,215	25	0.3%
92870	None		Placentia		10,759	15	0.1%
92886	VH, H, M, None		Yorba Linda	Black Gold GC	13,587	82	0.6%
92887	VH, H, M, None		Yorba Linda	Box Canyon Park	5,210	217	4.0%
92799	None		Santa Ana	Distribution Center	0	0	0.0%
92850	None		Anaheim		0	0	0.0%
92899	None		Anaheim	Distribution Center	0	0	0.0%
				Totals	**588,062**	**4,387**	**0.7%**

Note: P. O. Boxes are excluded from this list. Data is for calendar year 2022 and includes homeowners (excluding condominium), mobile home, dwelling fire owner- and tenant-occupied insuring structures with four or less units.
Source: California Department of Insurance

Figure 22 FAIR Plan Data for Orange County Zip Codes 92680 – 92899

Appendix F

OCFA and Covered Cities



Figure 23 Orange County Fire Authority Covered Cities



Orange County Fire Jurisdictions

Anaheim Fire Department
201 S. Anaheim Blvd., Suite 301
Anaheim, CA 92805
714-765-4000

Brea Fire Department
1 Civic Center Circle
Brea, CA 92821
714-990-7600

Costa Mesa Fire Department
2803 Royal Palm Dr.
Costa Mesa, CA 92628
714-754-5106

Fountain Valley Fire Department
10200 Slater Ave.
Fountain Valley, CA 92708
714-593-4436

Fullerton Fire Department
312 E. Commonwealth Ave.
Fullerton, CA 92832
714-738-6500

Placentia Fire and Life Safety Dept.
401 E Chapman Avenue
Placentia, CA 92870
714 9938117

Huntington Beach Fire Department
2000 Main St.
Huntington Beach, CA 92648
714-536-5411

La Habra - LA County Fire Department
1320N. Eastern Avenue
Los Angeles, CA 90063-3220
323-881-2411

Laguna Beach Fire Department
505 Forest Ave.
Laguna Beach, CA 92651
949-497-3311

Newport Beach Fire Department
3300 Newport Blvd.
Newport Beach, CA 92663
949-644-3104

Orange Fire Department
176 S. Grand Ave.
Orange, CA 92866
714-288-2500

Orange County Fire Authority
1 Fire Authority Road
Irvine, CA 92602
714-573-6000

The OCFA provides fire services for the following cities: Aliso Viejo • Buena Park • Cypress • Dana Point • Garden Grove • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Rancho Santa Margarita •San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

DIAL 911 FOR EMERGENCY SERVICES

Figure 24 Orange County Fire Jurisdictions

Appendix G

Ready, Set, Go!, Zone 0 At-A-Glance and Links

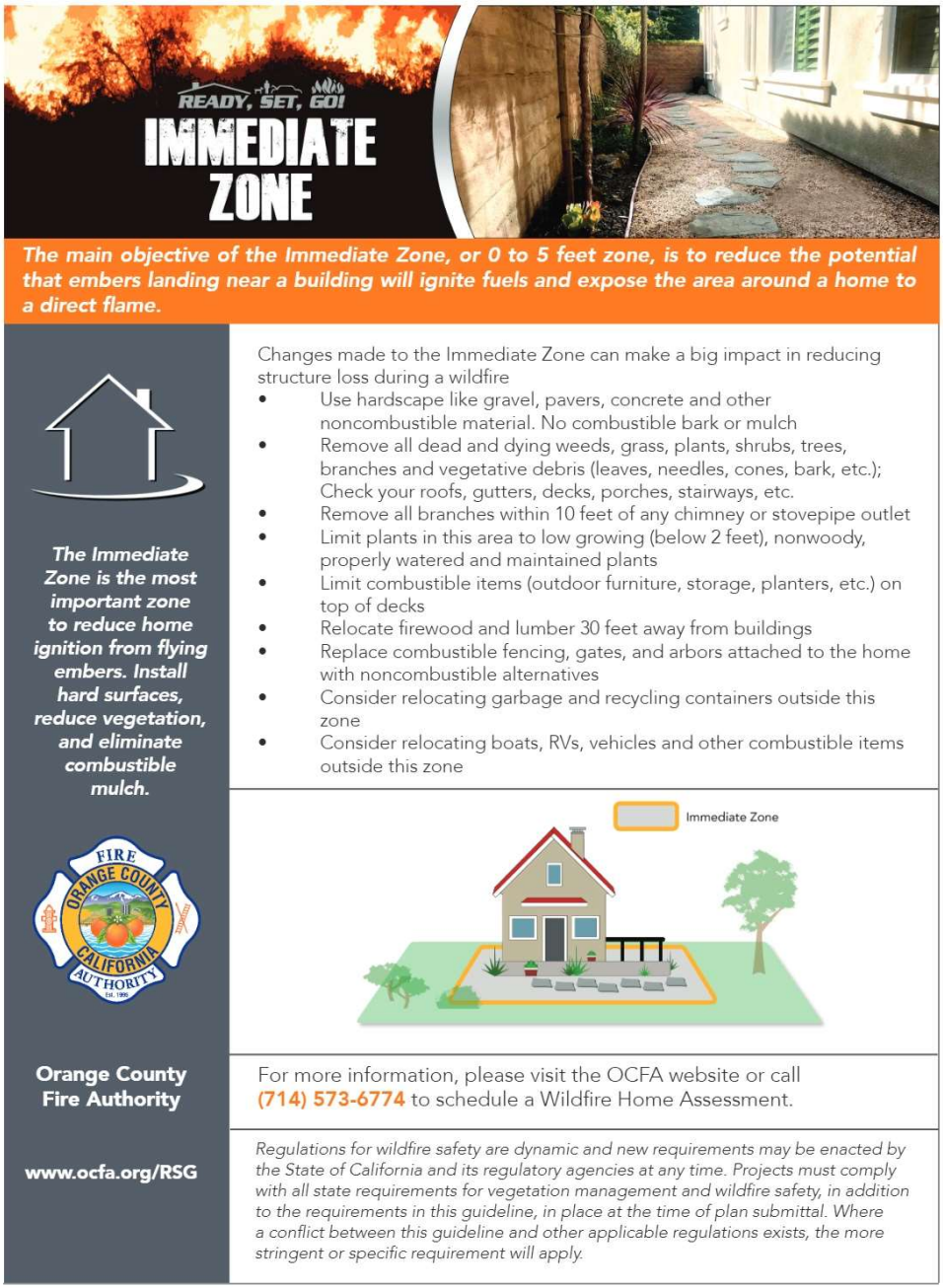


Figure 25 Ready, Set Go! Flyer for Immediate Zone



Figure 26 Ready, Set, Go! Flyer on Defensible Space



The main objective of Home Hardening is to give your home the best chance to survive a wildfire. Home Hardening addresses the most vulnerable components of your home, which includes the construction materials that make up your home and the quality of defensible space surrounding it.

Prepare (harden) your home now before a wildfire starts!

All new homes built in the Wildland Urban Interface (WUI) are required to meet the minimum standards for the protection of life and property by increasing the home's ability to resist ember intrusion, direct flames, and radiant heat. Homes can be retrofitted to these new building requirements using the recommendations listed below:

1. **Roof** - Ember-resistant material. Gaps are filled with ignition-resistant material. No loose roof flashing.
2. **Eaves** - Eaves are maintained with all gaps filled with caulking and painted over.
3. **Vents** - 1/8-inch metal mesh screen or ember proof vents.
4. **Chimney** - 1/2-inch spark arrestor screen. Clear tree branches and/or vegetation at least 10 feet away from opening.
5. **Gutters** - Install gutter guards. Remove combustible debris on a regular basis.
6. **Exterior Siding** - Exterior siding is maintained with all gaps filled with caulking and painted over.
7. **Doors** - Weather-stripping around door frames and doors adjusted for a "tight fit" within the frame.
8. **Windows** - Multi-pane windows, with at least one pane being tempered, and metal framing.
9. **Fences** - Non-combustible or ignition-resistant material. Maintain fencing by keeping vegetation clear.
10. **Patio Covers** - Ignition-resistant material. Fill all gaps and crevices. Install metal flashing between the patio and outside wall.
11. **Balconies & Decks** - Ignition-resistant material. Fill all gaps between the deck and outside wall with caulking or metal flashing. Remove or replace combustible items stored above and below.
12. **Immediate Zone** - No woody vegetation located within 5 feet of the home. No combustible items located within 5 feet of the home (trash bins, patio furniture, storage, mulch, etc.)

Orange County Fire Authority

www.ocfa.org/RSG

Refer to the California Wildland Urban Interface Code (CWUIC) for permits and specific requirements.

For more information, please visit the OCFA website or call **(714) 573-6774** to schedule a Wildfire Home Assessment.

Figure 27 Ready, Set, Go! Flyer for Home Hardening, Page 1

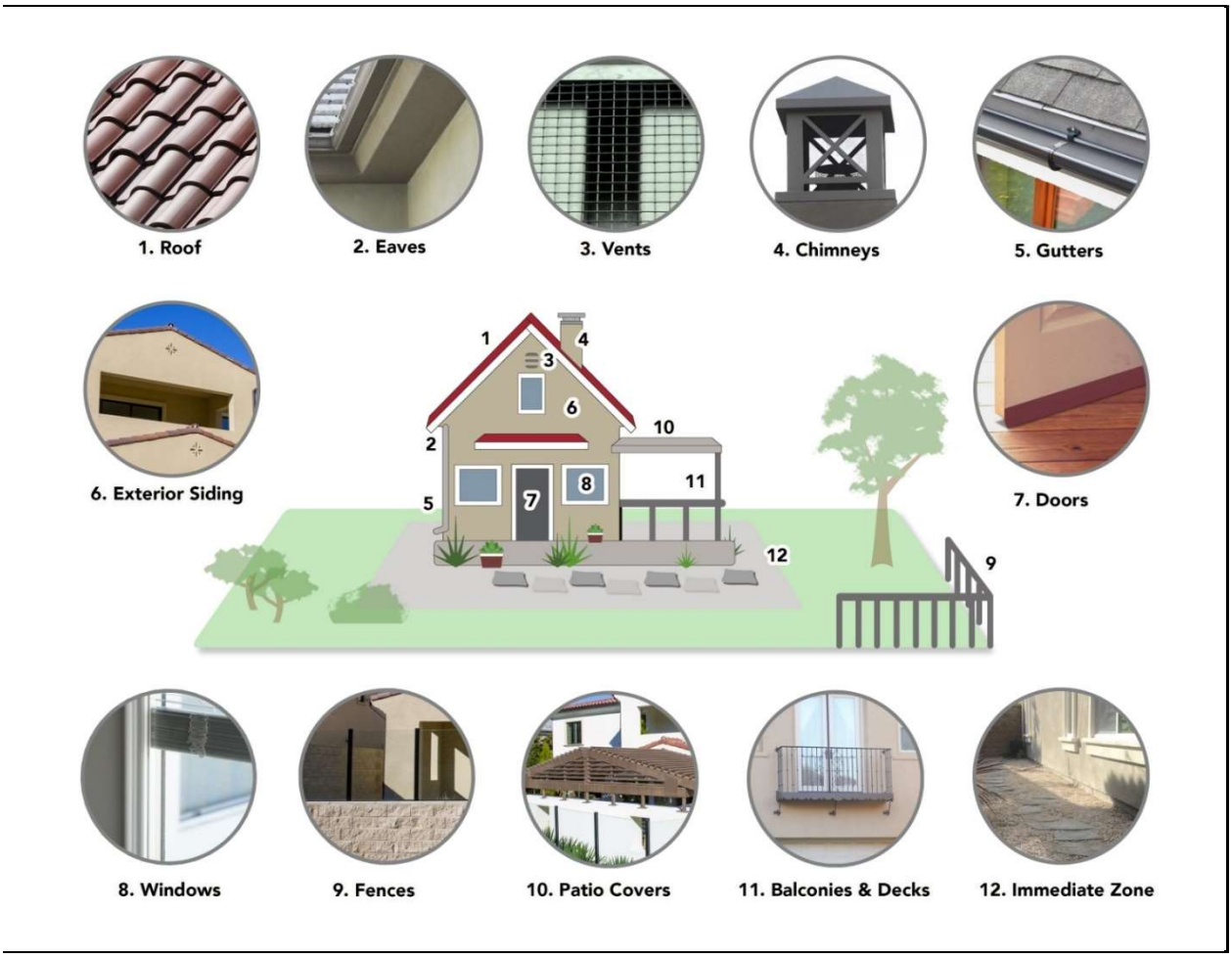


Figure 28 Ready, Set, Go! Flyer for Home Hardening, Page 2



Vegetation Management is controlling plant material to prevent wildfire spread. It requires a constant commitment to follow the 4 R's of Vegetation Management to reduce the threat.

Vegetation Management isn't a one-time fix. It's an ongoing commitment.

Orange County Fire Authority

www.ocfa.org/RSG

Removal:

- Remove all dead and dying plants within 100 feet of your home
- Identify and remove plants found on OCFA's Undesirable Plant List
- Remove dry leaves, bark and pine needles from the yard, roof, and rain gutters

Reduction:

- Prune and thin plants within 100 feet of your home, including your plants within 100 feet of your neighbor's home
- Provide 6 feet vertical separation between shrub tops and lower tree branches to reduce "ladder fuels"
- Use Horizontal Separation Guidelines for plants over 2 feet in height (15 feet minimum or 3 times the tallest plant)
- Keep all shrubs within 10 feet of your home trimmed to 2 feet or lower
- Prune or remove plants near windows
- Remove all tree branches or plants within 10 feet of chimney outlets
- Move wood piles at least 30 feet from your home, or to the property line
- Keep annual grasses and weeds cut to 4 inches or less

Replacement:

- Replace fire-prone plants with fire-resistant and drought tolerant plants. See the OCFA Planting Guide for recommendations
- When putting in new plants, leave enough space for them to grow to mature size
- Any vegetation over 2 feet cannot be within 15 feet of a tree canopy

Resistant:

- Use fire-resistant plants whenever possible
- Keep in mind that even plants listed on the Planting Guide must be maintained using Spacing Guidelines for both vertical and horizontal separation. Plant separation is an important part reducing wildfire threat

For more information, please visit the OCFA website or call (714) 573-6774 to schedule a wildfire home assessment.

Figure 29 Ready, Set, Go! Flyer on Vegetation Management

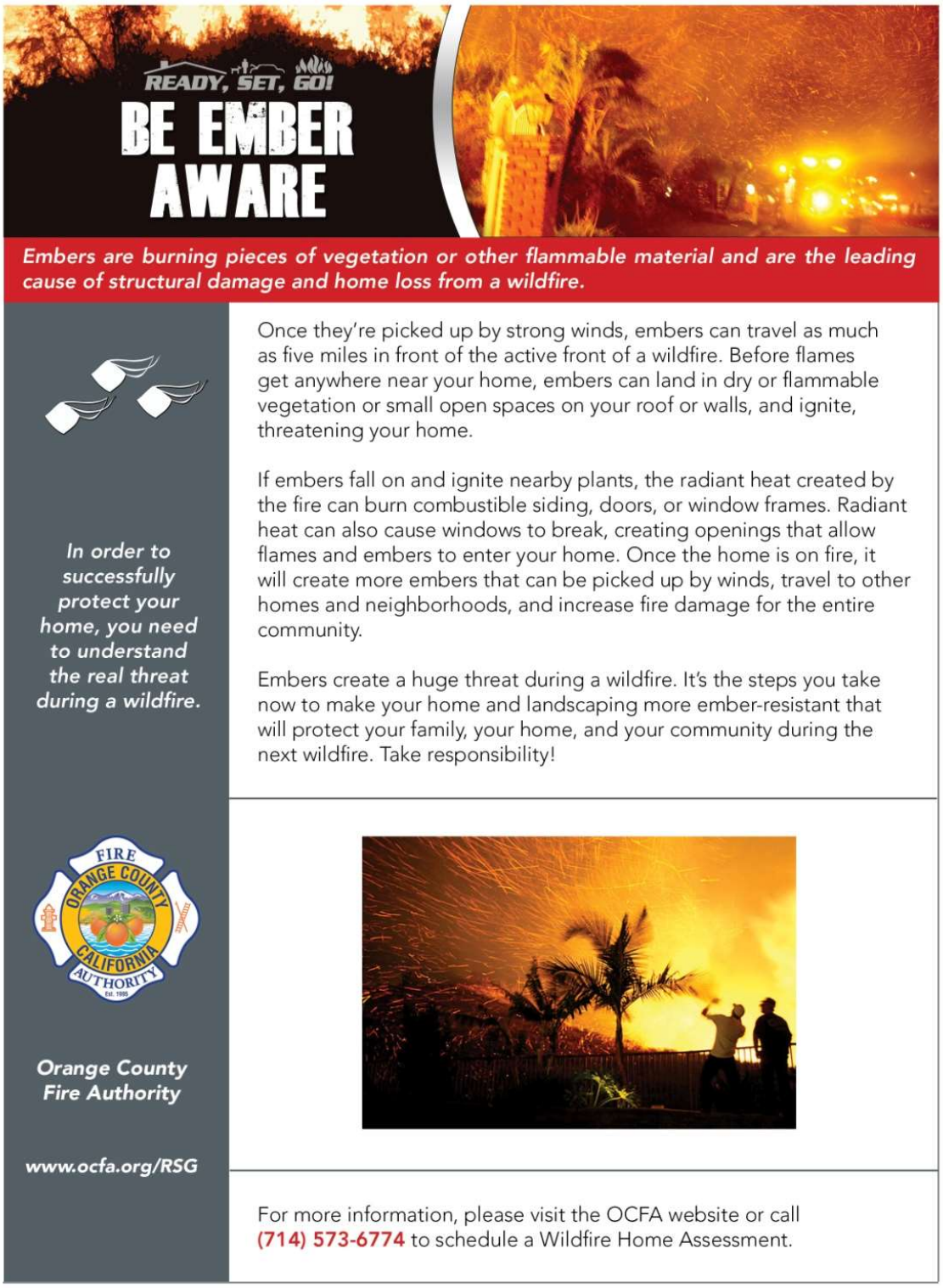


Figure 30 Ready, Set, Go! On Be Ember Aware



A Wildfire Home Assessment is a meeting at your home with a Fire Department representative, who will give you tips on how to better protect your home from a wildfire.

Experts can't tell you when the next wildfire will happen, but they do know that wildfires can happen at any time in Southern California. Many residents have not taken the most basic steps to protect their families, homes and neighborhoods from Orange County's #1 fire risk.

During your FREE Wildfire Home Assessment, the outside of your home and property, along with other risk factors, will be evaluated. Then, you'll be given specific steps you can take to reduce your home's vulnerability to wildfire.

Many proven tips to help your home survive a wildfire are available 24/7 at ocfa.org, including:

Landscaping	Construction	Safety
Plant Selection Spacing Separation Dead & Dying Plants Fuel Modification Creating Defensible Space Vegetation Management	Balconies & Decks Chimneys Fences Garages Patio Covers Rain Gutters Roofs, Eaves, & Vents Walls and Siding Windows	Ember Awareness As Wildfire Approaches Wildfire Evacuation If You Get Trapped Disaster Kits & Go! Bags Red Flag Warnings

Don't wait. Set up a FREE Home Assessment to protect your home today.

Homes survive wildfires because of what you do to prepare for them ahead of time, not by fate or luck. No matter where you live, or how much money you can spend, there are things that you can do right now to help protect your home.

To schedule your FREE Home Assessment:



Orange County Fire Authority

www.ocfa.org/RSG

Figure 31 Ready, Set, Go! Flyer on Home Assessment

Wildfire Home Risk Assessment

Are You READY?

READY! SET! GO!

Directions: Answer each question using assigned point values as it applies to the home. If the question does not apply, score it as a zero. Total the points to determine the risk level for the home.

Home

Condition found	Recommendation	Points	Total
The **home** has all non-combustible siding (brick, stucco, metal)		0	
The home has some vinyl siding	Replace siding with non-combustible material	5	
The home has some wood siding		10	
The **roof material** is non-combustible (metal, composition, tile) with no areas for fire embers to intrude (i.e. has bird stops, flashing at valleys, and blocking)		0	
The roof has wood shakes or areas for fire embers to intrude	Replace wood shake with Class A roof assembly with approved "blocking" material. Eliminate intrusion areas	20	
All **chimneys** have spark arresters		0	
Some chimneys do not have spark arresters	Install spark arresters with 1/2" non-combustible mesh[1]	5	
All **gutters** and roof are clear of combustible debris		0	
Some gutters and/or roof have combustible debris present	Clear all combustible debris from roof and gutters. Install screens on gutters to reduce the accumulation of combustible debris[1]	5	
All **eaves** are boxed to prevent ember collection underneath		0	
Some eaves are not boxed	Plug openings in open-eave areas with durable caulk. Install a non-combustible covering over blocking to eliminate openings	5	
All windows are dual pane with durable frame (one pane is tempered).		0	
Some windows are single pane or have wood frames or do not have any tempered glass	Replace with dual pane windows with a durable frame. One pane should be tempered	5	
All eave and cornice **vents** are baffled. All other vents are protected with 1/8" non-combustible mesh		0	
Some eave vents and cornice vents are present and are not baffled or some vents are not protected by 1/8" non-combustible mesh	Replace eave and cornice vents with approved baffled vents. Protect all other vents with 1/8" non-combustible mesh. Keep the areas around the vents clear of vegetation	10	
Patio cover is constructed or covered with non-combustible material (brick, stucco, metal) or is not within 10' of home		0	
Patio cover is constructed with uncovered combustible material and is within 10' of home	Replace with non-combustible material or cover with non-combustible material (brick, stucco, metal)	5	
All **balconies** are constructed or covered with non-combustible material (brick, stucco, metal, tile, etc.). Undersides are protected to prevent ember accumulation		0	
Some balconies are constructed with combustible material or combustible material is exposed or undersides are unprotected	Replace with non-combustible material or cover with non-combustible material. Protect undersides	5	
All **decks** are constructed with non-combustible material (composite, tile, brick, etc.)		0	
Some decking is constructed with combustible material (un-approved vinyl, wood, etc.)	Replace with non-combustible material or cover with non-combustible material	10	
The undersides of all **raised decks** are constructed or covered with non-combustible material (brick, stucco, metal, tile, etc.)		0	
The undersides of some raised decks are constructed with combustible material and not covered with non-combustible material (brick, stucco, metal, tile, etc.)	Replace with non-combustible deck or cover with non-combustible material (brick, stucco, metal, tile, etc.)	10	
All **fences, gazebos, and trellis's are** 10' or more from the home or are constructed with non-combustible material		0	
Some fencing, gazebos or trellis's are less than 10' from the home and constructed with combustible material	Replace fencing, gazebo or trellis with non-combustible material within 10' from the house	5	

Figure 32 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 1

Landscape			
Condition found	**Recommendation**	**Points**	
All **vegetation** is green and well watered (not annual grasses) and/or drought resistant		0	
Some vegetation is dead or not drought or fire resistant	Remove ALL dead vegetation and replace with fire resistant planting material. Visit www.ocfa.org for recommendations	10	
All **shrubs** are at least 5' from structures		0	
Some shrubs are within 5' of structures	Replace shrubs with low lying vegetation or thin shrubs to 50% density	10	
All overhanging **limbs** are at least 10' above roofs and at least 10' away from structures		0	
Some overhanging limbs are less than 10' from roofs and structures	Remove all limbs within 10' from structures[1]	5	
All **taller vegetation** is pruned and separated from underbrush and separated from trees. Separation between shrubs and trees is at least 3 times height of shrubs. Separation between low lying vegetation and shrubs is at least 3 times height of low lying vegetation. Spacing between shrubs is at least three times width of shrubs		0	
Some taller vegetation hangs over underbrush creating a "fuel ladder" that can carry fire up and toward the home	Provide separation between low lying vegetation and shrubs. Provide separation between shrubs and trees.	10	
All **outbuildings** and secondary structures are at least 20' from the home or constructed with non-combustible material		0	
Some outbuildings and secondary structures are within 20' of the home and constructed with combustible material	Replace with non-combustible material or cover with non-combustible material	5	

Perimeter			
Condition found	**Recommendation**	**Points**	
Home has at least 100' of **brush clearance** around it or is protected by a formal and compliant "fuel modification" program		0	
Home has 30' - 100' of defensible space	Remove dead or dying vegetation within 100' of homes. Remove native vegetation within 30' of home. Thin native vegetation 50% density within 30' to 100' of home[1]	5	
Home has less than 30' of defensible space		10	
All firewood and other **combustible materials** are stored at least 30' from the home		0	
Some firewood or other combustible materials are stored against or within 30' of home	Move firewood and other combustible storage at least 30' away from home[1]	10	

TOTAL SCORE _____

For follow up questions regarding this risk assessment, please contact:

Consultation Performed by:

Name: _____

Phone: _____

Date: _____

SCORING:
During a wildfire, firefighters are better able to protect homes that have low scores. Firefighters may not be able to protect homes that have higher scores.

0: Your home has the **greatest potential for survivability** during a hostile wildfire.

5-20: Your home has been identified as a **low risk**. Recommendations indicated on this checklist should be addressed to increase the survivability of your home during a hostile wildfire.

25-40: Your home has been identified as a **moderate risk**. Survivability of your home will be an issue during a hostile wildfire. Recommendations indicated on this checklist should be completed.

45 and above: Your home has been identified as a **high risk**. The survivability of your home is low. Your home may be in extreme danger during a hostile wildfire. Recommendations indicated on this checklist are strongly encouraged to be completed.

For additional information on how to increase the chance your home will survive a wildfire, please visit the Orange County Fire Authority's Safety and Education page at **www.ocfa.org** and the State Fire Marshal's wildland urban interface products page at **http://osfm.fire.ca.gov/licensinglistings/licenselisting_bml_searchcotest.**

If you walk your property without an OCFA inspector and have questions afterwards feel free to contact us at 714-573-6774 or rsgoc@ocfa.org

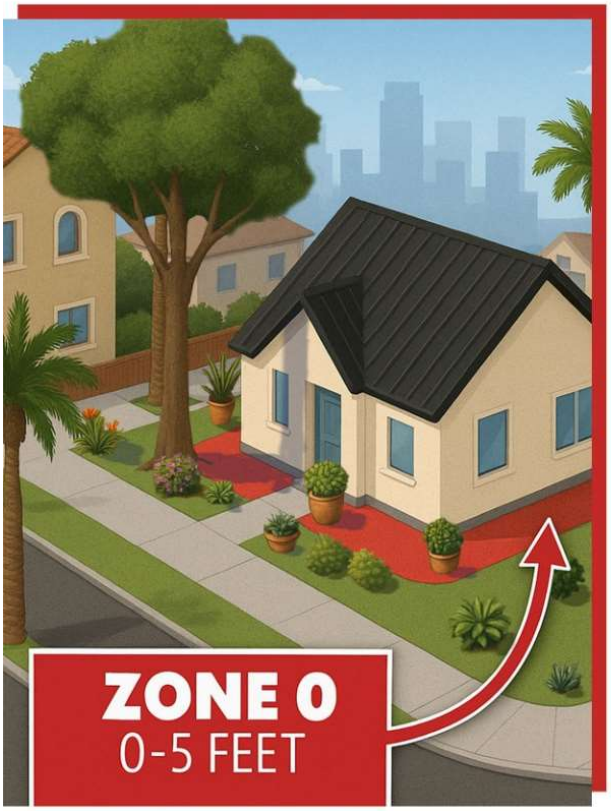
[1] For some homeowners, these recommendations may be requirements of the fire code. If the property is near a wildland area and is subject to a Defensible Space inspection, this is not just a recommendation, but a requirement and subject to a Wildland Inspection Notice.

Figure 33 Ready, Set, Go! Flyer on Wildfire Home Risk Assessment, Page 2

ZONE 0 AT-A-GLANCE

Wind-driven embers during wildfires are a leading cause of homes being destroyed, including in the 2025 Los Angeles fires. Californians can protect their homes by removing items that can ignite from these dangerous embers around the first five feet of their homes.

In 2021 state leaders passed a law that requires statewide guidelines that protect the area immediately adjacent to homes, which is knows as “Zone 0”. Since then, several cities have already adopted Zone 0 requirements on their own and the California Department of Insurance has established the Safer form Wildfires Program to enable home insurance discounts for implantation of these protective measures.



Zone 0 is the first five feet surrounding your home, decks, and attached structures. This area is called the ember-resistant zone and is critical to wildfire defense. The goal is simple: keep this zone completely free of combustible materials so embers or flames cannot ignite your home.

ZONE 0 GUIDELINES

- Use pavers, concrete, or other hardscape materials instead of combustible mulch.
- Clear dead weeds, grass, and debris; check roofs, gutters, and outdoor areas.

  Keep branches trimmed 10 feet away from chimneys and stovepipes.
- Minimize combustible items like furniture and planters on decks.
- Move firewood and lumber to Zone 2 for safety.
- Replace combustible fencing and gates with fire-resistant materials.

  Shift garbage and recycling containers to a safer area outside this zone.
- Relocate boats, RVs, and vehicles away from this zone to reduce fire risks.
- Plants can be added just outside Zone 0 as a way to maintain vegetaition around the home.



Figure 34 Zone 0 At-A-Glance, Page 1

ZONE 0 AT-A-GLANCE

THE SCIENCE BEHIND ZONE 0

In an ongoing collaboration, CAL FIRE - Office of the State Fire Marshal (OSFM) and the Insurance Institute for Business & Home Safety (IBHS) continue to conduct live burn demonstrations using a mitigated and nonmitigated structure.

The demonstrations provide a controlled environment to study how specific structural and landscape modifications mitigate wildfire risk, thereby offering data-driven insights into fire behavior and prevention.

Research has concluded that removing flammable materials within the first five feet of a structure prevents embers from starting a fire, greatly reducing the risk of ignition to exterior walls, eaves, and gutters—areas where wildfire embers can easily take hold. Keeping this area clear is one of the best protection measures you can take to protect your home.



- **Zone 0 Landscaping –** Non-mitigated home had wood mulch, plants, and a wooden fence within five feet, acting as a wick for flames. The mitigated home used gravel, hardscaping, and a metal fence, removing fuel for embers.
- **Vents –** Standard vents let embers enter and ignite the attic. Ember-resistant vents on the mitigated home blocked them.
- **Siding –** Flammable siding to the ground allowed flames to climb. The mitigated home used noncombustible material at the base.
- **Gutters –** Debris-filled plastic gutters fueled ember ignition. The mitigated home had clean metal gutters with noncombustible gutter guards to prevent debris accumulation.
- **Furniture –** Flammable outdoor furniture on the non-mitigated home ignited from embers. The mitigated home used noncombustible furniture, preventing ignition.

MORE RESOURCES LINKTR.EE/CALFIREZONE0
SCIENCE, VIDEOS, AND MORE...

Figure 35 Zone 0 At-A-Glance, Page 2

Links

Immediate Zone
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Immediate-Zone-2025.pdf

Defensible Space
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/03/OCFA-RSG-Defensible-Space-1-1.pdf

Home Hardening
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Home-Hardening-2025.pdf

Vegetation Management
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2026/01/OCFA-RSG-Vegetation-Management.pdf

Be Amber Aware
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/07/OCFA-RSG-Be-Ember-Aware-688b04d7e4fb9.pdf

Home Assessment
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/12/Home-Assessment-2025.pdf

Wildfire Home Risk Assessment
https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/07/OCFA-RSG-Home-Assessment-Form-688b05b09d57e.pdf

Zone 0 At-A-Glance
https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/calfire-website/prepare/zone-0-at-a-glance.pdf

ALISO VIEJO
Live Life Inspired

MAYOR
Max Duncan

MAYOR PRO TEM
Mike Munzing

COUNCILMEMBER
Tiffany Ackley

COUNCILMEMBER
Garrett Dwyer

COUNCILMEMBER
Tim Zandbergen

CITY MANAGER
Brett Channing

CITY ATTORNEY
Scott C. Smith

July 16, 2026

The Honorable Shelia F. Hanson
Presiding Judge Orange County
Superior Court 700 Civic Center Drive West
Santa Ana, CA 92701

Honorable Sheila F. Hanson:

The City of Aliso Viejo reviewed the Grand Jury report entitled “Wildfires Hit Home” during its July 15, 2026, City Council meeting. At that same meeting, the City Council also reviewed and authorized this formal response from our agency.

I want to extend our sincere gratitude for the time and effort the Grand Jury has dedicated to the residents of Orange County and wildfire safety throughout our region. Should you require additional information, please contact our City Manager, Brett Channing, at bchanning@avcity.org.

Sincerely,

Max Duncan
Mayor

RESPONSES TO GRAND JURY FINDINGS:

F1. More frequent and severe wildfires driven by increasingly hotter, drier, and windier conditions in the Orange County wildland-urban interface are escalating impacts on financial and non-financial resources. Among the financial costs are dramatic increases in homeowners' insurance premiums, nonrenewals, and inabilities to obtain insurance.

The City agrees in part and disagrees in part with this finding. While the City agrees that more frequent and severe wildfires are occurring in our region, the City lacks specific analysis, tracking, and regulation of homeowners' insurance premiums to agree or disagree with that portion of this finding.

F2. Actions that address conditions in the home ignition zone to significantly reduce ignition potential can prevent a community wildland-urban interface fire disaster or suburban conflagration.

The City agrees with the finding. The City aligns with wildland-urban interface (WUI) science, which is directly supported by fire behavior research from many reputable agencies, including CAL FIRE, the Office of the State Fire Marshal, and the National Fire Protection Association. This widely accepted datadriven evidence proves that addressing the home ignition zone is one of the most effective strategies to prevent fire disasters. Through proactive Community Risk Reduction initiatives and through home assessments, the City along with OCFA, consistently educates the public in this arena.

F3. Expanded engagement with the community to raise awareness and provide support regarding home hardening and defensible space will increase effectiveness of wildfire risk mitigation and insurance risk reduction efforts.

The City agrees with the finding. Community engagement and education remains a core component of the City and OCFA's current risk mitigation strategy, as evidenced by fully implemented and ever-expanding OCFA Grand Jury Response "Wildfires Hit Home" Orange County Fire Authority, June 25, 2026, Page 4 comprehensive public education, property assessment, and home hardening support initiatives that actively address the intent of this finding.

F4. Achievement of community-level and property-level wildfire risk mitigation designations (such as Firewise USA Site, Fire Risk Reduction Community or Insurance Institute for Business and Home Safety certification) lessens wildfire risk and helps reduce insurance premium costs.

The City partially agrees with the finding. While the City agrees that community- and property-level designations lessen localized wildfire risk (which is why the agency assists communities with the home assessments and safety verifications required to earn Firewise USA and Fire Risk Reduction Community status), we lack sufficient information or expertise to evaluate the impact of such measures on private insurance premium costs.

F5. All county residents should be made aware that Safer from Wildfire regulation requires insurers to provide discounts to homeowners and communities that implement home hardening and defensible space measures regardless of whether a property is located within a Fire Hazard OCFA Severity Zone.

The City agrees in part and disagrees in part with this finding. While the City agrees that home hardening and defensible space significantly increase a structure's protection from wildfire, the City lacks the specific analysis, tracking, and regulation of homeowners' insurance premiums to agree or disagree with that portion of this finding.

F6. AB 888, California Safe Homes Grant Program, provides financial assistance to eligible homeowners, cities, counties, and special districts for home hardening and defensible space measures. Applying for and using these grant funds will reduce wildfire losses and improve insurability and resilience of vulnerable communities.

The City partially agrees with the finding. The City wholly agrees that utilizing state grant funds under the California Safe Homes Grant Program (AB 888) significantly reduces localized wildfire losses and boosts structural resilience. However, the City lacks sufficient information or expertise to evaluate the impact of such measures on private market insurability.

RESPONSES TO GRAND JURY RECOMMENDATIONS:

R2. By December 31, 2026, cities and fire service agencies, including Orange County Fire Authority should commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs.

This recommendation requires further analysis. The recommendation has not yet been implemented, but will be in the future, contingent upon the County of Orange electing to plan the event. At such time, the City will commit to participation in a county-wide annual wildfire prevention fair planned by the Orange County Board of Supervisors to showcase wildfire prevention outreach programs.

R3. By December 31, 2026, cities, unincorporated areas, special districts, and fire service agencies in High and Very-High Fire Hazard Severity Zones should initiate planning activities to achieve community-level wildfire risk mitigation designations and/or establish a local Fire Safe Council within one year.

This recommendation has been implemented. The OCFA, in partnership with the City, is currently and actively executing the objectives put forth in this recommendation.

R4. By December 31, 2026, to ensure city residents are engaged and aware of wildfire risk reduction resources, OCFA member and non-member cities should provide information, develop their own outreach program, and establish a direct contact person(s) for their residents. This is in addition to whatever referrals or references made to OCFA outreach programs.

The recommendation has been implemented,. The City provides public information to our residents on the website and residents can contact the City's Building Official for additional information. The City, in coordination with OCFA, will continue to provide public education and outreach materials on social media, website, and at events.

City of Aliso Viejo
AGENDA ITEM

DATE: June 3, 2026

TO: Mayor and City Council

FROM: Brett Channing, City Manager
Ryan Buhr, Captain, Orange County Sheriff's Department

SUBJECT: AMENDMENT TO THE AGREEMENT WITH THE COUNTY OF ORANGE FOR FISCAL YEAR 2026-27 LAW ENFORCEMENT SERVICES

Recommended Action:

Approve and authorize the City Manager to execute the amendment to the agreement with the County of Orange for Fiscal Year 2026-27 law enforcement services.

Fiscal Impact:

The amendment provides for the replacement of a Senior Emergency Management Program Coordinator position with a Crime Prevention Specialist. This amendment will reduce the contract by $66,847 to $11,483,955.

Background:

The Orange County Sheriff's Department (OCSD) has provided law enforcement services to the City since its incorporation in 2001. On June 3, 2026, the City Council approved the FY 2026-27 Law Enforcement Services Agreement for a total of $11,550,802.

The approved agreement included 3 vacant positions and equipment listed below:

Position Title / Equipment	FY 2026-27
Deputy Sheriff II – Motorcycle	$ 353,921
Community Services Officer (CSO)/Parking Control	180,398
Senior Emergency Management Program Coordinator	205,918
CSO Vehicle	70,900
Total	$ 811,137

Discussion:

City staff, along with the Chief of Police Services, have evaluated the current staffing levels to identify potential savings and fulfill operational needs moving forward. As a result, staff recommends replacing the Senior Emergency Management Program Coordinator with a Crime Prevention Specialist. The Crime Prevention Specialist duties include community outreach and education, public information, security assessments, and other administrative functions outlined in the attached job description (attachment 3). This change will reduce the total contract cost by $66,847.

As discussed with the City Council during its June 3, 2026, meeting, OCSD intends to fill the CSO position to help address parking related issues throughout the City. The cost of the CSO position will be offset by revenue from parking citations. The Deputy Sheriff II – Motor position will continue to be held frozen pending further consideration.

The FY 2026-27 amended total cost of $11,483,955 does not include any potential increases as a result of labor negotiations that may commence after the approval of the agreement. According to OCSD estimates, a 1% salary increase to labor agreements would equate to approximately $93,000 increase to the contract amount with the City.

Attachments:

1. Amended Agreement
2. FY 2026-27 OCSD Amended Summary Cost Sheet
3. Crime Prevention Specialist Primary Duties

AMENDMENT NUMBER ONE
TO
CONTRACT FOR LAW ENFORCEMENT SERVICES
BETWEEN THE
COUNTY OF ORANGE
AND
CITY OF ALISO VIEJO

This First Amendment to Contract for Law Enforcement Services, ("Amendment Number One") is made and entered into as of the date fully executed by and between the County of Orange, a political subdivision of the State of California ("County,") on behalf of Orange County Sheriff's Department, ("Sheriff"), and the City of Aliso Viejo, ("City,") with County and City sometimes individually referred to as "Party," or collectively referred to as "Parties."

RECITALS

WHEREAS, County and City executed a contract for law enforcement services for a term of July 1, 2026 through June 30, 2027 in an amount not to exceed $11,550,802;

WHEREAS, County and City agree to this First Amendment to revise Attachment B - Payment and Provisions; Attachment C - Level of Service for a new not to exceed amount of $11,483,955;

NOW, THEREFORE, the Parties mutually agree as follows:

1. Effective August 1, 2026, Attachment B – Payment Provisions, Section 1 – Compensation is amended as follows:

   Compensation: Pursuant to Government Code Section 51350, City agrees to pay to County the full costs of performing the services mutually agreed upon in this Contract. The costs of services include salaries, wages, benefits, mileage, services, supplies, equipment, and divisional, departmental and County General overhead.

   The Maximum Obligation of City for services to be provided by the County effective August 1, 2026 shall be $11,483,955 (herein "Maximum Obligation"). The County shall provide the City with a new Maximum Obligation prior to the start of the new fiscal year term for the remaining fiscal years included in this Contract Term, if applicable.

   The overtime costs included in the Contract are only an estimate. Sheriff shall notify City of actual overtime worked during each fiscal year. If actual overtime worked is above or below budgeted amounts, billings will be adjusted accordingly at the end of fiscal year. Actual overtime costs may exceed City's Maximum Obligation.

2. Effective August 1, 2026, Attachment C – Level of Service is amended to add one (1) Crime Prevention Specialist and delete one (1) Senior Emergency Management Program Coordinator. Attachment C, as amended, is attached hereto and incorporated by this reference.

3. This Amendment modifies the contract only as expressly set forth above. This Amendment does not modify, alter or amend the Contract in any other way whatsoever. Except as amended herein, all other terms and conditions of the Contract remain unchanged.

-Signature Page to Follow-

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the dates opposite their respective signatures:

City: Aliso Viejo

By: _____ Title: City Manager

Print Name: _____ Date: _____

Attest: _____

City Clerk

Approved as to Form

By: _____
City Attorney

County:

By: _____ Title Sheriff-Coroner

Print Name: _____ Date: _____

ORANGE COUNTY SHERIFF-CORONER
LAW ENFORCEMENT CONTRACT
CITY OF ALISO VIEJO
FY 2026-27

LEVEL OF SERVICE

Title	Detail	Quantity	Cost of Service (each)	Cost of Service Total
MANAGEMENT:				
Captain		1.00	$ 525,623	$ 525,623
SUPERVISION:				
Sergeant	Administrative	1.00	$ 425,954	$ 425,954
Sergeant	Patrol	1.00	$ 425,954	$ 425,954
Sergeant (shared)	Patrol	0.33	$ 425,954	$ 140,565
INVESTIGATION SERVICES:				
Investigator		1.00	$ 406,636	$ 406,636
Investigator (shared)		0.50	$ 406,636	$ 203,318
PATROL AND TRAFFIC SERVICES:				
Deputy Sheriff II -Patrol	Patrol	15.00	$ 343,569	$ 5,153,535
Deputy Sheriff II -Motor	Traffic	2.00	$ 353,921	$ 707,842
ADDITIONAL SERVICES:				
Community Services Officer	Parking Control	2.00	$ 180,398	$ 360,796
Deputy Sheriff II - Motor (shared)	School Resource Officer	0.65	$ 359,495	$ 233,672
Crime Prevention Specialist	(effective, August 1, 2026)	1.00	$ 124,021	$ 124,021
Senior Emerg. Mgmt. Prog. Coord.	(July 1 , 2026 - Juy 31, 2026)	1.00	$ 18,146	$ 18,146
TOTAL POSITIONS		**26.48**		**$ 8,726,062**

REGIONAL / SHARED STAFF:

Title	Regional Team	Quantity	% Allocation	Cost $
TRAFFIC:				
Sergeant	Traffic	0.60	5.34%	$ 14,381
Investigator	Traffic	1.00	5.34%	$ 19,210
Deputy Sheriff II	Traffic	3.00	5.34%	$ 65,050
Investigative Assistant	Traffic	2.00	5.34%	$ 20,395
AUTO THEFT:				
Sergeant	Auto Theft	0.30	5.81%	$ 7,786
Investigator	Auto Theft	2.00	5.81%	$ 48,625
Investigative Assistant	Auto Theft	1.00	5.81%	$ 11,170
Office Specialist	Auto Theft	1.00	5.81%	$ 8,322
DET:				
Sergeant	DET	1.00	13.17%	$ 69,217
Investigator	DET	1.00	13.17%	$ 59,873
COURTS:				
Investigative Assistant	Courts	2.00	8.68%	$ 31,042
MOTORCYCLE (shared Supervision):				
Sergeant	Motorcycle Supervision	1.00	10.53%	$ 48,543
TOTAL REGIONAL/SHARED		**15.90**		**$ 403,614**

OTHER CHARGES AND CREDITS:

OTHER CHARGES:

Other Charges include: Annual leave paydowns and apportionment of cost of leave balances paid at end of employment; Body Worn Camera (BWC) and In Car Video (ICV); contract administration; data line charges; enhanced helicopter response services; E-Citation recurring costs for three (3) units; facility lease; holiday pay; Integrated Law & Justice of Orange County fees; Mobile Data Computer (MDC) recurring cost for nineteen and eighty-three hundredths (19.83) units; overtime; patrol training cost allocation; premium pay for biligual staff, education incentive pay and on-call; services and supplies; and transportation charges. Purschase of One (1) motorcycle and One (1) CSO Vehicle F150.

CREDITS:

Credits include: AB109 (2011 Public Safety Realignment); estimated vacancy credits; false alarm fees; reimbursement for training and miscellaneous programs; reimbursement for restitution.

TOTAL OTHER CHARGES AND CREDITS	**$ 2,354,279**
TOTAL COST OF SERVICES	**$ 11,483,955**

CITY OF ALISO VIEJO

FISCAL YEAR 2026-27

FIRST AMENDMENT

Effective August 1, 2026

Original:

Add: One (1) Motorcycle
One (1) CSO's Vehicle F150

First Amendment:

Delete: one (1) Sr. Emergency Program Mngt. Coordinator (SREMPC)
Add: one (1) Crime Prevention Specialist (CPS)

Share: Four (4) Sergeants with LH, LW (1/3 AV, 1/3 LH, 1/3 LW)
One (1) Deputy Sheriff II - School Resources Officer (SRO) with LN (0.35)
One (1) Investigator Position with LW (0.50)

			SALARIES & EMPLOYEE BENEFITS						INDIRECT COSTS						
NO	DIRECT PURCHASE POSITIONS		SALARY	OVERTIME	POST PAY	BENEFITS	SERVICES & SUPPLIES	TRANSP.	DEPT. OH	DIV. OH	TRAINING	COUNTY OH	OTHER	REVENUE	TOTAL
1	Captain		241,997	0	12,511	211,282	9,481	0	11,609	30,604	4,907	3,232	0	0	**525,623**
1	Sergeant - Administrative		181,823	0	23,061	158,589	9,481	0	11,609	33,882	4,907	2,602	0	0	**425,954**
1.33	Sergeant - Patrol (Share with LW)		241,825	0	30,671	210,923	12,610	0	15,440	45,063	6,526	3,461	0	0	**566,519**
1.5	Investigator (Share w/LW)		238,409	0	21,456	207,058	14,222	0	17,414	100,734	7,361	3,300	0	0	**609,954**
15	DS II Patrol		2,173,920	0	139,965	1,885,035	142,215	0	174,135	535,275	73,605	29,385	0	0	**5,153,535**
0.65	DS II SRO/Motor (Share with LN)		100,803	0	6,065	85,353	6,163	0	7,546	23,195	3,190	1,357	0	0	**233,672**
2	DS II Motorcycle		303,056	0	18,662	258,674	18,962	0	23,218	71,370	9,814	4,086	0	0	**707,842**
22.48	**Subtotal Safety**		**$3,481,833**	**$0**	**$252,391**	**$3,016,914**	**$213,134**	**$0**	**$260,971**	**$840,123**	**$110,310**	**$47,423**	**$0**	**$0**	**$8,223,099**
2	Community Services Officer		146,368	0	0	102,626	18,962	0	23,218	67,764	0	1,858	0	0	**360,796**
1	Crime Prevention Specialist		60,395	0	0	40,864	8,645	0	10,586	2,764	0	767	0	0	**124,021**
1	Sr. Emergency Mgt. Prog. Coord. (full position)		10,184	0	0	5,707	836	0	1,023	267	0	129	0	0	**18,146**
4.00	**Subtotal Professional**		**$216,947**	**$0**	**$0**	**$149,197**	**$28,443**	**$0**	**$34,827**	**$70,795**	**$0**	**$2,754**	**$0**	**$0**	**$502,963**
26.48	**TOTAL STAFF**		**$3,698,780**	**$0**	**$252,391**	**$3,166,111**	**$241,577**	**$0**	**$295,798**	**$910,918**	**$110,310**	**$50,177**	**$0**	**$0**	**$8,726,062**
	REGIONAL / SHARED STAFF														
0.6	Traffic - Sergeant	5.34%	6,081	280	739	5,160	317	551	372	636	157	88	0	0	**14,381**
1	Traffic - Investigator	5.34%	8,488	0	764	7,372	528	0	620	1,061	262	115	0	0	**19,210**
3	Traffic - Deputy Sheriff II	5.34%	25,491	5,217	1,495	21,207	1,585	3,828	1,860	3,182	786	399	0	0	**65,050**
2	Traffic - Investigative Assistant	5.34%	8,744	149	0	7,018	1,040	0	1,240	2,094	0	110	0	0	**20,395**
0.3	Auto Theft - Sergeant	5.81%	3,306	152	402	2,805	168	299	202	319	85	48	0	0	**7,786**
2	Auto Theft - Investigator	5.81%	19,335	2,121	1,661	16,418	1,119	3,640	1,348	2,126	570	287	0	0	**48,625**
1	Auto Theft - Investigative Assistant	5.81%	4,621	383	0	3,832	550	0	674	1,048	0	62	0	0	**11,170**
1	Auto Theft - Office Specialist	5.81%	3,720	4	0	2,470	550	0	674	858	0	46	0	0	**8,322**
1	DET Sergeant	13.17%	25,564	7,498	3,037	21,832	1,036	0	1,529	7,624	646	451	0	0	**69,217**
1	DET Investigator	13.17%	22,288	5,621	1,884	18,873	1,036	0	1,529	7,624	646	372	0	0	**59,873**
2	Courts - Investigative Assistant	8.68%	14,028	631	0	11,445	1,646	0	2,015	1,095	0	182	0	0	**31,042**
1	Motorcycle Sergeant + MDC	10.53%	20,405	0	2,427	17,473	1,376	1,933	1,222	2,090	517	293	807	0	**48,543**
15.90	**Subtotal**		**$162,071**	**$22,056**	**$12,409**	**$135,905**	**$10,951**	**$10,251**	**$13,285**	**$29,757**	**$3,669**	**$2,453**	**$807**	**$0**	**$403,614**

CITY OF ALISO VIEJO

FISCAL YEAR 2026-27

FIRST AMENDMENT

Effective August 1, 2026

Original:

Add: One (1) Motorcycle
One (1) CSO's Vehicle F150

First Amendment:

Delete: one (1) Sr. Emergency Program Mngt. Coordinator (SREMPC)
Add: one (1) Crime Prevention Specialist (CPS)

Share: Four (4) Sergeants with LH, LW (1/3 AV, 1/3 LH, 1/3 LW)
One (1) Deputy Sheriff II - School Resources Officer (SRO) with LN (0.35)
One (1) Investigator Position with LW (0.50)

		SALARIES & EMPLOYEE BENEFITS						INDIRECT COSTS						
NO	ADDITIONAL COSTS/REVENUE	SALARY	OVERTIME	POST PAY	BENEFITS	SERVICES & SUPPLIES	TRANSP.	DEPT. OH	DIV. OH	TRAINING	COUNTY OH	OTHER	REVENUE	TOTAL
	Overtime		1,088,099		73,898						13,819			**1,175,816**
	Estimate: Vacancy Credit											(200,000)		**(200,000)**
	Annual Leave (Pay Downs & Termination Pay)											84,303		**84,303**
	AB109 (2011 Public Safety Realignment)												(5,814)	**(5,814)**
	Body Worn Cameras (BWC) and In Car Video (ICV) Costs											159,089		**159,089**
	Contract Administration											34,470		**34,470**
1	CSO Vehicle (F150)											70,900		**70,900**
	Data Line					2,026								**2,026**
	E - Citation													**0**
3	E - Citation Recurring Costs											7,927		**7,927**
	Enhanced Helicopter Response Services						38,867							**38,867**
	Facility Lease					85,006								**85,006**
	Holiday Pay: Comp & Straight Time											134,865		**134,865**
	Integrated Law & Justice Agency of Orange County											3,570		**3,570**
	Mobile Data Computers (MDC) - Acquisition													**0**
18.83	Mobile Data Computers (MDC) - Recurring/Replacement Costs											80,493		**80,493**
1	Motorcycle Cost											41,321		**41,321**
	Patrol Training Cost Allocation (FTB)									183,799				**183,799**
	Premium Pay											125,720		**125,720**
	Retirement Rate Discount (Expenses for Interest and Issuance)													**0**
	Retirement Rate Discount, (Gross)													**0**
	Revenue/False Alarms												(14,894)	**(14,894)**
	Revenue/Training Reimbursement													**0**
	Revenue/Restitution Reimbursement													**0**
	Services & Supplies					71,677								**71,677**
	Transportation - Vehicle Fuel, Maintenance, Mileage Interest etc.						275,138							**275,138**
	Subtotal	**$0**	**$1,088,099**	**$0**	**$73,898**	**$158,709**	**$314,005**	**$0**	**$0**	**$183,799**	**$13,819**	**$542,658**	**($20,708)**	**$2,354,279**
	FY 2026-27- FIRST AMENDMENT CONTRACT TOTAL	**$3,860,851**	**$1,110,155**	**$264,800**	**$3,375,914**	**$411,237**	**$324,256**	**$309,083**	**$940,675**	**$297,778**	**$66,449**	**$543,465**	**($20,708)**	**$11,483,955**
	FY 2026-27 - FINAL CONTRACT TOTAL	**$3,905,843**	**$1,110,155**	**$264,800**	**$3,394,101**	**$411,237**	**$324,256**	**$309,083**	**$940,675**	**$297,778**	**$67,021**	**$546,561**	**($20,708)**	**$11,550,802**
		-1.15%	0.00%	0.00%	-0.54%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.85%	-0.57%	0.00%	-0.58%
		($44,992)	$0	$0	($18,187)	$0	$0	$0	$0	$0	($572)	($3,096)	$0	**($66,847)**

To: Brett Channing
From: Captain R. Buhr
Date: July 9, 2026
RE: Crime Prevention Specialist

Crime Prevention Specialist – Contract City

This memorandum outlines the primary duties and responsibilities of the Crime Prevention Specialist (CPS) assigned to an Orange County Sheriff's Department contract city. The duties listed below represent the primary functions of the position and are not intended to be all-inclusive.

PRIMARY DUTIES AND RESPONSIBILITIES

1. Community Outreach and Education

Plan and coordinate public safety presentations, community meetings, and outreach events. Develop educational materials, develop and organize a Citizens' Academy, develop and support Neighborhood Watch and Business Watch programs, and provide crime prevention information to residents, schools, businesses, homeowner associations, and community organizations.

2. Security Assessments and CPTED

Conduct residential and commercial security assessments, provide security recommendations, apply Crime Prevention Through Environmental Design (CPTED) principles, coordinate with City departments on security issues, and perform inspections required by law or departmental policy.

3. Program Development and Coordination

Develop and coordinate crime prevention programs; participate in regional crime prevention meetings; monitor program effectiveness; analyze crime trends; and support public safety campaigns that address community concerns.

4. Community Partnerships

Maintain partnerships with City staff, schools, businesses, the Chamber of Commerce, AVCA, homeowner associations, and community organizations. Serve as the primary civilian liaison for crime prevention and coordinate community engagement efforts with Orange County Sheriff's personnel.

5. Crime Analysis and Reporting

Compile crime statistics, prepare reports and newsletters, maintain program records, and identify crime trends to support prevention efforts.

6. Communications and Public Information

Manage crime prevention messaging through the City's website, social media platforms, newsletters, and other communication channels. Respond to public inquiries and coordinate public information with the Sheriff's Public Affairs Office when appropriate.

7. Administrative Responsibilities

Maintain records, security assessment files, Trespass Authorization forms, outreach materials, and program documentation. Coordinate volunteers, assist with presentations and special projects, complete administrative assignments, and perform other duties as assigned.

8. Professional Development

Maintain required certifications, attend professional training, and remain current on crime prevention practices, legislation, and community policing trends.

Work Environment

Work is performed in both office and field settings and may require evening or weekend assignments to support community meetings, special events, and outreach activities. Duties may vary based on operational needs.

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

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

SUBJECT: CONDITIONAL USE PERMIT AND EXCEPTION PERMIT TO ESTABLISH A LARGE OUTPATIENT MEDICAL OFFICE WITH A REDUCED NUMBER OF REQUIRED PARKING SPACES (ELEVEN PERCENT DEFICIENCY) AT 27412 ALISO CREEK ROAD (USE-2026-01005 AND EXP-2026-01001).

Recommended Action:

Continue the public hearing to September 16, 2026.

Fiscal Impact:

There is no fiscal impact.

Background:

On May 13, 2026, Robert Bunyan ("Applicant"), on behalf of Conner Newcomer and CNY Fertility, submitted an application to establish a large outpatient medical use ("Project") at 27412 Aliso Creek Road. The City deemed the application complete on June 23, 2026, and subsequently published a notice of the public hearing scheduled for July 15, 2015. On July 1, 2026, the Applicant requested that the public hearing be continued to September 16, 2026 due to financing issues.

City of Aliso Viejo
AGENDA ITEM

DATE: July 15, 2026

TO: Mayor and City Council

FROM: Maria Kendig, Director of Government Services/City Clerk

SUBJECT: LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE AND SELECTION OF GENERAL ASSEMBLY VOTING DELEGATE

Recommended Actions:

1. Designate a Voting Delegate and up to two (2) Alternates for the League of California Cities Annual Business Meeting, scheduled for Friday, September 25, 2026;

2. Authorize the City Council's Voting Delegate to vote in a manner that most adequately reflects the best interests of the City, on any potential resolution(s) not yet submitted for consideration during the League of California Cities' General Assembly Meeting; and

3. Authorize the City Clerk to complete and submit the required Voting Delegate Form to Cal Cities by September 1, 2026.

Fiscal Impact:

Conference registration is required at a cost of $375 for one-day registration or $725 for full conference registration. Funds for travel and training expenditures have been included in the FY 2026-27 Budget.

Background:

This year's League of California Cities (Cal Cities) Annual Conference will be held September 23-25, 2026, at the Anaheim Convention Center. The General Assembly is scheduled for Friday, September 25, 2026, at 8:30 a.m. and is held to allow the membership to consider and act on proposed resolutions that establish Cal Cities policy. In order to vote at this meeting, the City Council must designate a voting delegate and may appoint up to two alternates, one of whom may vote in the event that the voting delegate is unable to serve in that capacity.

Discussion:

The voting delegate and alternate(s) must be registered to attend the conference. At least one must be present at the General Assembly and in possession of a voting card in order to

cast a vote. Additional instructions are outlined in the attached correspondence from Cal Cities regarding this process and the voting procedures. Voting cards may be transferred between the delegate and the alternate(s) only. They are not transferable to another City official.

Attachment:
Cal Cities Voting Delegate Info

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 1, 2026

DATE: Wednesday, May 13, 2026

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 23-25, 2026
Anaheim Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Friday, Sept. 25, 2026 the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Tuesday, Sept. 1, 2026. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration opens June 2.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and

alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Anaheim Convention Center, will be open at the following times: Wednesday, Sept. 23, 8:00 a.m.-6:00 p.m. and Thursday, Sept. 24, 7:30 a.m.-4:00 p.m. On Friday, Sept. 25, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Tuesday, Sept. 1. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly